



# Gedling- Masterplanning for Key Settlements

Final report- Bestwood  
Village

April 2014 (amended June  
2015)

Prepared for:  
Gedling Borough Council



REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	11 December 2013	Draft final post client comments	Jesse Honey Senior Planning Consultant	Ben Castell Technical Director	Ben Castell Technical Director
2	4 April 2014	Final revised	Jesse Honey Senior Planning Consultant	Ben Castell Technical Director	Ben Castell Technical Director
3	22 May 2015	Final revised update	Jesse Honey Principal Planning Consultant	Ben Castell Technical Director	Ben Castell Technical Director
4	24 June 2015	Amendments to final revised update	Jesse Honey Principal Planning Consultant	Ben Castell Technical Director	Ben Castell Technical Director

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## 1 INTRODUCTION

### Important note

**This report was originally drafted in April 2014 but was updated in June 2015 to reflect a number of recent changes in the planning context at Bestwood Village that affect its conclusions. In the rest of the document, the text amended for the June 2015 update is shown henceforth in underlined text for clarity.**

### 1.1 Background to this commission

Over the past few years, Nottingham City Council, Broxtowe Borough Council and Gedling Borough Council have been jointly developing a Core Strategy to guide the future planning of their areas. The document has been prepared on an aligned basis and is known as the Greater Nottingham Aligned Core Strategies (ACS).

The Aligned Core Strategy will be the key strategic planning document for each of the three local planning authorities and performs the following functions:

- Defines the spatial vision to 2028;
- Sets out a number of spatial objectives to achieve the vision;
- Sets out the spatial development strategy to meet these objectives;
- Sets out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- Indicates the numbers of new homes to be built over the plan period.

Following four rounds of public consultation, the ACS was approved for submission by Gedling's elected members (on 13<sup>th</sup> February 2013). It was then submitted to the Secretary of State, which started the examination process, whereby an independent inspector is appointed to test the ACS's soundness and legal compliance.

Following examination, Gedling Borough Council adopted the ACS in September 2014.<sup>1</sup>

All quotations from the ACS in this document are from the Publication Draft<sup>2</sup> (June 2012), with the exception of the housing numbers proposed for each settlement, as detailed below. This is to maintain consistency with the Calverton and Ravenshead reports and also because there are not considered to be fundamental differences between the Publication Draft and the adopted ACS except in terms of housing numbers as detailed below.

Policy 2 of the ACS provides for housing growth at a number of strategic allocations and locations, including at three key settlements within Gedling Borough.

<sup>1</sup> The adopted ACS is available online at <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/gedlingboroughalignedcorestrategy/>

<sup>2</sup> The Publication Draft of the Aligned Core Strategy is available online at <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/localdevelopmentframework/greaternottinghamalignedcorestrategy/>

The April 2014 version of this report was prepared on the basis of the housing figures as amended through the examination process:

- Bestwood Village: up to 199 homes through new allocations, plus 61 homes on existing commitments (i.e. totaling 260)
- Calverton: up to 753 homes through new allocations plus 302 homes on existing commitments (i.e. totaling 1,055)
- Ravenshead: up to 227 homes through new allocations, plus 103 homes on existing commitments (i.e. totaling 330)

However, following receipt of the Inspector's report, the housing numbers for Bestwood Village were revised and the figures for the key settlements included in the adopted ACS (and the subject of the April 2015 version of this report) are:-

- Bestwood Village: up to 560 homes
- Calverton: up to 1,055 homes
- Ravenshead: up to 330 homes

In the adopted ACS, the figures for the key settlements do not specify the number of homes on existing commitments. For Bestwood Village, as at 31 March 2015, there are 307 homes on existing commitments plus 101 homes in the planning process which means there are up to 152 homes to find through new allocations.

There is no scope to consider where the homes on existing commitments should be located, as they have already been granted planning permission. A key purpose of the masterplanning work is to consider where the dwellings through new allocations should be located.

Appendix 2 of the ACS sets out broadly indicative locations where the new development in each settlement might be located (based on information available at the time through the SHLAA process, see Page 25). The ACS draws upon the Greater Nottingham Infrastructure Delivery Plan (IDP), showing the infrastructure that has been identified for each settlement as a requirement to support this growth. Following the ACS Examination in Public, the IDP was updated to take account of the Inspector's revisions to the Plan, and this report has been prepared in the light of the revised IDP.

Gedling Borough Council is currently progressing its Local Planning Document, which together with the ACS will form the statutory development plan for Gedling Borough against which planning applications will be assessed.

The Local Planning Document provides more detailed policies and deals with those issues not considered to be 'strategic'. In line with the Aligned Core Strategy, the Local Planning Document will also cover the period up to 2028.

## **1.2 About this document**

In June 2013, URS was commissioned by Gedling Borough Council to prepare three masterplan reports, one for each of the three settlements proposed for growth. This document is the masterplan report for Bestwood Village. The three masterplanning reports form part of the evidence base informing the preparation of the Local Planning Document. It will be a matter for the Local Planning Document to determine which sites should be taken forward as allocations in each of the three key settlements and, as such, there will be an opportunity to make formal comments on development sites through the Local Planning Document process.

The masterplan reports were informed by two rounds of consultation with local residents in each settlement (therefore a total of six workshops), which were run by URS staff and attended by Gedling Borough Council, and took place during autumn 2013. They are also informed by engagement with relevant national and regional stakeholders, including Natural England, the Environment Agency and Nottinghamshire County Council, as well as URS' own relevant in-house experience and expertise. The existing evidence base for the ACS was also drawn upon in the formulation of these masterplan documents.

The intention of the masterplanning process was to move towards a defined boundary for the location of new housing development, as well as criteria setting a framework for any development applications. In determining this boundary and criteria, URS, informed by local residents, took into account a wide range of factors including:

- Transport and movement
- Flooding and drainage
- Housing density and design
- Housing need
- Infrastructure requirements and aspirations
- Open space and green infrastructure
- Existing development
- Viability of development

As noted above, the planning context at Bestwood Village differs from that of Calverton and Ravenshead due to the change to the housing requirement included in the Adopted ACS and the recent grant of permission for a number of new housing developments here. The two most significant planning applications with an impact on committed housing numbers are at Bestwood Business Park<sup>3</sup> (up to 220 dwellings) and land west of Westhouse Farm (101 dwellings).<sup>4</sup> With other, smaller applications, there is now a total of 408 dwellings either now committed or in the planning process. The committed developments also provide between them 0.75 hectares of new public open space and around 0.1 hectares of children's play space.

This means that throughout this report, estimates of infrastructure and impact for the 152 dwellings remaining to be allocated take into account only outstanding infrastructure and impact. For example, traffic movements for 152 rather than all 560 dwellings have been assessed, as separate traffic impact studies were carried out for committed dwellings. Likewise, the open space and children's play space stated to be needed is the outstanding total, and takes into account the open space and children's play space already committed as at June 2015.

Note also that the amendments required for the Bestwood Village report relate only to developments at Bestwood Village since the original April 2014 report. As such, there is no requirement to amend the Calverton and Ravenshead Masterplanning for Key Settlements reports, also issued in April 2014.

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<sup>3</sup> Planning application reference 2014/0214, available online at <https://pawam.gedling.gov.uk/online-applications/>

<sup>4</sup> Planning application reference 2014/0238, available online at <https://pawam.gedling.gov.uk/online-applications/>



### 1.3 Document structure

The remainder of this document is structured as follows:

- Chapter 2 sets out the structure and results of our consultation process
- Chapter 3 covers the local evidence base that we drew on for our analysis;
- Chapter 4 describes our synthesis and analysis of the consultation results with in-house specialist expertise
- Chapter 5 details the final masterplan to inform the Local Planning Document; and
- Project appendices follow Chapter 5.

## 2 ENGAGEMENT WITH LOCAL RESIDENTS

### 2.1 Introduction

As a central element of the masterplanning process, we arranged for two workshops to be held in each village. All local residents were invited to these workshops, and attendance consisted of a mixture of local residents, Parish councillors and relevant Borough councillors. Developers and landowners were not specifically invited, but given that some developers and landowners are also local residents, neither were they specifically excluded.

Each workshop was run as a drop-in session rather than as a public meeting. This format maximised the ability of all attendees to voice their opinion, either in one-to-one discussions with URS and Gedling Borough Council staff, or in written comments. All written comments were analysed alongside the knowledge gathered verbally from local residents and the key messages drawn from them. In this way, the consultation process forms the second key element of the evidence base for the Masterplan alongside our review of existing documents, strategies and processes. All information was anonymised to help increase the chances of honest feedback.

The first workshop was intended primarily as an **evidence-gathering** exercise, and the second workshop as an **evidence verification and refinement** exercise, challenging and adding detail to the emerging evidence base from the first workshop.

At the time that both workshops were held, the housing figures had not yet been confirmed by the ACS Inspector. For this reason, the housing numbers consulted upon were 'up to' figures, on the (correct) assumption that the Inspector might reduce the housing target for each settlement.

As a result, the findings of both consultation sessions remain valid in the light of the Inspector's recommendations for a reduction in the housing numbers for each settlement.

This chapter of the Masterplan summarises the outcomes of the consultation exercise. For a detailed draft of all consultation responses, please refer to the Appendices.

### 2.2 The first masterplanning workshop

#### 2.2.1 *Workshop methodology*

Our first masterplanning workshop was held at Bestwood Village Community Centre on Wednesday 2nd October 2013. In total, it attracted 76 consultees.

**Figure 1: Attendees at the first Bestwood Village workshop**



As noted above, the primary purpose of the workshop was to gather as much evidence as possible and to challenge and/or verify our emerging assumptions based on our review of the policy evidence base.

The workshop consisted of a number of wall-mounted posters and a table exercise. The wall-mounted posters were:

- 'Background to the Masterplan', setting out the questions that the masterplanning exercise needed to answer, and some bullet points from our review of the evidence base so far
- 'Tell Us About Your Village', on which consultees were invited to place Post-it notes with baseline information about the village now, before any new development. Our suggested headings were:
  - Special places;
  - Community facilities;
  - Places in need of improvement;
  - Services under pressure;
  - Places to be protected;
  - Congestion/bottle necks; and
  - Anything else we need to know.

- ‘If the new homes are built, what else needs to happen?’, on which consultees were invited to place Post-It notes with suggestions for infrastructure needed to accompany the new development. Our suggested headings were:
  - New facilities (education, health, shops);
  - Access;
  - Public transport;
  - Employment; and
  - Open space.

Additionally, we created an ‘Any Other Comments’ area for comments not covered by the above posters.

**Figure 2: The ‘Tell Us About Your Village’ poster after the first workshop**

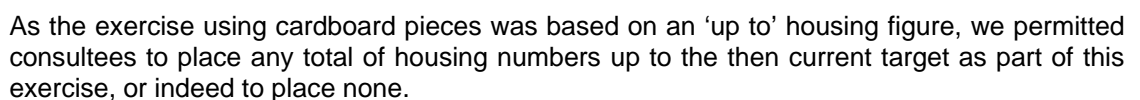


Consultees were then invited to take part in a table exercise. This consisted of a large-scale map of the village with a block of colour indicating at the right scale the land needed for the maximum housing figure based on an indicative density of 30 dwellings per hectare.

We made a number of cardboard pieces similar in size to jigsaw puzzle pieces, which together covered the block of colour exactly. These pieces each represented a quantum of housing (pieces varied in size between 25 houses and 100 houses), again at the correct scale. Consultees were invited to place the pieces where they thought it would be most appropriate to develop housing.



**Figure 3: Example of photograph taken for table exercise**



The spatial distribution of housing placed by all consultees, whether the total number they placed was less than the total target or not, was taken into account. Due to opposition to

housing growth, at all three settlements a number of consultees placed fewer cardboard pieces than was required to meet the then current housing target.

For this reason, and bearing in mind that the purpose of the exercise was to inform spatial distribution of the housing rather than the housing figures themselves, the findings of the exercise remain valid in the light of the Inspector's recommendations for a reduction in the housing numbers for each settlement.

### 2.2.2 Workshop results

After the workshop, we therefore had two broad inputs to analyse: the comments on Post-it notes and the table exercise.

#### Post-it note comments

Many comments on the Post-it notes stated local opposition to development and/or a questioning of the evidence base for housing growth. As influencing the numbers and distribution of the housing between settlements is beyond the scope of this masterplan, these comments, though recorded, were grouped as 'outside scope' and not considered as part of the formal consultation exercise. All comments within the scope of the masterplan report, however, were taken into account.

Table 1 below summarises the topic area of all comments received in order of perceived importance of topic area.

**Table 1: Summary of all comments from first Bestwood Village workshop**

Topic area	Tell Us About Your Village	Infrastructure required	Any other comments	Total
Transport and traffic	48	51	10	109
Drainage/flooding	22	11	0	33
Medical services	11	20	0	31
Education	9	20	2	31
Shopping/local centre	8	19	1	28
Other services	13	7	0	20
Open space	10	9	0	19
Housing	4	8	3	15
General/other	5	5	4	14
Employment	0	4	1	5
Quality of place	3	2	0	5
Leisure	3	1	0	4
Spatial comments	3	0	1	4
<b>Total</b>	<b>139</b>	<b>157</b>	<b>22</b>	<b>318</b>

Transport and traffic was therefore perceived as by far the most important issue, with more than three times as many comments as for drainage/flooding in second place. Medical services, education, shopping/local centre and other services were the other issues considered particularly important. There now follows a detailed summary of the comments received, in order of perceived importance. We have not split comments by 'Tell Us About

Your Village’, ‘Infrastructure Required’ and ‘Any Other Comments’ as we found when reviewing comments that in practice the split between the three was not perhaps as clear-cut as had been anticipated.

#### *Transport and traffic*

Many consultees said that the bus service to Nottingham city centre needs to be improved and that the current provision of one bus per hour, with none late at night or on Sundays and Bank Holidays, was not frequent enough. One consultee suggested that frequency should be increased to one bus every fifteen minutes, another asked for Hucknall buses to be diverted to serve the village and another asked for the bus service to be extended to Broad Valley Drive. Most consultees agreed that public transport provision was an issue even before any new houses are built.

Two consultees suggested that traffic lights could be installed at the junction of Moor Lane and Park Lane. Many consultees felt that the top of Moor Lane (i.e. the Griffin’s Head junction at Papplewick) was a dangerous junction and needed improvement, potentially through addition of signals or the introduction of a priority system.

There was a strong feeling from almost all consultees that access to any new development should be from Moor Road alone, possibly via a controlled junction at the existing West House Farm driveway. One consultee pointed out that a new access could slow the speed of existing traffic, which would be desirable.

It was felt by a large number of consultees that other roads making up the east of the village, particularly Park Road, Broad Valley Drive, Keepers Close and Leen Close, were too narrow to accommodate extra traffic and that roads would become more dangerous as a result. Some residents additionally pointed out that Keepers Close and Broad Valley Drive are ‘no-go’ areas in winter, as they are steep and blocked by ice and snow (meaning people have to park at the bottom of the hill), and that moreover Broad Valley Drive has poor visibility.

One consultee pointed out that there are already bus services down Park Road, but that cars have to pull over when the bus comes as there is no space for both to pass. Another consultee questioned how many more cars could use Moor Road at all. A few consultees suggested that a good way to ensure appropriate access for Keepers Close and Leen Close was to provide a cycle and pedestrian access only.

Again, many consultees agreed that the speed bumps on Moor Road should be removed, as they are too high and noisy, and that this objective appears in the parish plan. One consultee suggested that they are ineffective against speeding lorries and vans. Alternatives suggested included speed cameras, a 20mph zone either side of the school (or, alternatively across the whole village), other traffic calming measures (such as ‘slaloms’ or single flows) and interactive signs triggered by speeding cars. One consultee asked for a pedestrian or a zebra crossing across Moor Road close to the junction with Park Road. Another consultee asked for better lighting along the footpath across the River Leen to the Butler’s Hill tram stop in Hucknall.

Most consultees considered that Moor Road being Bestwood’s only road in and out was a problem, but differed on whether anything could or should be done about it. One consultee said that there should be no connection to the Top Valley area of Nottingham via Park Road, whereas another stated that any further development without creating an access point additional to Moor Road would be disastrous.

*Drainage/flooding*

A great number of consultees mentioned flooding issues on Moor Road. There are two places where it is reported to flood with surface water after heavy rain- one to the north of the village (Goosedale Lane/Goosedale Farm) and one towards the south of the village (although consultees differed on the exact location, most agreed that it was under the disused railway bridge, with some stating it was at the boundary with the City of Nottingham further south). As Moor Road is the only road into or out of the village, this has led to Bestwood occasionally being cut off to cars after heavy rain. Residents expressed scepticism at the County Council's statement that the flooding issue was due to a faulty drain and has now been resolved, feeling rather that it was a combination of faulty drain and surface water.

Other consultees pointed to surface water flooding in a third location, at Broad Valley Farm. Again, the issue is surface water flooding after rain, which flows down Park Road from the quarry northeast of the village. Apparently a pumping station recently had to be installed at the farm as a result.

Some consultees also felt that the existing sewerage capacity was too low and needed to be upgraded.

*Medical services*

Consultees highlighted the current lack of medical services in the village and asked for a full range of such facilities- at present residents have to travel either to Bulwell or Hucknall. Most residents stated that a GP would be desirable but some also stated the need for a pharmacy and/or a dentist as well.

*Education*

Almost all comments under this heading mentioned the existing capacity issues at the village school and stated that a new primary school would be required. One consultee asked if a secondary school might also be required. As the existing school is felt to be over-subscribed, consultees were keen for a new school to be provided before the new houses are built. One consultee asked for planners to bear in mind that there is already congestion on roads surrounding the existing school at pick up/drop off time, and that this would also be an issue around the new school. One consultee pointed out that the existing school building is part of the historic fabric of the village, and that any new school provision should therefore be on a separate site, although another disagreed, asking why a single larger school could not be built.

One consultee suggested that the new school could be built on disused land south of School Walk.

*Shopping/local centre*

There was a clear and consistent message that Bestwood Village is felt to need more shopping and local centre services, with suggestions including a fish and chip shop, a family pub serving food, a café, and a barber's. Where specified, the shops people wanted were small, independent retail units acting as general stores, as the existing local store is felt to offer personal service. A single consultee disagreed with the provision of more shops, stating that if a new local centre is provided, it would ruin the existing shop and become a focus for teenagers to gather and make a nuisance of themselves.

*Other services*

Many consultees asked if there could be an increased provision of services for young people, including a youth centre, a children's park and/or activities to occupy children outside term



time. One consultee worried that an increased police presence might be needed if a youth club, pub or shops opened. Another voiced concern over the future of the social club and the community centre. One resident wanted to ensure that the social club and community centre area is protected from new housing development, and that all such facilities continue to be supported. There was also a call for more litter bins.

One resident pointed out that generally, services and facilities are currently inadequate for the size of the village and that new development should result in a better provision.

#### *Open space*

Many consultees pointed out the importance of protecting the Country Park, not only in terms of development within it, but the impact of development elsewhere upon it, including on the wildlife corridors leading to it. One consultee suggested that the Country Park's car park size might have to be increased.

A number of consultees pointed out that a promised Multi-Use Games Area alongside the High Main Drive development has yet to materialise. Two consultees asked for new play parks and one for existing play areas to be modernised. Another resident requested better football and five-a-side pitches. Two consultees asked for a car park to be provided at Mill Lakes in the Leen Valley Country Park.

#### *Housing*

Almost every housing comment was about providing homes for the elderly. Housing types mentioned as suitable in this regard included bungalows, a lifestyle village, and own homes in a warden scheme. One consultee asked for more detached properties, while another asked for semi-detached housing. Another resident suggested that the reason Keepers Close is lined by bungalows is due to strong winds at the top of the hill.

One consultee suggested that sustainable construction should be used for the new housing, including sustainable urban drainage systems and renewable energy.

#### *General/other*

One consultee stated that the Sycamores is in a state of disrepair and that if the business park is developed for housing, the Sycamores should form part of that development.

Another consultee was keen to ensure that s106 agreements for infrastructure are adequate and that funding is kept within the village.

Other consultees stated that the (closed) pub is an eyesore and it should be put to better use, as should other disused buildings around the village.

Two consultees asked for evidence of better joint working between Ashfield and Gedling councils. The council boundary runs down the middle of Moor Road and some felt that with a lot of new housing growth in the immediate vicinity (south of Papplewick Lane, north of Papplewick Lane, Bestwood Village), better co-ordination was required.

One consultee asked for guarantees that facilities will not lag behind housing and two other consultees wanted to make sure that new development did not result in Bestwood Village coalescing with Hucknall or Bulwell.

#### *Employment*

One consultee stated the need for a new employment zone if Bestwood Business Park is developed for housing. Another consultee stated that the business park seems to be getting

busier, with more lorries at all times of day, and those lorries speeding over humps. Many consultees stated that they would rather the remainder of the business park is converted to housing as Bestwood is close enough to other settlements not to need employment of its own, and that existing employment levels at the business park are relatively low.

#### *Quality of place*

One consultee stated that they valued the village's identity as a free-standing village surrounded by countryside. Two others asked for as few houses to be built on greenfield sites as possible. Others pointed to the River Leen lakes and Country Park as places to be valued, and another respondent said they would not want to lose their views over fields.

#### *Leisure*

Four consultees stated that it would be a great shame to lose the riding stables, as it was a well-used facility. One asked for the tennis courts to be restored for multi-use, including baseball, football and tennis.

#### *Spatial comments*

One consultee stated that there is only one place available for new housing- namely the land along Moor Road north of The Spinney. Another warned developers to stay away from the riding stables, and another suggested it would be a good idea not to group all the housing together. A fourth resident suggested that their preferred development location was on the brownfield site of the existing business park, with remaining houses along Moor Road to the north.

#### *Table exercise*

As with the Post-it note comments, some consultees opposed to the housing numbers proposed deliberately placed a smaller number of cardboard housing pieces on the map than the target number of houses. However, as noted above, we still took their contributions into account. We managed this by tabulating the results of the table exercise in terms of total number of houses placed in each broad location. In other words, the total of all houses placed in a certain location were counted, even where the individual photographs were not based on to the target housing figure.

In line with the approach taken by the masterplan as a whole, consultees were encouraged to place the housing pieces in the locations they considered most suitable, irrespective of whether that location had previously been promoted through the SHLAA and/or ownership or landowner intentions were public knowledge.

We summarised results based on overall strategic location in which the houses were placed. The precise layout of housing within each strategic location was reserved as a matter to be examined in more detail in the second workshop and through our review of other relevant evidence and data. Nevertheless, the table exercise enabled us to build a clear picture of the community's preferred strategic location for growth.

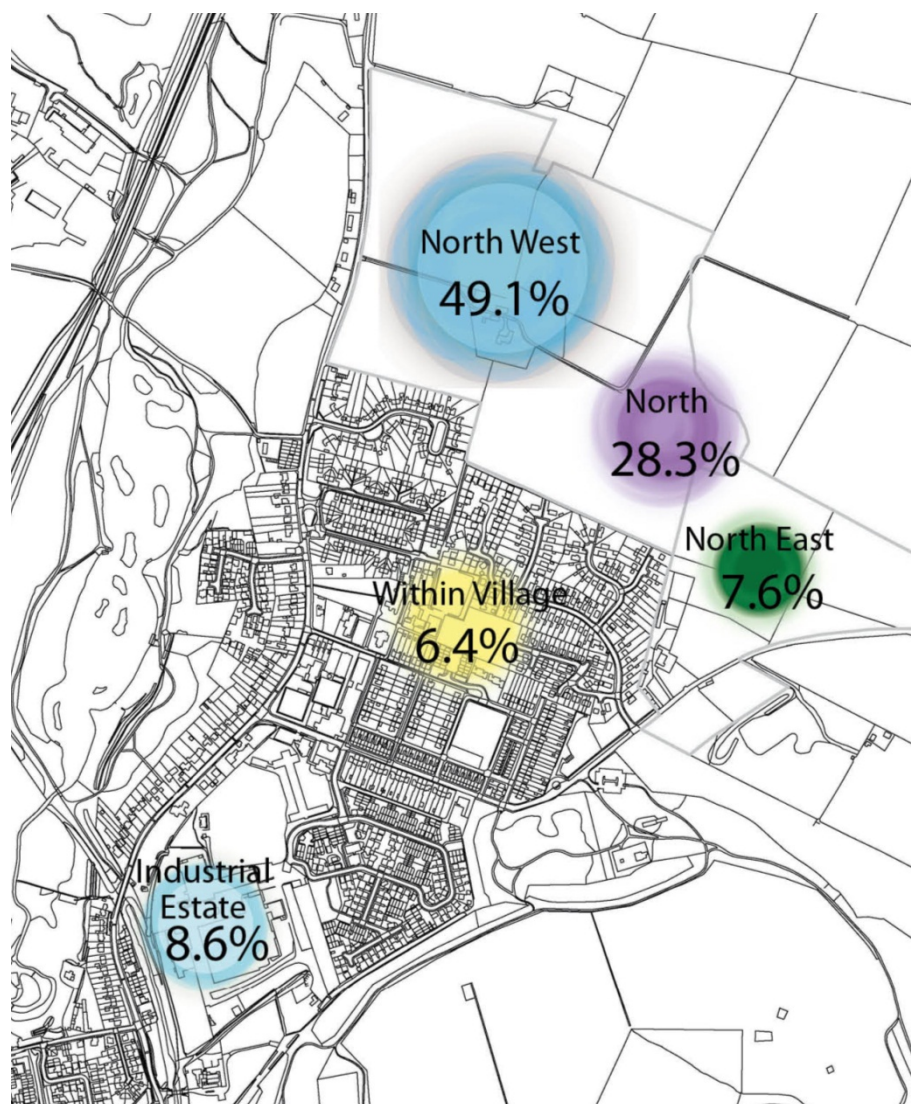
Table 2: Summary of houses placed in table exercise by strategic location

Photograph number	Number of houses placed				
	Northwest of village	North of village	Northeast of village	Bestwood Business Park	Within village
1	50	250	175	25	
2	200	300			
3	175	350			
4	275	150			75
5	375	100			
6	275	225			
7	50	175	150		25
8	475	25			
9	300	200			
10	125	200	175		
11	300			200	
12	250				
13	75	200	175		50
14	300	200			
15	275	175	50		
16	100	175		150	75
17	175	150	150		25
18	100			75	75
19	300			175	75
20	475	75			
21	300	200			
22	175	375			
23	250			150	100
24	375			100	75
25	425	75			
26	150	175	150		
27					
28					
29	225			125	150
30				150	125
Houses placed (total number)	6550	3775	1025	1150	850
Houses placed (percentage of total)	49.1%	28.3%	7.7%	8.6%	6.4%

Table 2 demonstrates a majority preference for housing to the northwest of the village, followed by housing to the north and then by housing at Bestwood Business Park.

The results of Table 2 are illustrated in Figure 4 below.

**Figure 4: Results of table exercise plotted on map of village**



## 2.3 The second masterplanning workshop

### 2.3.1 Workshop methodology

A second masterplanning workshop was held on Thursday November 14th at Bestwood Village Community Centre, attended by 53 people. The purpose of the second workshop was twofold: firstly to present and verify the findings of the first workshop, and secondly to add a greater level of detail to its emerging conclusions.

**Figure 5: Attendees at the second Bestwood Village masterplanning workshop**



The findings of the first workshop were presented as a summary poster of bullet points, alongside bullet points based on review by URS flooding, transport and community facilities specialists (the full results of this review appear in Chapter Four below). A map showing the results of the table exercise from the first workshop was also displayed. Post-it note comments were then invited under two headings:

- Your thoughts on the results of the first workshop; and
- Any other comments.

We then invited consultees to complete a questionnaire. The questionnaire consisted of a number of statements about potential housing development in or around the village. Consultees were asked to write, for each statement, whether they 'strongly agreed', 'agreed', 'disagreed', 'strongly disagreed', or whether it was 'of no concern'. We also asked for them to state their reasons for their choice.



### **2.3.2 Post-it note comments**

Many of the Post-it note comments repeated the same points made at the first workshop. This was probably inevitable, as some consultees at the second workshop had not been present at the first, as well as reflecting the fact that some residents do feel strongly about village issues. We have therefore summarised below only those comments that had not been made previously. Again, as there was in practice a substantial overlap between 'Your thoughts on the results of the first workshop' and 'Any other comments', all comments are treated below by topic rather than by the heading under which they were posted.

#### *Drainage/flooding*

One consultee stated that there are native British crayfish in the River Leen. As these are an endangered species, drainage from the new development should not impact on their habitat.

#### *Education*

One consultee stated that the existing primary school could be extended across School Walk, using the old football pitch and the grass of the community centre to house 3 or 4 extra classrooms. However, other consultees said there was no chance of extending the existing school on its current site and that a new school would be required as a result of the number of new children.

#### *Infrastructure*

Consultees suggested that the miner's welfare club could be refurbished, and that this would be welcomed by its members.

#### *Spatial comments*

One consultee stated that any development on the Sycamores site should not impede the conservation of trees. Another consultee stated that there is a part of the Country Park suitable for limited development along Park Road.

#### *Transport*

One consultee stated that the road that runs parallel to Moor Road through Hucknall has buses running every 5-10 minutes. Could one of these buses run through Bestwood Village?

### **2.3.3 Questionnaire**

The questionnaire for Bestwood Village included eight statements about development. The statements were developed on the basis of information provided at the first workshop, and were designed to build a more detailed understanding of consultees' wishes.

One important issue that was not entirely clear following the first workshop was whether consultees supported development at Bestwood Business Park, as anecdotal evidence suggested that some consultees had not realised that brownfield development was an option when placing housing blocks during the map exercise. A number of local residents stated that had they known this was permissible, they would have placed more blocks within the existing village rather than on greenfield sites.

For this reason, the first questionnaire question was designed to provide a clearer, simpler yes/no response to this issue.

The eight statements are set out below alongside the answers received, and a representative selection of the reasons provided for each answer. It should also be noted that, compared with

the overall population of the village, the sample size for question responses is very small. A copy of the original form used appears in the Appendix.

**1. As many of the new houses as possible should be built at Bestwood Business Park rather than green belt land - using 'brownfield land' is more important than having jobs near houses.**

Results: Strongly agree 22, Agree 13, Disagree 9, Strongly disagree 2, Of No Concern 3. Therefore a majority of respondents (71.4%) strongly agreed or agreed with this statement.

Reasons: Those who agreed or strongly agreed stated that it is always preferable to build new housing on brownfield land than using greenfield land. Some also pointed out that the business park is underused and an eyesore in any case and that there are a number of other business parks within easy reach of the village if this park is developed for housing. Others pointed out that with High Main Drive now developed for housing, the business park is no longer in a suitable location for lorry movements and that the context/momentum has now shifted towards housing in this location anyway, particularly given that the business park is now owned by a housing developer. Another consultee pointed that a spread of development across the village might ease traffic congestion.

Those who disagreed or strongly disagreed did so on the basis of potential job losses, although many who disagreed did so on the basis that no new housing should be built at all at Bestwood Village in any location, which was to misinterpret the question. One consultee disagreed on the basis of traffic impact.

**2. If/when new primary school capacity is provided, a new school should be built close to the new housing (so the village will have 2 schools) rather than extending the existing primary school.**

Results: Strongly agree 8, Agree 9, Disagree 12, Strongly disagree 8, Of No Concern 7. Therefore a majority of respondents (but less than half, at 45.5%) disagreed or strongly disagreed with this statement.

Of those strongly agreeing or agreeing, many consultees stated that they could see no land where the existing school could expand. Another consultee pointed out that smaller schools, rather than a single large school, provide an opportunity for pupils and teachers to get to know each other better. A parent of a child at the existing school mentioned that congestion at pick up and drop off time is already high and that this should not be added to with any expansion of the existing school. Another respondent stated that with a new school near new development, children could be walked to school, thus reducing congestion.

Of those who disagreed or strongly disagreed, some suggested that the existing school should be demolished and rebuilt as larger. Some consultees stated that one big school would be better but that it should move from its current site, and another stated that having two schools would create an odd catchment area. Some people felt that having a single school helped create a community feel for the village.

**3. The best place for new services that the village needs (shops, pub, doctors' etc.) is on the disused land behind the community centre (see below) rather than as part of the new development.**



Results: Strongly agree 23, Agree 19, Disagree 6, Strongly disagree 2, Of No Concern 0. Therefore a large majority of respondents (84.0%) strongly agreed or agreed with this statement.

Among those who strongly agreed or agreed, the most common reason given was that it would be a good use of disused, unattractive land at the village centre. Many also stated that it would be good to have more services available in a walkable location to avoid increasing car travel, and one consultee stated that it would give the centre of the village an identity. One consultee pointed out that if development goes here, adequate parking and road widening would also have to take place.

The minority disagreeing or strongly disagreeing stated that the land could be used for sports facilities or school extension instead, and that parking for the shops would have an impact on parking for the school. One consultee stated that the single existing shop in the village was sufficient, as there are supermarkets in nearby Bulwell and Hucknall.

**4. New housing should normally be no more than two storeys in height.**

Results: Strongly agree 25, Agree 18, Disagree 2, Strongly disagree 0, Of No Concern 2. Therefore a large majority of respondents (91.5%) strongly agreed or agreed with this statement.

The majority of those agreeing or strongly agreeing stated that two storeys would be a better fit with the existing built fabric of the village, as the conservation area of former miners' houses is two storeys. Another reason commonly given was the impact of three or more storey buildings on views and overlooking.

Among those disagreeing, some consultees pointed out that as there are already three-storey houses at High Main Drive, if the new housing were close to them, keeping to two storeys or less would not be as important.



**5. The riding stables and their setting along Park Road should be protected from new development.**

Results: Strongly agree 32, Agree 11, Disagree 2, Strongly disagree 1, Of No Concern 3. Therefore a large majority of respondents (87.8%) strongly agreed or agreed with this statement.

Consultees who agreed or strongly agreed stated that the riding school and its surrounding green space were an important part of the village and keep it feeling rural. One consultee stated that the stables kept children off the streets, while others pointed out that the stables are well-used, provide employment for young people and are well-located for rides in the Country Park. A number of respondents stated that any development in this location would lead to more traffic using Park Road, which is not desirable, while others pointed out that development here would begin to encroach on the Country Park.

One of the three consultees to disagree stated that the horses wander around local estates fouling the roads, so they would welcome development in this location.

**6. Housing for older people should normally be in smaller free-standing homes, such as bungalows, rather than retirement homes or flats.**

Results: Strongly agree 19, Agree 19, Disagree 4, Strongly disagree 0, Of No Concern 5. Therefore a large majority of respondents (80.9%) strongly agreed or agreed with this statement.

Respondents who agreed or strongly agreed stated that bungalows provide independence for older people and would retain a rural character. One consultee stated that the village already has two care homes, so does not need another. Some consultees stated that if bungalows were to be provided, a warden scheme would be best.

Those who disagreed or strongly disagreed stated that the choice of accommodation should be left to the elderly themselves, and some were concerned that bungalows would take up too much space compared to a care home.

**7. The unused and overgrown land between School Walk and Beeston Close would be a suitable site for new housing (land at centre of picture below).**



Results: Strongly agree 3, Agree 15, Disagree 8, Strongly disagree 10, Of No Concern 8. Therefore there is a 50/50 split between those agreeing and disagreeing.

Those who agreed or strongly agreed stated that if there would be no significant negative impact of developing the site for housing (for example, on wildlife), then this would be a better use of land than it being unused and overgrown, as currently. Others stated that they supported the development of this land as housing should be spread as much as possible around the village.

Among those disagreeing, many stated that a better use of the land would be for expansion of the school. One consultee stated that it would not be a good idea to build any more housing accessing Broad Valley Drive and that Beeston Close itself is too narrow- many pointed out that access could not be from the school side.

**8. High Main Drive (new development pictured below) is a good example of what new development in the village should look like.**



Results: Strongly agree 5, Agree 15, Disagree 11, Strongly disagree 7, Of No Concern 4. Therefore, a small majority (but less than half, at 47.6%) agree with this statement.

Many of those who agreed or strongly agreed with this statement pointed out that although they were happy with the physical appearance of the development, it would have been better if it had not included three-storey development and more garden space was needed.

Of those disagreeing or strongly disagreeing, similar points were made- the development is considered not to have large enough front or back gardens and the three storey houses are considered too tall. One consultee stated that it would be nice to have a greater variety of house styles. Some consultees stated that the estates around Broad Valley Drive were a better example of new housing.

### 3 PLANNING AND POLICY REVIEW

#### 3.1 Policy documents

##### 3.1.1 Introduction

This chapter of the masterplan reviews relevant provisions of the national, regional and local policy documents that form the context for planning in Gedling Borough. Other relevant documents have also been reviewed, including the Sustainable Locations for Growth Study<sup>5</sup> and the Accessible Settlements Study 2010<sup>6</sup>. However, much of the information in these documents is either replicated or superseded by information in policy documents. Where information was common to more than one document, the source used and listed below comprised either:

- the most up-to-date assessment; or
- adopted policy text (thus carrying more weight than an evidence base report alone), or
- both of the above.

##### 3.1.2 National Planning Policy Framework (NPPF)<sup>7</sup>

The NPPF was adopted in March 2012. The document states that 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-taking’.

Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.

Specific points of relevance include the following paragraphs:

Paragraph 17: Allocations of land for development should:

- prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; and
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

Paragraph 24: Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

<sup>5</sup> Available online at <http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=16730&p=0>

<sup>6</sup> Available online at <http://www.nottinghamshire.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=174916>

<sup>7</sup> Available online at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/60777/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf)

Paragraph 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

Paragraph 38: For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

Paragraph 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

Paragraph 58: Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 74: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Paragraph 75: Planning policies should protect and enhance public rights of way and access.

Paragraph 85: When defining Green Belt boundaries, local planning authorities should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

Paragraph 100: Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by using opportunities offered by new development to reduce the causes and impacts of flooding.

Paragraph 109: The planning system should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 111: Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Paragraph 112: Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

### 3.1.3 *Aligned Core Strategy*<sup>8</sup>

The key local policy document relating to Gedling Borough is the Aligned Core Strategy. Policies with direct relevance to residential development in Bestwood Village include<sup>9</sup>:

Policy 1: Climate Change, which requires all new development incorporate measures to reduce surface water run-off, and the implementation of Sustainable Urban Drainage Systems into all new development will be sought unless it can be demonstrated that such measures are not viable or technically feasible;

Policy 2: The Spatial Strategy, which seeks up to 560 homes at Bestwood Village. However, since the base date for the ACS of 2011, there have been 52 completions plus 356 homes granted planning permission (including 220 homes on the Bestwood Business Park site and 101 dwellings on the safeguarded land to the north of the settlement). As such, sites will need to be allocated in the Local Planning Document to accommodate a further 152 homes to meet the ACS housing figure.

Policy 3: The Green Belt, which states that in undertaking any review of Green Belt boundaries, consideration will be given to whether there are any non-Green Belt sites that are equally, or more, sustainably located. If there are no suitable non-Green Belt sites, regard will be had to:

- a) the statutory purposes of the Green Belt, in particular the need to maintain the openness and prevent coalescence between Nottingham, Derby and the other surrounding settlements;
- b) establishing a permanent boundary which allows for development in line with the settlement hierarchy and / or to meet local needs;
- c) the appropriateness of defining safeguarded land to allow for longer term development needs; and
- d) retaining or creating defensible boundaries;

<sup>8</sup> Available online at

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/localdevelopmentframework/greaternottinghamalignedcorestrategy/>

<sup>9</sup> All text quoted is from the Publication Draft version of the Aligned Core Strategy, which is available online at

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/localdevelopmentframework/greaternottinghamalignedcorestrategy/>



Policy 8: Housing Size, Mix and Choice, which states that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities.

Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population.

The appropriate mix of house size, type, tenure and density within housing development will be informed by:

- a) evidence contained within Strategic Housing Market Assessments and other research into particular housing requirements;
- b) the Councils' Sustainable Community Strategies and Housing Strategies;
- c) local demographic context and trends;
- d) local evidence of housing need and demand;
- e) the need to redress the housing mix within areas of concentration of student households and Houses in Multiple Occupation;
- f) area character, site specific issues and design considerations; and
- g) the existing or proposed accessibility of a location by walking, cycling and public transport;

Policy 10: Design and Enhancing Local Identity, which states that all new development should be designed to:

- a) make a positive contribution to the public realm and sense of place
- b) create an attractive, safe, inclusive and healthy environment
- c) reinforce valued local characteristics
- d) be adaptable to meet evolving demands and the effects of climate change; and
- e) reflect the need to reduce the dominance of motor vehicles.

Development will be assessed in terms of its treatment of the following elements:

- a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
- b) permeability and legibility to provide for clear and easy movement through and within new development areas;
- c) density and mix;
- d) massing, scale and proportion;
- e) materials, architectural style and detailing;
- f) impact on the amenity of nearby residents or occupiers;
- g) the ground conditions of the site, including that arising from land instability or contamination, together with the mitigation/remediation proposed or required

h) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments;

i) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and

j) setting of heritage assets;

Policy 11: The Historic Environment, which states that proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives;

Policy 12: Local Services and Healthy Lifestyles, which seeks to ensure that new, extended or improved community facilities will be supported where they meet a local need. In particular, where there is an evidenced need, new or improved community facilities should be provided to support major new residential development (especially in Sustainable Urban Extensions) or in renewal areas. Where appropriate, contributions will be sought to improve existing community facilities provision where the scale of residential development does not merit developers providing community facilities provision directly;

Community facilities should:

a) be located within the City Centre, Town Centre or other centres, wherever appropriate; or

b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and

c) where possible, be located alongside or shared with other local community facilities.

For the purposes of this policy, community facilities includes schools and nurseries, post offices, local shops in rural areas, public houses (especially in rural areas), places of worship, religious instruction and church halls, health centres GP practices, community pharmacies, dentists, community centres or halls, libraries, leisure centres and emergency services;

Policy 14: Managing travel demand, which states that the need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the Spatial Strategy in Policy 2, in combination with the delivery of sustainable transport networks to serve these developments;

Policy 16: Green Infrastructure, Parks and Open Space, which states that priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 2; and

Policy 17: Biodiversity, which states that biodiversity will be increased over the Core Strategy's period by seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate.

### **3.1.4 Affordable Housing Supplementary Planning Document (SPD)<sup>10</sup>**

Gedling's Affordable Housing SPD seeks 30% affordable housing in Bestwood Village.

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<sup>10</sup> Available online at

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

### 3.1.5 *Gedling Borough Replacement Local Plan*<sup>11</sup>

Although the Aligned Core Strategy replaces some policies from the Replacement Local Plan, some of its policies will continue to apply until the Local Planning Document replaces them once adopted. To this extent, the Local Plan's proposals map remains useful in showing the boundaries and extent of those spatial policy designations retained through the Aligned Core Strategy process.

The Replacement Local Plan states a requirement (saved Policy R3) to provide a minimum of 10% open space as part of any new housing development. In supporting text, it states that 'where a new development is to be located in close proximity (within 400m) of existing public open space, it may be more appropriate for new/enhanced facilities to be provided for by means of financial contributions.'

Also saved is Policy ENV36, covering proposals which may have an adverse effect upon a Local Nature Reserve (LNR), Site of Importance for Nature Conservation (SINC) or a Regionally Important Geological Site (RIGS). It states that the Borough Council will weigh the reason for the proposal against local ecological and community value of the site and the need to maintain biodiversity. SINC's will be conserved wherever possible. Where development is permitted, a balance will be struck between the needs of the development and the ecological interest of the site. Any damage to the ecological interest of the site will, as far as is possible, be kept to a minimum. Where appropriate, this will require the provision of mitigation and/or compensatory measures which may be secured by conditions and/or planning obligations.

Finally, Policy ENV37 on Mature Landscape areas is also saved. It states that development which would have an adverse effect on the visual, historic or nature conservation importance of a Mature Landscape Area as shown on the Proposals Map will be permitted only where it can be shown that there are reasons for the proposal that clearly outweigh the need to safeguard the area's intrinsic value. Where development is permitted, proposals will be required to minimise the harm to the area. Planning conditions will be imposed or obligations negotiated in order to secure appropriate mitigation measures.

The Replacement Local Plan proposals map shows that the village centre is a conservation area, with a Scheduled Ancient Monument (the colliery winding engine house) within it. The proposals map also shows safeguarded land to the north of the village, Bestwood Business Park as a Protected Employment Site, and extensive Mature Landscape areas, protected public open space and SINC's to the east of the village in the vicinity of Bestwood Country Park.

## 3.2 Other plans, strategies and documents

### 3.2.1 *Bestwood Village Community-Led Action Plan and Bestwood Village Plan*<sup>12</sup>

These village plans are not statutory policy, but were based on extensive local consultation, and are therefore useful in expressing the aspirations of village residents. They state in particular that local people desire:

- health services in the village, including doctors and dentists
- an increased range of and access to shops in village
- a pub or restaurant in the village
- a coffee shop in the village

<sup>11</sup> Available online at <http://www.cartogold.co.uk/GedlingLocalPlan/>

<sup>12</sup> Both available online at <http://www.bestwoodvillage.co.uk>



- a better play facility for children and young people (also reduces crime)
- more frequent bus services
- road and pavement improvements in the village
- traffic calming measures in the village
- more parking, especially in Moor Road and Park Road; likewise, School Walk and Church Road, which are problematic during school drop off and pick up times

### 3.2.2 *Green Space Strategy*<sup>13</sup>

Gedling's Green Space Strategy states that the Council should seek, as a minimum, to maintain local parks provision to 4.15 hectares per 1,000 population. However, to do this, more parks and garden facilities will need to be provided to accommodate the predicted increase in population due to housing developments. The Green Space Strategy also identifies Bestwood Village as needing more fixed play areas.

More information on the requirements of the Green Space Strategy appears in the community facilities section of the following chapter.

### 3.2.3 *Infrastructure Capacity Study*<sup>14</sup>

The Infrastructure Capacity Study (2009) identifies a sewer flooding problem on Moor Road. It states that modelling work is required to identify whether the problem is due to operational problems or hydraulic issues, and a solution. In the meantime, mitigation measures have been provided by Severn Trent Water

### 3.2.4 *Infrastructure Delivery Plan*<sup>15</sup>

The Infrastructure Delivery Plan (IDP) sets out the infrastructure assessed as necessary to support the new housing development. It was prepared to inform the preparation of the ACS and is the result of on-going discussions with providers. In the case of Bestwood Village, the IDP identifies the requirement for:

- Likely upsizing of sewers;
- Reinforcement of electricity distribution;
- A new primary school which may be required (55 places are needed).

The IDP also states that an initial developer funded subsidy might be required to support new or extended public transport services at Bestwood Village.

In terms of flood risk, the IDP reports that there is a watercourse located to the west of the settlement but with low flood risk. However, for reservoir flood risk, Bestwood Village is assessed as having a 'flood risk to the western edge of the settlement from Mill Lakes, Newstead Abbey Upper Lake and Barracks Farm'.

The IDP also identifies that improved public transport is needed for Bestwood Village's local centre.

<sup>13</sup> Available online at

<http://www.gedling.gov.uk/media/documents/leisureculture/Final%20Approved%20GBC%20Green%20Space%20Strategy%2010.1.13.pdf>

<sup>14</sup> Available online at <http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=9718&p=0>

<sup>15</sup> Available online at <http://gossweb.nottinghamcity.gov.uk/IDP.pdf>

It also states that although the new development is likely to create 41 additional secondary school places, that these are likely to be accommodated within existing schools (but may require contributions for new places).

Phasing of development and contributions relating to school provision will be particularly important to ensure capacity meets development need.

### 3.2.5 **Strategic Housing Land Availability Assessment<sup>16</sup>**

The Strategic Housing Land Availability Assessment (SHLAA) is an annual review of potential housing sites. Its purpose is to help Gedling Borough Council understand where and when housing could be built in the future. Sites in the SHLAA are assessed against a range of criteria to establish their suitability, availability and achievability for residential development.

If a site is submitted to the SHLAA, the landowner's intention is to promote it for housing development. For the purposes of this assessment, however, we are not guided by landownership considerations. In other words, if the evidence we have gathered shows that a site is suitable for housing development, we will recommend that location for development irrespective of whether it has appeared in the SHLAA or not.

We have taken into account commentary provided as part of the SHLAA process on individual sites (e.g. suitability in transport terms, sustainability etc.)

### 3.2.6 **Sustainable Community Strategy<sup>17</sup>**

The Sustainable Community Strategy (SCS) identifies five 'key issues' for Gedling as follows:

#### *Housing*

Our residents have expressed the need for a range of quality housing and support to suit their particular needs, such as being able to live more independently or having the ability to afford a home of their choice. We also have a requirement to build new homes in Gedling Borough to meet the demands of housing supply and this needs to be balanced against the local characteristics of our rural and urban areas and with the needs of local people.

#### *Ageing Population*

Population estimates show that Gedling Borough has an ageing population. It is predicted that over 40% of the Borough's population will be over 50 by 2026. This equates to over 50,000 people, according to the Office of National statistics.

#### *People Feeling Safe and Secure*

Consultation shows that the most important issue for people in the Borough is feeling safe from crime, anti-social behaviour and harm. This is despite recent reductions in the levels of recorded crime in the Borough.

#### *Protecting the Environment; Sustainable Transport and Lifestyles*

The need and desire to protect our local and global environments, by reducing the impact on the environment from the activity of local organisations and the way people go about their

<sup>16</sup> Available online at

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/localdevelopmentframework/shlaa/>

<sup>17</sup> Available online at

<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Vision%202026%20and%20the%205%20Priorities.pdf>

everyday lives. This also refers to the need to be responsible in the future development of land in the Borough and residents' desire to have access to reliable public transport across the Borough.

### **3.2.7 *Greater Nottingham Landscape Character Assessment*<sup>18</sup>**

The Greater Nottingham Landscape Character Assessment (LCA) highlights the importance of Bestwood Country Park, stating that it is viewed as a valuable landscape asset.

## **3.3 Other relevant considerations**

### **3.3.1 *Condition of Nottinghamshire Report (2009)*<sup>19</sup>**

As referenced in Gedling's Annual Monitoring Report, the 2009 Condition of Nottinghamshire report highlighted that Bestwood ward suffers from low accessibility in terms of public transport use, distance from and travel time to essential facilities.

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<sup>18</sup> Available online at <http://cms.nottinghamshire.gov.uk/lcagrnottmreport.pdf>

<sup>19</sup> Available online at <http://www.nottinghamshire.gov.uk/living/business/economicdata/conditionofnotts/>

## **4 SPECIALIST REVIEW**

### **4.1 Introduction**

After combining the results of the consultation exercise with our review of the local policy and strategy documents, we considered that three topics in particular required more detailed analysis by specialist technical advisors before the masterplan could be developed further; these were community facilities, flooding and drainage, and transport.

Each topic was analysed across the village as a whole, but with a particular focus on the indicative locations for potential development highlighted in red within Appendix 2 of the emerging Aligned Core Strategy.

The analysis was carried out in an independent, unbiased way, based entirely on the technical evidence available. Our conclusions were not influenced by data gathered through our consultation exercise.

The remainder of this chapter sets out the conclusions of independent URS specialists in regard to these three topics.

### **4.2 Community Facilities**

#### **4.2.1 Introduction**

For the purposes of this masterplan, community facilities have been defined as follows:

- Primary education;
- Secondary education;
- Early years education;
- GP surgeries;
- Dental practices;
- Libraries and community facilities;
- Shopping and retail facilities;
- Open space;
- Play space; and
- Sports and leisure (including indoor and outdoor facilities).

This review of community facilities has been informed by a desk study of current national, regional and local planning policy, and other relevant information published by community infrastructure and facility providers that in some cases informed the ACS evidence base. All sources used to inform the review are fully referenced.

#### **4.2.2 Establishing the baseline**

Catchment areas have been determined relative to the local areas that community facilities can be expected to serve, and have been identified based on relevant policy or best practice guidance (in instances where policy guidance is not applicable).

The current capacity of community facilities has also been taken into account where possible, in order to determine whether existing facilities are capable of serving the new residential

areas. By determining current capacity where possible, the requirement for new facilities can also be identified.

#### *Existing population*

Headline population statistics have been identified at a Lower Super Output Area (LSOA) level in order to present an overview of trends. LSOAs correspond closely to the existing built-up area of the village.

Birth rates within Nottinghamshire have steadily increased over the past ten years, and are projected to continue along the same trajectory over the medium to long term (in line with England-wide projections).

The proportion of children aged 0-17 in Bestwood Village (17.7%) is somewhat lower than the England average (21.4%).

The existing population aged over 60 years (31.4%) is somewhat higher than the England average (22.4%). Taking account of longer average lifespans projected for men and women within England, this is likely to result in a relatively high proportion of elderly residents within the village and Nottinghamshire as a whole, for the duration of the local plan period and beyond.

### **4.2.3 Community Infrastructure**

#### *Primary education*

Primary education caters for pupils aged four to ten years old. The National Travel Survey 2013<sup>20</sup> states that the average distance travelled to school by primary school children in England is 2.9km. Therefore, the baseline for primary schools considers facilities within Bestwood Village and within 2.9km of its perimeter.

Guidance from the Audit Commission notes that schools should be considered to be 'at capacity' when they are at 95% occupancy (allowing for a 5% variation in the demand and supply of places)<sup>21</sup>, as it is impractical to aim for an exact match between the numbers of pupils (demand) and the available places (supply).

Drawing on Department for Education (DfE) data, a surplus of primary school places has been identified within the 14 schools in Bestwood Village and within 2.9km of its boundary, as outlined in Table 3. If considering surplus/deficit, not taking account of the assumption that a school is at capacity when it reaches 95% occupancy, there remains a surplus of 396 primary school places between the 14 schools.

<sup>20</sup> Available online at <https://www.gov.uk/government/publications/national-travel-survey-2012>

<sup>21</sup> Trading Places: A Review of Progress on the Supply and Allocation of School Places, (2002); Audit Commission.

**Table 3: Primary school capacity within 2.9km of the Bestwood Village study area**

Name	Capacity	Roll	Surplus/deficit	Surplus/deficit at 95% capacity
Holy Cross Catholic Primary	210	229	-19	-30
Leen Mills Primary School	350	351	-1	-19
Beardall Street Primary and Nursery School	204	202	2	-8
Broomhill Junior School	240	178	62	50
Butler's Hill Infant and Nursery School	180	144	36	27
Hawthorne Primary and Nursery School	175	170	5	-4
Warren Primary School	210	202	8	-3
Rise Park Primary and Nursery School	420	397	23	2
Springfield Primary School	210	162	48	38
Westglade Primary School	210	184	26	16
St Margaret Clitherow Catholic Primary School	210	182	28	18
Southglade Primary School	420	355	65	44
Stanstead Nursery and Primary School	210	147	63	53
Bulwell St Mary's Primary and Nursery School	315	265	50	34
<b>Total</b>	<b>3,564</b>	<b>3,168</b>	<b>396</b>	<b>218</b>

The Infrastructure Delivery Plan (IDP) identifies existing pressure on capacity within primary schools across the IDP area. Between 2009 and 2011 an additional 460 primary phase places were added, and there are currently proposals to add a further 840 places in 2012/13. Despite these additions “further capacity is required to meet projected growth expected in 2013 onwards”. Although the IDP area is identified as having a current surplus of primary spaces overall, “constraints on capacity are anticipated from 2013” onwards.

In response to the identified capacity constraints, in late 2014 developers Langridge submitted a planning application for a new primary school on land at Westhouse Farm, off Moor Road. The application, which at the time of writing is yet to be determined, seeks a new school with capacity for between 67 and 315 pupils (i.e. a range between 2.5 classrooms and two forms of

entry). Due to the continuing uncertainty about the size of the school, the application has been submitted for a 1.5 hectare site, which would be large enough to accommodate the maximum level of 315 pupils.

Langridge state that the application was driven by Nottinghamshire County Council, as the lead education authority, identifying need for new primary capacity at Bestwood Village, driven not only by Langridge's own application for 101 new homes north of the existing village<sup>22</sup> but also by the St Modwen Developments outline application for 220 homes at Bestwood Business Park, which the Borough Council resolved to approve in August 2014<sup>23</sup>.

The Parish Council has indicated additionally that in terms of school places made available for September 2015 KS1 entry, eighteen children living in the school catchment could not be offered a place. Following plans drawn up by the school and agreed with NCC Education, all eighteen have now been offered a place in September, but there are likely to be knock-on effects in terms of space for future years. This underlines the requirement for a new primary school to be delivered at an early stage.

Further details on location and access of the proposed new school, including how it relates to the rest of the new development proposed, are provided in Chapter 5 below.

### Secondary education

Secondary education caters for pupils aged 11 to 16 years old and for students up to 18 years old where there is a sixth form. The baseline for secondary schools considers facilities within the village or within 4.2km of its boundary, in line with data from the National Travel Survey. There are nine schools within this catchment area. As with primary provision, guidance from the Audit Commission considers secondary schools to be 'at capacity' when at 95% occupancy.

Drawing on DFE data, a surplus of secondary school places has been identified within the six schools within 4.2km of the boundary of Bestwood Village, as outlined in Table 4 below. There is a particular surplus at the Holgate, Top Valley and Bulwell Academies.. If considering surplus/deficit, not taking account of the assumption that a school is at capacity when it reaches 95% occupancy, there is a considerable surplus of 1,098 places between the six schools.

**Table 4: Secondary school capacity within 4.2km of the Bestwood Village study area**

Name	Capacity	Roll	Surplus/deficit	Surplus/deficit at 95% capacity
Big Wood School	750	742	8	-30
The Bulwell Academy	1,250	993	257	195
The National C of E Academy	1,172	1,158	14	-45
Redhill Academy	1,316	1,300	16	-50
Holgate Academy	1,487	1,032	455	381
Top Valley Academy	970	622	348	300

<sup>22</sup> Planning application reference 2014/0238, available at <https://pawam.gedling.gov.uk/online-applications/>

<sup>23</sup> Planning application reference 2014/0214, available at <https://pawam.gedling.gov.uk/online-applications/>

Total	6,945	5,847	1,098	751
Big Wood School	750	742	8	-30
The Bulwell Academy	1,250	993	257	195
The National C of E Academy	1,172	1,158	14	-45
Redhill Academy	1,316	1,300	16	-50
Holgate Academy	1,487	1,032	455	381
Top Valley Academy	970	622	348	300
<b>Total</b>	<b>6,945</b>	<b>5,847</b>	<b>1,098</b>	<b>751</b>

The Greater Nottingham IDP notes that generally there is current capacity within secondary schools in the IDP area; however the impact of rising pupil numbers is projected to create “significant pressure from 2015 onwards”. This corresponds with the projected increase in birth rates combined with primary school feed-through.

#### Early years education

Early years education typically refers to provision for children less than five years of age. All three and four year olds are entitled to 15 hours of free nursery education for 38 weeks of the year; however, attendance at an educational establishment for children under five is not compulsory. Free education places are available in a range of settings including nursery schools, children's centres, day nurseries, play groups, pre-schools and childminders.

The average distance travelled to access early years' facilities is approximately 1km<sup>24</sup>.

There are two early years providers within and surrounding Bestwood Village, as outlined in Table 5 below. There is the option for parents to send their children to either a local authority (Hawthorne Nursery School) or privately run (Hucknall Day Nursery) early years provider. There is no information available about the current capacity of these facilities.

**Table 5: Early years education providers within 1km of the Bestwood Village study area**

Name of provider	Type of provision
Hucknall Day Nursery <sup>25</sup>	Privately run Day nursery Accommodates up to 57 children Accepts children from 0 months old
Hawthorne Nursery School <sup>26</sup>	Local authority run Day nursery Part of Hawthorne Primary School

<sup>24</sup> A best practice estimate, in the absence of formal guidance on travel distance standards for early years education.

<sup>25</sup> <http://www.daynurseries.co.uk/daynursery.cfm/searchazref/50003025HUCB>

<sup>26</sup> <http://home.rm.com/SchoolFinder/8912685/Nottingham/Hawthorne-Primary-and-Nursery-School.aspx>



### Primary healthcare

The provision of medical services was a concern highlighted by many residents, and the delivery of new housing can help to influence the provision of such facilities.

For the purposes of this baseline assessment, primary healthcare is defined as including general practitioner (GP) services and dental practitioners. Secondary healthcare, e.g. hospitals, is provided and planned for at a wider geographical level and is less relevant for consideration in relation to residential expansion within Gedling. In 2012 Primary Care Trusts were formally replaced with Clinical Commissioning Groups (CCGs) which are responsible for the delivery of NHS services, including GPs.

There is one GP and one dental surgery within one mile of the Bestwood Village study area, as outlined in Table 6 below. GP and dental provision are likely to be reasonable in relation to the size of the village, with six GPs and five dentists serving the area from two practices. However, it should be noted that as neither of these facilities are located in Bestwood Village itself, access can be problematic, especially for older patients.

**Table 6: GP and dental surgeries within 1 mile of the Bestwood Village study area**

Name of surgery	Type of provision	Number of GPs/dentists
Rise Park Surgery	GP	6
Rise Park Dental Health Centre	Dentist	5

### Libraries and community facilities

For the purposes of this report, community facilities are defined as village halls, church halls, community centres and multi-use facilities. These facilities typically provide community uses such as adult learning courses, events and activities. Community facilities can also provide space for arts or cultural activities, and serve wider purposes such as providing affordable space for events or small businesses to hire.

The Greater Nottingham Infrastructure Capacity Study<sup>27</sup> identifies an above average standard of library provision and access to libraries within Nottinghamshire, compared with provision nationally. The Study also notes that community facilities such as halls or meeting spaces may or may not be funded or run by the Local Authority, and as such, a comprehensive list of community centres and meeting space outside Local Authority control has not yet been compiled, particularly as “the variety of facility delivery leads to several conflicting sources of information”.

While there is no specific guidance at a County level on the accessibility of community facilities, the Aligned Core Strategy identifies a preference for households to be able to “access services and facilities by public transport, walking and cycling within 30 minutes travel time”. At the average person’s walking speed of approximately 80 metres per minute, this equates to 2.4 kilometres walking distance. Public transport services can often be infrequent, and footpaths, pavements and other accessible routes for pedestrians and cyclists are not always available. As such (and on the basis of professional judgement and past experience) a distance of 2km is considered to be a more appropriate distance for people to travel to access community facilities, particularly by foot and public transport.

The baseline for libraries and community facilities therefore considers premises within Bestwood Village or within 2km of its boundary. It is acknowledged, however, that the area surrounding the village is rural in character, and therefore residents may be more inclined to rely on their own vehicles. People may therefore choose to travel further than this. However,

<sup>27</sup> Greater Nottingham Infrastructure Capacity Study, (2009); Nottingham City Council

by considering facilities within 2km, those most likely to be used and likely to be most relevant to local residents will be taken into account.

There is a particularly good provision of community centres in and near Bestwood Village, as well as a church hall and village hall. These facilities are likely to offer residents a range of spaces of varying sizes and prices, and offer venues to suit community activities which take place locally.

**Table 7: Libraries and community facilities within 2km of Bestwood Village study area**

Name	Type of facility
Bestwood Village Community Centre	Community Centre
Bestwood Miners' Welfare Club	Community Centre
Rise Park Community Centre	Community Centre
Top Valley Community Centre	Community Centre
Bulwell Hall Healthy Living Centre	Community Centre
Emmanuel Church Hall, Bestwood Estate, Nottingham	Church Hall
St John's Community Hall, Hucknall	Community Hall

#### *Shopping and retail facilities*

For the purpose of this report, shopping and retail facilities are defined as including convenience goods of the type sold at local shops, newsagents, small grocery shops, and local community services such as drycleaners, hairdressers and cafes.

No specific guidance on accessibility thresholds or desired ratio of provision is available for retail services. However, it is assumed that alongside any new housing, additional facilities would be required and that these would be welcomed by local residents, subject to their being of a size and type of provision appropriate to the local population.

Bestwood Village is noted in the IDP as requiring additional or improved public transport services in order to facilitate access to retail facilities.

No specific guidance on accessibility thresholds or desired ratio of provision is available for retail services. As such, the IDP's identification of the requirement for additional retail facilities within Bestwood Village, and the limited number which currently exist, suggests that additional facilities are required and that these would be welcomed by local residents, subject to their being of a size and type of provision appropriate to the local population.

There is one shop within Bestwood (which has undergone recent refurbishment) offering groceries and essential provisions. A Post Office counter is also situated within the shop, providing an essential local resource. The Bestwood Village Plan identifies a desire locally for further shops, "in particular a baker's and greengrocer's". The convenience of being able to shop locally, the opportunity to meet people and discuss goings-on in the village, and the desire to support local businesses, were also key motivators for people wishing to access retail facilities and local shops within the village. It is likely that these types of facilities have not been established thus far due to a lack of suitable premises.

#### *Open space*

Public open space can be broadly defined as including public parks, commons, heaths and woodlands and other open spaces with unrestricted public access which meet recreational and non-recreational needs. It is desirable for public open spaces to be situated close to the residents who use them, and for them to be accessible on foot.

There is a requirement in the Gedling Borough Replacement Local Plan to provide a minimum of 10% open space as part of any new housing development over 0.4 hectares in size. The Gedling Green Spaces Strategy also provides guidance on the target accessibility of different types of public open spaces, on the basis of an average walking distance, equating to an average of approximately 80m per minute. This standard takes account of obstacles, road crossings and diversions for pedestrians travelling on foot who are unable to make a 'straight line' journey. To determine straight line travel distances on foot, the Strategy recommends factoring in a 40% discount, resulting in an average straight line walking distance of approximately 48m per minute. For each type of open space, the Strategy also outlines target quantity standards per 1,000 residents, which have been calculated taking account of the existing provision and any current deficits.

The different types of open spaces outlined in the Strategy are detailed below, along with the recommended accessibility thresholds for each type of space<sup>28</sup> and target quantity standard per 1,000 resident population.

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<sup>28</sup> Due to the slight variance in walking distance standards given in the Strategy, the distances here do not exactly equate to 80m per minute, and are taken directly as reported in the Strategy.

**Table 8: Public open spaces and accessibility thresholds**

Type of open space	Walking distance threshold	Alternative threshold	Target quantity standard
Parks and gardens	<ul style="list-style-type: none"> <li>• 14 minute walk</li> <li>• 1.1km or 510m straight line distance</li> </ul>	None	4.15ha/1,000 population
Amenity green space	<ul style="list-style-type: none"> <li>• 8 minute walk</li> <li>• 643m or 386m straight line distance</li> </ul>	None	0.52ha/1,000 population
Natural and semi natural green space	<ul style="list-style-type: none"> <li>• 16 minute walk</li> <li>• 1.4km or 560m straight line distance</li> </ul>	None	4.86ha/1,000 population
Allotments and community gardens	<ul style="list-style-type: none"> <li>• 20 minute walk</li> <li>• 1.6km or 860m straight line distance</li> </ul>	10 minute drive	<ul style="list-style-type: none"> <li>• Urban Areas - 20 allotment plots/1,000 households</li> <li>• Rural Areas - 30 Allotment plots/1000 households</li> </ul>

The different types of open space can be broadly described as follows:

- Parks and gardens include “urban parks, formal gardens and country parks” that provide opportunities for informal recreation and community activity;
- Amenity green space is most commonly found in housing areas. It includes “informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities close to home or work or enhancing the appearance of residential or other areas”;
- Natural and semi natural green space includes “woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons, meadows), wetlands, open and running water, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity”. These spaces exist as a distinct typology but also often feature as areas within the other green space typologies; and
- Allotments and community gardens include “all forms of allotments with a primary purpose to provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion”.

The baseline for public open space considers the above open space typologies within the relevant walking distance thresholds outlined above (as well as within the villages themselves).

There is a good level of public open space within and surrounding Bestwood Village, as outlined in Table 4-7 below. The village lacks a formal park or garden with features such as benches, flower gardens and walks, which could contribute positively to the recreational value of the local area; there is however a more informal amenity green space adjacent to housing; Bestwood Recreation Ground.

**Table 9: Public open spaces within relevant thresholds of the Bestwood Village study area**

Type of open space	Name
Parks and gardens	-
Amenity green space	Bestwood Recreation Ground
Natural and semi natural green space	Bestwood Country Park
Allotments and community gardens	-

### Play space

Play space incorporates a number of open space types, most commonly including dedicated areas for children containing play equipment provided within public open space. The size of these spaces can vary widely.

The Gedling Green Spaces Strategy provides guidance on accessibility of different types of equipped play space, based on Fields in Trust (formerly National Playing Fields Association) guidance on the categories of equipped play space and their quantity, quality and accessibility. A summary of the relevant characteristics of these spaces: Local Areas for Play (LAPs); Locally Equipped Areas for Play (LEAPs); and Neighbourhood Equipped Areas for Play (NEAPs) are outlined in Table 10 below.

**Table 10: Key characteristics of LAPs, LEAPs and NEAPs**

	Local Area for Play	Locally Equipped Area for Play	Neighbourhood Equipped Area for Play
Age group	0-6 years	4-8 years	Older children
Walking time from home	1 minute	5 minutes	10 minutes
Number/type of play equipment	Play features to create a recognisable playable area for children	At least five types of play equipment	At least eight types of play equipment including allowing for adventure play by older children

Gedling Borough Council has developed the Fields in Trust guidance further to take account of the wide variation in play types by creating sub categories for LEAPs and NEAPs, also expanding on accessibility and adding a further category; Settlement Equipped Play Areas (SEAPs). This guidance, outlined in Table 11, provides guidelines for the relevant accessibility standards for play equipment.

**Table 11: Gedling Borough Council play area categories**

Play area type	Minimum size of equipped play area	Minimum number of play units	Straight line distance to access play area
LAP	100m <sup>2</sup>	Less than 5 types of play unit	80m
LEAP(1)	400m <sup>2</sup>	5 types of play unit	240m
LEAP(2)	600m <sup>2</sup>	6 types of play unit	360m
LEAP(3)	800m <sup>2</sup>	7 types of play unit	480m
NEAP(1)	1,000m <sup>2</sup>	8 types of play unit	600m
NEAP(2)	1,200m <sup>2</sup>	9 types of play unit	750m
NEAP(3)	1,400m <sup>2</sup>	10 types of play unit	900m
SEAP	1,600m <sup>2</sup>	11 types of play unit	1,000m+

The Strategy streamlines the above guidance into a consolidated recommendation; that all children should be able to access play equipment within a five minute walk (400m) or for

NEAPs a 15 minute walk (1.2km). The baseline for play spaces therefore considers LAP and LEAP equipped play areas within 400m and NEAPs (and SEAPs) within 1.2km of Bestwood Village (as well as within the village itself).

While there is only one type of play space within Bestwood, the NEAP is a considerable size and offers a variety of play equipment which provides recreation opportunities particularly for older children. Provision for younger children, particularly for the 0-4 age groups is, however, lacking.

**Table 12: Play spaces within relevant thresholds of the Bestwood Village study area**

Type of play area	Name
LAP	
LEAP	
NEAP	Bestwood Play Area
SEAP	

Providing new play space as part of future development is likely to be encouraged, as outlined in the Green Spaces Strategy.

#### *Sports and leisure facilities*

Sports and leisure facilities include sports courts and sports pitches and swimming pools. Sports courts can accommodate both indoor and outdoor activities such as tennis, and can be grouped together in a hall or outdoor space. It is acknowledged that some people may choose to use privately operated sports courts, pitches or swimming pools as part of health clubs or fitness centres (such as Virgin Active and LA Fitness) or may conduct sports matches using parks or open spaces not formally designated for sports use.

The Gedling Green Spaces Strategy outlines distance thresholds for accessing outdoor sports and leisure facilities (e.g. football and cricket pitches, bowls clubs etc.) aiming for these to be within a 10 minute walk (approximately 800m on the basis of walking distance guidance within the Strategy), or a 15 minute drive. There is limited guidance on accessibility thresholds for indoor facilities such as swimming pools, and alternative outdoor facilities such as artificial pitches. Therefore (and on the basis of past experience and professional judgement) these have been identified according to the same criteria of a 10 minute walk (800m walking distance) or 15 minute drive.

Overall, provision within and surrounding Bestwood Village is limited, with facilities unlikely to offer a wide range of opportunities for children and young people to take part in sports.

**Table 13: Sports facilities in or within 800m of the Bestwood Village study area<sup>29</sup>**

Venue / location	Indoor activity / club / pitch	Outdoor activity / club / pitch
Bestwood Village Cricket Club		Cricket
Leen Valley Golf Club		Golf

#### *Summary of community infrastructure thresholds*

Table 14 summarises the community infrastructure thresholds identified in this section, based on local policy requirements and relevant precedents.

<sup>29</sup> <http://www.gedling.gov.uk/leisure/facilityvenuehire/sportspitches/>



**Table 14: Summary of community infrastructure thresholds**

Infrastructure type	Demand?	Level of provision required
Early years education	Yes (e.g. 2 large nurseries)	68 places
Primary education	Yes - additional 3 classrooms (e.g. on basis of 30 children per classroom).	90 places
Secondary education	Yes - additional 2 or 3 classrooms (e.g. on basis of 30 children per classroom).	68 places
GPs	Sufficient provision locally within relevant catchment of the village. Despite existing local demand, a single GP in a facility is not generally considered to be a sustainable model for healthcare provision	0.2 GPs
Dentists	Sufficient provision locally within relevant catchment of the village. Despite existing local demand, a single dentist in a facility is not generally considered to be a sustainable model for healthcare provision	0.2 dentists
Community centres/halls	No - good existing provision	321sqm
Shops and retail	Unable to determine, but likely demand for more shops from existing and new housing	Unknown-detailed retail model would be needed
Parks and private gardens	Maybe - no existing local park provision (but two Country Parks)	4.1ha
Amenity green space	Reasonable existing local provision	0.4ha
Natural and semi natural green space	Significant existing local provision	4.7ha
Allotments and community gardens	Yes (although dependent on local demand)	12 plots
Play space (mix of equipped and playable space)	Yes - limited existing local provision	1.3ha
Outdoor sports facilities	Possibly - existing local provision could be improved	1.5ha
Indoor sports facilities	Possibly - existing local provision could be improved	1.5ha

## 4.3 Flooding and drainage

### 4.3.1 Background Data

There are a number of sources of publically available flood information which can be used to determine the extent of evidence supportive of flooding and drainage issues mentioned by local residents:

- The Environment Agency (EA) provide online indicative maps<sup>30</sup> of the likely flood extents caused by flooding from rivers, seas and also artificial sources such as reservoirs. In addition, they provide hydrogeological information, such as the location of Groundwater Source Protection Zones and categorised maps showing the locations of aquifers.
- The British Geological Survey (BGS) website provides an online 'Geology of Britain' mapper<sup>31</sup> which provides geological maps of the country. These can be used to make assumptions as to the likely characteristics of the soil in a given area. The BGS maps also contain numerous borehole records, which can be used to ascertain historical groundwater level data for an area, if such information is provided by the bore log.
- Nottinghamshire County Council (NCC) is the Lead Local Flood Authority (LLFA) for the area. Under the Flood and Water Management Act (2010) (FWMA) they are required to produce a Local Flood Risk Management Strategy (LFRMS), which will provide concise information with regards to managing flood risk from all sources within Nottinghamshire. NCC is in the process of developing its LFRMS and until this plan is published, the guidance for managing risk can be drawn from documents such as the Strategic Flood Risk Assessment (SFRA) and the Preliminary Flood Risk Assessment (PFRA). In addition information can be found within a number of other publically available reports such as the River Trent Catchment Flood Management Plan (CFMP) or Water Cycle Studies (WCS).

### 4.3.2 Roles and Responsibilities

The FWMA clarifies the roles and responsibilities of stakeholders involved with local flood risk management and aims to ensure that the organisations involved work in collaboration with one another to manage flood risk effectively.

Table 15 below outlines the key stakeholders and organisations involved with flood risk management and their responsibilities under the FWMA. The table has been adapted from information produced by the Department for Environment, Food and Rural Affairs (Defra)<sup>32</sup>.

<sup>30</sup> Available at: <http://maps.environment-agency.gov.uk>

<sup>31</sup> Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<sup>32</sup> Available at: <https://www.gov.uk/flood-risk-management-information-for-flood-risk-management-authorities-asset-owners-and-local-authorities>

**Table15– Roles and Responsibilities of Flood Risk Management Stakeholders**

STAKEHOLDER	RESPONSIBILITIES UNDER FLOOD AND WATER MANAGEMENT ACT 2010
Department for Environment, Food and Rural Affairs (Defra)	National responsibility for policy on flood risk management and provides funding for flood risk management authorities through grants to the Environment Agency and Local Authorities.
Environment Agency (Midlands East)	The EA take a strategic overview of the management of all sources of flooding. This involves creating strategic plans for managing risk, providing evidence to inform government policy, working with other stakeholders to develop flood risk management skills and providing a framework to support local delivery.
	The EA also manage the risk of flooding from statutory main rivers, reservoirs, estuaries and the sea.
	As part of the EA's role to provide a strategic overview it has published the National Flood and Coastal Risk Management Strategy for England. The aim of this document is to ensure that the roles of those involved in managing risk are clearly defined and understood.
Lead Local Flood Authority (Nottinghamshire County Council)	Nottinghamshire County Council as the LLFA is responsible for developing an LFRMS for their area; they are then responsible for maintaining and applying the strategy. In addition they have an operational responsibility to manage the risk of flooding from surface water, groundwater and ordinary watercourses.
Local Planning Authority (Gedling Borough Council)	Gedling Borough Council as the Local Planning Authority works closely with Nottinghamshire County Council as the relevant LLFA in planning local flood risk management; they also carry out management works on minor watercourses. Furthermore they work with the LLFA to make decisions on development proposals in their area to ensure that the flood risks are managed effectively.
Highway Authority (Nottinghamshire County Council Highways)	Nottinghamshire County Council as the relevant highways authority are responsible for providing and managing highway drainage and roadside ditches in the local area, ensuring that runoff from highways do not increase flood risk.
Water and Sewerage Company (Severn Trent Water)	Severn Trent Water are the organisation responsible for managing the risks of flooding from surface water, foul or combined sewer systems providing drainage from buildings and yards.
Trent Regional Flood and Coastal Committee	Eleven committees have been established in England, with the Trent Regional Flood and Coastal Committee responsible for ensuring that flood risk management plans are in place within the region. They also provide a link between the management authorities and other relevant bodies to ensure there is mutual understanding of the flood risk in their areas.
Department of Communities and Local Government (DCLG)	DCLG's role is to ensure that flood risk is incorporated into local planning policies by the Local Planning Authorities. Guidance as how this should be done is included within the National Planning Policy Framework (NPPF)

### 4.3.3 Assessment of Available Data

#### *Environment Agency Indicative Flood Maps*

The EA's Flood Zone maps show the River Leen and Mill Lakes lie to the west of Bestwood Village, with flood zones for these watercourses reaching to the western edge of the village. Where possible, development should be located outside of these flood zones.

The indicative maps show that there are a number of reservoirs in the areas for which a breach in containment could cause flooding in the vicinity of Bestwood Village. The flood extents are, however, limited to areas within the River Leen corridor and do not extend outside of the flood zone. Therefore the risk of flooding in Bestwood Village from these reservoirs is considered to be low.

Bestwood Village is located in a Groundwater Source Protection Zone and overlays a 'principal' bedrock aquifer. This means that there is potential for the groundwater level in this area to be high. This does not, however, indicate whether groundwater flooding is likely to occur. Further investigation would be needed during the site investigation stage of any new development. Such investigation would determine the groundwater level, ascertain associated risk, and determine any impacts new development would have upon it.

#### *British Geological Survey Maps*

The Geology of Britain mapper shows that Bestwood Village sits upon two different sandstone formations; the formations have the likely ability to store large volumes of water due to their high porosity. A number of historical borehole records for the area are also available. However, none of them include detailed information on groundwater levels.

#### *Nottinghamshire County Council Preliminary Flood Risk Assessment (2011)<sup>33</sup>*

The maps accompanying the PFRA show that in Bestwood Village there have been up to 10 flood incidents recorded on the DG5 register, up to 5 incidents recorded by the Fire Service, and up to 40 incidents of highway flooding recorded by the Highways Asset Management System. In addition to these flood records, maps have been created as part of the PFRA which show the number of properties and critical services that could be affected by surface water flooding based on the EA's maps for surface water. The maps show that in the centre of Bestwood Village there is a possibility for between 101-250 people and one critical service to be affected by surface water flooding. The number of properties and critical services at risk are, however, not above NCC's threshold to consider the area as having flood risk issues.

The PFRA also includes mapping of Areas Susceptible to Groundwater Flooding. The maps show that there is a possibility of groundwater flooding within the village. Given proximity to the River Leen, this risk could be hydraulically linked to river levels and it is possible that any groundwater flooding that does occur may be limited to the areas covered by the fluvial flood zones, where it is already advised that development be avoided.

#### *Nottinghamshire County Council Level 1 Strategic Flood Risk Assessment (2011)<sup>34</sup>*

The SFRA includes maps of Areas Susceptible to Surface Water Flooding; these maps have been provided by the EA. The maps show that there is potential for surface water flooding at depths greater than 0.1 metres to occur in a number of locations throughout Bestwood Village

<sup>33</sup> Available online at <http://www.nottinghamshire.gov.uk/enjoying/countryside/flooding/lead-local-flood-authority/pfra/>

<sup>34</sup> Available online at <http://cms.nottinghamshire.gov.uk/sfra.pdf>

during the 0.5% Annual Exceedance Probability (1 in 200 years) event. The maps show that there may be flooding along Moor Road in the north and south of the village.

The maps also show that flooding is possible in the areas to the east of the village around Broad Valley Drive, where incidents have been reported. Additionally, the SFRA includes maps showing reported incidents of flooding on the DG5 register, which is updated for this area by Severn Trent Water. In Bestwood Village there were seven incidents of flooding reported as of 2011 when the SFRA was published.

*River Leen and Day Brook Strategic Flood Risk Assessment (2008)*<sup>35</sup>

The SFRA for the River Leen and Day Brook has indicated that there may be problems with the drainage infrastructure along Moor Road. It is not known whether the problems are due to the network capacity being exceeded or whether there is an operational fault in the system. The SFRA indicates that STW have provided mitigation measures until the problem is properly addressed.

*Consultation with Nottinghamshire County Council*

Consultation with NCC has confirmed that there is a flooding problem along Moor Road and that they are aware of the situation. Further to this, they have informed us that there has been work undertaken to improve the drainage network to the north of the village.

There had been a fault in the drainage network (on privately-owned land) conveying flow from the surrounding area to the River Leen, which has been addressed. NCC advice that this fault has now been rectified, as during heavy storms in July 2013 which caused the flooding of 50 properties in Hucknall nearby, no flooding was reported in or near Bestwood Village.

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<sup>35</sup> Available online at <http://www.nottinghaminsight.org.uk>

#### 4.3.4 Mitigation Options

The publically available data supports the concerns of local residents, particularly along Moor Road to the north and south of the village and to the east near Broad Valley Drive and the Country Park.

The River Leen and Day Brook SFRA indicates that there is a problem with the drainage infrastructure along Moor Road. However, it states that Severn Trent Water have put in temporary mitigation measures until the issue is properly addressed. It is not clear whether the repair work carried out by NCC mentioned previously is the mitigation measure mentioned within the River Leen and Day Brook SFRA. This should be further investigated as part of a feasibility study to determine mitigation options.

As previously mentioned, new development is subject to regulations which mean that the site-specific FRA will present the ways in which the proposed development is managing surface water runoff from the site to ensure that the flood risk in the area is not increased.

Any other proposed development to the north or south of Bestwood Village located close to Moor Road should consider the risk of surface water flooding to the development. Developers may also wish to consider the access problems that this possible flooding could incur; as a result they may wish to provide mitigation measures so that access to the development site and the village via Moor Road is maintained in extreme storm conditions. There is however, no obligation for the development to improve the road drainage or provide mitigation measures to reduce the flood risk unless it immediately affects the development site or would be increased as a result of development.

Gedling Borough Council may therefore wish to commission a feasibility study to determine effective mitigation options and also to fund the construction of these measures.



## 4.4 Transport

### 4.4.1 Access

Access to/from the site to the north of the village would be governed by the 6Cs Design Guide. This sets out the requirements for highway infrastructure for new development in terms of access and internal layout.

Development served by a major access road (6.75m carriageway width) can serve up to 400 units from a single point of access, and a normal access road (4.8m to 5.5m carriageway width) can serve up to 150 units from a single point of access (Source: 6Cs Design Guide). These could likely be priority junctions (with right-turn harbourage) as per TD 42/95 (from the Design Manual for Roads and Bridges).

If there are 2 points of access onto Moor Road, the 6Cs Design Guide advises that they be spaced so that a vehicle waiting in one junction would not be in the visibility splay of the other junction. This would equate to a spacing of 120m for a 40mph zone or 43m for a 30mph zone.

The road passing the land to the north of the village is currently governed by a 40mph speed limit, though it may be appropriate to lower this to 30mph depending on the layout of the site and how it integrates with the B683. Visibility of between 43m (for 30mph) and 120m for (40mph) would be required and, given the curvature of the road, the access points should be set to maximise visibility and to inform the internal site layout as an early part of the site masterplanning.

An alternative to a second full access would be the provision of an emergency access. These facilities would not normally be accepted, but the 6Cs Design Guide states that where there are valid reasons why a full second access cannot be achieved, and where the development proposal is otherwise acceptable, the highway authority may be prepared to consider an emergency access under certain circumstances mainly related to highway safety.

The main opportunity for any emergency access would be via Keepers Close, and the design of any such feature would need to ensure that access for the emergency services does not allow general use of this route for general traffic. However, there would be no need for a vehicular emergency access if two full points of access were provided from Moor Road.

Keepers Close is not considered suitable as a full second access due to proximity of existing housing, and the layout of the route to the B683 (via Broad Valley Drive & Park Road) which is indirect and designed for low traffic volumes. This route could, however, be a useful pedestrian / cycle route to connect the site to the wider village. This is particularly important given there is no footway along the B683. If this cannot be provided then the development of routes to the existing cul-de-sacs would be important to connect the site to the main village and its facilities.

With ribbon housing development along Moor Road, it is difficult to identify opportunities for a new access point here. However, it would be most straightforward to link into the existing network and it could be difficult to build an argument for a new access when the existing junction (High Main Drive and Park Road) is available for re-use.

Potential for a new access into the village would appear to be constrained by a railway line to the west. Crossings of railway lines are generally very expensive.

Likewise, potential for a new access into the village from the east is constrained by its likely significant cost. Doing so would require the upgrading of both Park Road and Lamins Lane in terms of width, lighting, and drainage so that roads are of an adoptable standard.

#### 4.4.2 Traffic calming measures

It is noted that the village benefits from vertical traffic calming (i.e. speed cushions) and solid-white lines restricting overtaking. However, such traffic calming features are no longer favoured by highway authorities given their impact on bus services and it may be appropriate to replace these with horizontal features and/or speed indicator devices.

#### 4.4.3 Trip Generation and Potential Routing

New development would create additional traffic on the local highway network. The amount of additional traffic can be estimated using the Trip Rate Information Computer System (TRICS). This is a database of traffic surveys covering a variety of land-use types across the United Kingdom. Estimates of future traffic are made by comparing the traffic generation of existing sites with the proposed development scenario.

Table 16 below shows the TRICS trip rates for private housing and calculates the likely number of trips that would be generated in the AM (0800 – 0900hrs) and PM (1700 – 1800hrs) peak hours.

**Table 16: Proposed Average Trip Generation Rates (Vehicular Trips per Hour)**

Development Component	Rate Basis	AM (0800 – 0900hrs)		PM (1700 – 1800hrs)	
		Arrivals	Departures	Arrivals	Departures
Housing	per unit	0.20	0.55	0.52	0.32
	152 units <sup>36</sup>	30	84	79	49

Most traffic from proposed development at Bestwood village would likely route south to the junction with the A611. This is a signalised junction, with existing long left and right turning lanes on the minor arm. As such, this is already a high capacity junction but the impact of adding the trips shown in Table 16 has not been assessed. It is noted, however, that this junction is the location of an accident cluster (according to data obtained from CrashMap, 2008-2012, inclusive) and a local safety scheme may be required associated with any increase in development trips through the junction.

Some trips may also head north to the Griffin's Head junction at Papplewick. Again, there would appear to be scope to make junction improvements here (if such improvements are identified in any planning application submission).

#### 4.4.4 Public transport

It was suggested by local people that there could be the potential for one or more bus routes currently routing north-south through Hucknall to Nottingham City Centre to be diverted to run north-south via Bestwood Village instead. However, it is doubtful that the bus operators would be open to this suggestion, given the nature of the routes and sizes of the respective settlements.

<sup>36</sup> i.e. the proportion of the overall Bestwood Village housing target that would be new allocations

## 5 FINALISING THE MASTERPLAN

### 5.1 Introduction

This final chapter of the masterplan report brings together the outcomes of the two workshops for local residents, our review of the Planning and policy evidence base, and the views of our in-house specialists. It builds all three data sources into an evidence base underpinning the specific area chosen for the new housing allocated to the village.

#### 5.1.1 *Structure of conclusions*

We present our **strategic spatial conclusions** first, as these then inform the **topic-based conclusions**, which refine and add detail to the spatial conclusions.

**Strategic spatial conclusions** can be defined as those conclusions and recommendations that seek, based on the evidence available, to answer the larger-scale questions, including:

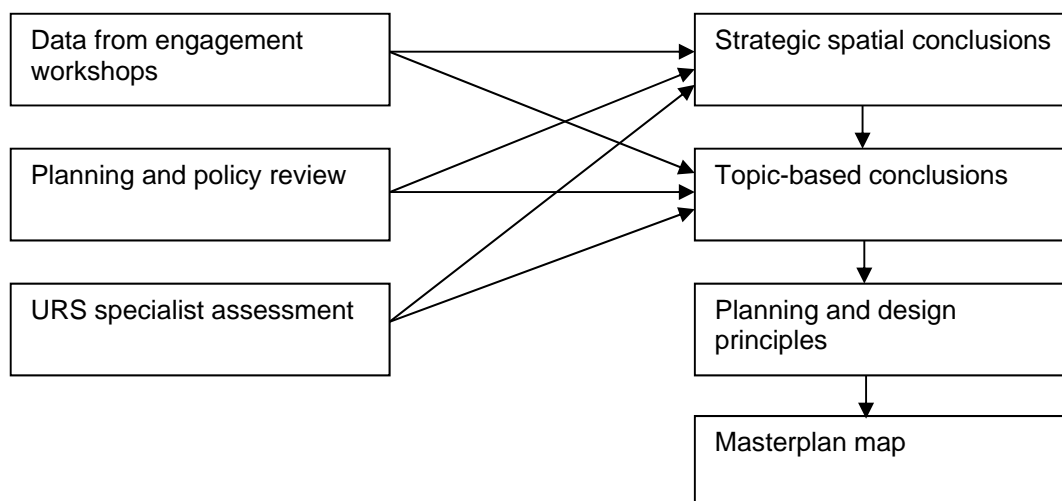
- Where should new development take place and why?
- In which locations should new development be avoided and why?

**Topic-based conclusions** can be defined as those conclusions and recommendations that add detail to the strategic spatial conclusions. In other words, once we have concluded where development should go, we must recommend what we consider the most suitable approach to take, based on the evidence available, in terms of:

- Education provision
- Flooding and drainage strategy
- Housing implications (type and design)
- Medical service provision
- Open space/leisure provision
- The provision of other services and facilities
- Shopping/local centre provision
- Transport and movement network
- General planning and design principles.

Topic-based conclusions are presented in alphabetical order of topic as in the bullet points above, as no single topic should be perceived as having priority over any other. However, planning and design principles appear last, because they are informed both by the strategic spatial conclusions and all topic-based conclusions. The planning and design principles then inform the development of the masterplan map. This process is illustrated in Figure 6 below.

**Figure 6: Development of the masterplan**



The overall spatial conclusions, the topic-based conclusions and the planning and design principles are based on a combination of evidence from the engagement workshops, the planning and policy evidence base, and URS in-house specialist assessment presented in full in Chapters 2, 3 and 4 respectively. Where URS specialist assessors made recommendations regarding spatial options and/or preferred location for development (on flooding and transport grounds), their recommendations and accompanying reasons are presented in the Strategic Spatial Options section of this chapter.

To strike a balance between a reminder of the key points from these chapters, while also seeking to avoid repetition, the evidence has been presented in bullet points preceding our conclusions text. However, it should be noted that our recommendations are based on all the information presented throughout this masterplan, and not just the bullet point reminders presented in this chapter.

The planning and design principles are based on all preceding spatial and topic conclusions combined with URS' own experience and knowledge of masterplanning. For this reason, they do not repeat the bullet point format of the preceding conclusions text.

There are a number of issues where different policy and strategy documents support very similar goals or have similar wording. As all relevant text from these documents has been fully set out in Chapter 3 above, overlapping goals are not restated here in full, but indicated where relevant, so that the degree of weight that can be attached to the policy aim is clear.

Finally, this masterplan is an evidence base report underpinning the Local Planning Document. As such, any of its recommendations carried forward into the Local Planning Document will be subject to a Sustainability Appraisal (SA). The SA process requires not only the courses of action chosen to be fully justified, but also the reasons why alternative courses of action were not chosen. Such reasons are therefore a feature of our recommendations in this chapter.

### 5.1.2 Resolving conflicts in the data

There were occasions where data from different sources was contradictory. Where this was the case, we have made a judgement on which data to use based on our knowledge and

experience of the village gained through this masterplan and our past town planning and urban design knowledge and experience. When we have made such judgements, we have set out:

- The contradictory information
- Our own judgement
- The reasons and evidence for our judgement.

## 5.2 Strategic spatial options

### 5.2.1 Workshop feedback

Data on strategic spatial options from the workshops can be summarised as follows:

- Coalescence with Hucknall and Bulwell should be avoided
- Majority support for redevelopment of Bestwood Business Park for housing, on grounds of underuse, suitable alternatives nearby and 'bad neighbour' perception
- Access to any new development should be from Moor Road alone
- Impact on country parks and riding stables to be minimised
- As few houses to be built on greenfield, and as many to be built on brownfield, as possible
- If greenfield development is unavoidable, preference is to north-west of village (north of the Spinney) first, followed by north (north of Broad Valley Drive)
- Minority view that there is potential for housing on part of Bestwood Country Park
- Even split of opinion on whether land at end of Beeston Close should be developed for housing
- Evidence of better strategic co-ordination between Gedling and Ashfield Councils would be welcomed

### 5.2.2 Planning and policy evidence base

Data on strategic spatial options from the planning and policy evidence base can be summarised as follows:

- National Planning Policy Framework (NPPF) states it is preferable to develop on land of lesser environmental value, including agricultural value
- NPPF encourages the effective use of land by reusing previously developed (brownfield) land
- The NPPF states that green belt boundaries should be physical features which are likely to be permanent
- The NPPF encourages the remediation and mitigation of contaminated land, where appropriate
- The NPPF states that planning policy should ensure that the site is suitable for its new use, taking account of ground conditions and land instability, including from former activities such as mining
- The Aligned Core Strategy (ACS) supports permanent defensible boundaries for green belt, and the use of green belts to avoid coalescence

- The ACS supports the conserving and enhancement of heritage assets and their settings
- Safeguarded land for housing development and outside the Green Belt north of The Spinney
- Village centre is a conservation area and the Bestwood Colliery winding engine house is a Scheduled Ancient Monument within it
- To the east and northeast of the village, extensive Sites of Importance for Nature Conservation, protected open space and Mature Landscape areas

### 5.2.3 URS specialists

Data on strategic spatial options from the planning and policy evidence base can be summarised as follows:

- Flood risk to west of settlement from River Leen
- Surface water flood risk to north east of settlement
- Remainder of development should be accessed from Moor Road

### 5.2.4 Masterplan conclusions and recommendations- strategic spatial options

The three sources of evidence used are relatively consistent in suggesting that the north-west and to a lesser extent the north of the village are the most suitable directions for growth if greenfield development is unavoidable. Based on the evidence we have seen, we agree with this conclusion.

#### *North-west of village*

Taking each strategic direction in turn, growth to the northwest of the village appears suitable in terms of minimising impact on Green Belt land, by using the land safeguarded for housing development, at which the Borough Council resolved to grant planning permission for 101 houses in February 2015. It is also suitable in terms of the transport network, as it has a frontage onto Moor Road, the main road through the village and a public transport corridor. This is a reason why development in this location is preferred by local residents, as it would entail less traffic within the village itself, for example along Park Road. There are also site(s) promoted for development through SHLAA process in this location. However, except for a track at right angles to Moor Road south of Cobbler's Hill, there are relatively few defensible Green Belt boundaries.

#### *North of village*

Moving to the north of the village, the topography becomes relatively less suitable in an eastward direction, as visual impact of development would increase the further up the slope it travels. Defensible boundaries are few and far between- hedgerows would be the most appropriate, though not ideal, solution. Development to the north would remain suitable as long as it was developed in a parcel with land to the northwest, so that the entire development was accessible from Moor Road. However, the more development could be limited here, the less the impact of new development on existing residents at the northern edge of the village.



*North-east of village*

Growth to the northeast of the village (along the Park Road valley) is considered unsuitable in terms of topography and impact on ridgelines, landscape quality, potential impact on Sites of Importance for Nature Conservation (SINCs), impact on Mature Landscape areas, lack of defensible Green belt boundaries, potential for surface water flooding and transport accessibility. Additionally, the majority of residents do not support growth that would impact upon Broad Valley Riding Stables and Bestwood Country Park.

*East of village*

Growth to the east of the village has similar constraints to growth to the north east, with Bestwood Country Park a relatively more significant constraint. There is significant local opposition to growth in this direction due to the potential impact on the country park. There was a minority opinion that some development along Park Road in this location could be suitable, but we consider this a less appropriate location given the significant constraints to development here, including not just the Country Park, but also the desire to avoid further traffic impacts on Park Road, the setting of the Bestwood Colliery Winding Engine House (a Scheduled Ancient Monument), and the village centre conservation area.

*South of village*

To the south, further immovable constraints to development exist in the form of the southern edge of the Country Park and the significant risk of coalescence with Bulwell (and to a lesser extent, Hucknall) that even limited development in this location would bring. There is also a lack of defensible boundaries in this location, although any development here would have the opportunity to use Moor Road as an access point.

*West of village*

The land to the west of the village is within Ashfield District Council's area, and is therefore outside the scope of this study; the boundary between Gedling and Ashfield passes down Moor Road along the western edge of Bestwood Village. In any case, there is no potential to develop in this direction due to the Country Park in the Leen Valley and its associated flood zone.

*Within village*

There are also opportunities for development within the existing village envelope, which would have the advantage of minimising the use of Green Belt land. These opportunities consist of two sites: vacant land along the west side of Church Road at the village centre and land west of Beeston Close. These two sites are illustrated in Figure 7 below.

**Figure 7: Sites offering potential for development within Bestwood Village**



The vacant land to the west of School Road appears ideally located to provide a parade of shops as a new retail centre for the village. This was a view supported by the majority of consultees at the workshop, and as with other sites within the existing village, would minimise Green Belt land take. There is more detail on this recommendation below, but design would have to be sensitive due to its location within the village centre conservation area. However, it would not be difficult to improve the existing situation. We recommend that this land should be developed for local services irrespective of the precise location of housing development.

Finally, there is unused and overgrown land west of Beeston Close that is being promoted for housing development by its owner. Our view is that there appear to be three main options for development here: residential, school use (Bestwood Primary School is immediately west of the site) or open space (the site is small and difficult to access, so we do not consider retail or community facilities would be appropriate here). We would recommend developing this site for open space, with our reasons for this decision set out in the relevant sections below (education, open space and leisure, and transport).

Table 17 below summarises URS's assessment of the opportunities and constraints associated with each strategic location for growth in Bestwood Village.

**Table 17: Summary of key constraints and opportunities for strategic spatial options**

Direction for growth	Key constraints	Key opportunities
North west	<ul style="list-style-type: none"> <li>Relative lack of defensible Green Belt boundaries</li> <li>Northernmost parts of site would be less accessible from existing village</li> </ul>	<ul style="list-style-type: none"> <li>Use of safeguarded land to minimise Green Belt impact</li> <li>Access from Moor Road</li> <li>Access to public transport</li> <li>Majority of site accessible for village services and facilities</li> <li>Site(s) promoted for development through SHLAA process</li> <li>Preferred location for development among local people if greenfield land has to be used</li> <li>Flat land</li> </ul>
North	<ul style="list-style-type: none"> <li>Relative lack of defensible Green Belt boundaries</li> <li>Northernmost parts of site would be less accessible from existing village</li> <li>Topography and visual impact of development become constraints towards east of site</li> </ul>	<ul style="list-style-type: none"> <li>Second preference location among local people if greenfield land has to be used</li> <li>Access from Moor Road as package with north west site</li> <li>Southern part of site accessible for village services and facilities</li> <li>Site(s) promoted for development through SHLAA process</li> </ul>
North-east	<ul style="list-style-type: none"> <li>Topography, visual impact and impact on ridgelines</li> <li>Landscape quality</li> <li>Potential impact on SINC</li> <li>Potential impact on Mature Landscape Areas</li> <li>Surface water flood risk</li> <li>Lack of defensible Green Belt boundaries</li> <li>Transport accessibility (impact on Park Road)</li> <li>Impact on riding stables and Bestwood Country Park</li> <li>Lack of support from residents</li> </ul>	<ul style="list-style-type: none"> <li>Site(s) promoted for development through SHLAA process</li> </ul>
East	<ul style="list-style-type: none"> <li>Bestwood Country Park</li> <li>Landscape quality</li> <li>Potential impact on Mature Landscape Areas</li> <li>Lack of defensible Green Belt boundaries</li> <li>Transport accessibility (impact on Park Road)</li> <li>Impact on village centre conservation area</li> <li>Impact on setting of Scheduled Ancient Monument</li> <li>Lack of support from residents</li> </ul>	<ul style="list-style-type: none"> <li>Minority opinion that some land suitable for development at Country Park</li> </ul>

Direction for growth (cont.)	Key constraints (continued)	Key opportunities (continued)
South	<ul style="list-style-type: none"> <li>Significant risk of coalescence with Bulwell and risk of coalescence with Hucknall</li> <li>Lack of defensible Green Belt boundaries</li> <li>Lack of support from residents</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity to access development from Moor Road</li> </ul>
West	<ul style="list-style-type: none"> <li>Land within Ashfield District Council</li> <li>Leen Valley Country Park</li> <li>River Leen flood zone</li> <li>Lack of support from residents</li> </ul>	(None identified)
Sites within village	<ul style="list-style-type: none"> <li>Construction impact on surrounding uses</li> <li>Village centre conservation area</li> </ul>	<ul style="list-style-type: none"> <li>Would minimise greenfield landtake and maximise brownfield landtake</li> <li>Promoted for development through SHLAA process</li> <li>Vacant land west of Church Road well-placed for retail parade irrespective of location of housing</li> <li>Opportunity for new open space west of Beeston Close</li> <li>Site(s) promoted for development through SHLAA process including land west of Beeston Close</li> <li>Significant support among local people for development within village; new retail development welcomed</li> </ul>

## 5.3 Topic Based Conclusions

### 5.3.1 Education

#### *Workshop feedback*

- Data on education from the workshops can be summarised as follows:
- Majority of respondents stated that a new primary school is needed
- Congestion on School Walk around school pick-up and drop-off time
- Differing opinions on whether school should be expanded on or near existing site or whether new school is required elsewhere
- Potential for existing school to be demolished and rebuilt

#### *Planning and policy evidence base*

- Data on education from the planning and policy evidence base can be summarised as follows:
- The Infrastructure Delivery Plan (IDP) states that an extra 55 primary school places will be needed, and that therefore a new primary school may be required
- The IDP also states that new development is likely to create 41 additional secondary school places, likely to be accommodated within existing schools
- The IDP states that phasing of new development and contributions to school provision will be required to ensure capacity meets development need.
- Nottinghamshire County Council education advise no potential to expand existing primary school, and new school will be required on new site

#### *URS specialists*

Data from URS specialists on education can be summarised as follows:

- Current capacity is 396 available primary places<sup>37</sup>
- The new development will generate 68 secondary school places
- Early years provision will be required (68 places), but current capacity unknown

#### *Masterplan conclusions and recommendations- education*

The evidence on education provision in Bestwood Village is that a new primary school is required, and this was the driver of the current application for a primary school (application reference 2014/1343) to accommodate up to 315 pupils.

Nottinghamshire County Council Education have made it clear that there is no potential to expand the existing school on its present site, even considering the potential offered by the vacant land west of Beeston Close, and that therefore a new primary school is required to the north of the village. We therefore recommend that the new school should be accessible both to existing and new housing and that it should be planned to minimise traffic congestion within or close to the village centre.

<sup>37</sup> Note that this figure is on the basis of applying a strict geographical catchment. Although this is the correct approach to use, and is consistent with other analyses, in practice the Bestwood Village geographical area of search extends for some distance into Ashfield and Nottingham City's area. The practical difficulties of planning for cross-boundary school trips in this way demonstrate that for practical purposes a new primary school is still needed in the village itself.

Given this, the vacant land at Beeston Close should be considered for a use other than education.

It does, however, appear that there is potential capacity at existing secondary schools without the need to provide a new school.

At the time of writing, it is not clear whether the requirement for a new primary school to the north of the village would be in addition to or a replacement for the existing school. If the existing school site were to become available for alternative uses, it is hoped that the landowner would engage with the Parish Council and local residents in order to secure a suitable and sustainable future use for the site.

### 5.3.2 Flooding and drainage

#### *Workshop feedback*

Data on flooding and drainage from the workshops can be summarised as follows:

- Flooding on Moor Road at Goosedale Lane/Farm to north of village
- Flooding on Moor Road to south of village (when floods happen at same time, Bestwood Village completely cut off)
- Source of flooding surface water and blocked drains
- Flooding at Broad Valley Farm
- Existing sewerage may need to be upgraded
- Native British crayfish in River Leen- new drainage should not affect their habitat

#### *Planning and policy evidence base*

Data on flooding and drainage from the planning and policy evidence base can be summarised as follows:

- The NPPF requires development to avoid areas of flood risk
- The ACS states that Sustainable Urban Drainage Systems (SUDS) should be a feature of new development
- The IDP states that likely upsizing of sewers may be required
- The IDP states that there is a low risk of flooding from the watercourse (River Leen) to the west of Bestwood Village
- The IDP assesses the village as having a reservoir flood risk to the western edge of the settlement from Mill Lakes, Newstead Abbey Upper Lake and Barracks Farm.

#### *URS specialists*

Data from URS specialists on flooding and drainage can be summarised as follows:

- Development should avoid the River Leen flood zone
- Low risk of reservoir flooding
- Potential for groundwater levels to be high, with associated flooding
- Number of recent flooding issues
- Potential for surface water flooding along Moor Road



- Potential for surface water flooding at Broad Valley Farm
- Nottinghamshire County Council advise that the faulty drainage issue along Moor Road has now been resolved (no significant flooding after heavy rainfall in both July 2013 and January 2014)
- At centre of village, between 101 and 250 people and one critical service have the potential to be affected by flooding
- No obligation for the development to reduce existing flood risk but potential for developer contributions to fund a feasibility study of mitigation options

#### *Masterplan conclusions and recommendations- flooding and drainage*

Flooding and drainage was a contentious topic, as the opinion and experience of local residents appeared to be at odds with advice from Nottinghamshire County Council. The County Council advise that the flooding at Christmas 2012 along Moor Road to the north and south of the village was more severe than usual due to blocked drainage, which has now been resolved, as witnessed by a lack of flooding at Bestwood Village on 23rd July 2013, when by contrast surface water flooding was an issue at both Hucknall and Calverton, and a lack of substantial flooding during heavy rainfall in January 2014. However, local people remain concerned about surface water flooding on Moor Road, despite the assurances of the County Council.

Given this context, we recommend that the sewer upsizing recommended by the IDP should be prioritised and that close working between the Council, landowners and the County Council is required to monitor and mitigate flood risk. In particular, developer contributions towards a feasibility study for mitigation options should be sought. This study could also clarify the local risk from groundwater flooding.

We recommend that the development incorporates SUDS as standard. By ensuring that SUDS is developed as standard as part of all new development, it should be possible to ensure that the new housing results in no net additional surface water runoff. Flood swales also offer biodiversity and green infrastructure benefits, as well as reducing perceptions of high densities.

### **5.3.3 Housing**

#### *Workshop feedback*

Data on housing from the workshops can be summarised as follows:

- Homes for the elderly, including bungalows, are needed
- Sheltered accommodation and/or a warden scheme may be appropriate
- Majority support independent dwellings for the elderly rather than retirement homes or flats
- Potential for eco-friendly houses

#### *Planning and policy evidence base*

Data on housing from the planning and policy evidence base can be summarised as follows:

- The NPPF seeks a wide choice of high quality homes based on local needs
- The ACS seeks a mix of housing tenures, types and sizes, and requires the needs of the elderly to be taken into account

- The ACS seeks 30% affordable housing

#### *Masterplan conclusions and recommendations- housing*

We recommend that a significant proportion of the new housing should be designed for the elderly. Based on the evidence, this suggests a mix of individual one-storey units with small gardens to enable independent living. Some of these units should be owner-occupied and others could form part of a sheltered housing and/or warden scheme.

Other houses should form a mix of unit sizes and tenures based on the policy requirements set out above, but there is local opposition to apartment development, so we recommend that units are houses rather than flats. Much of the housing needs assessment work carried out so far has related to affordable housing and overall housing numbers. Gedling may consider the need for more detailed housing needs assessment work by house type.

We also recommend that the council seeks a proportion of eco-friendly homes as part of the new development. These homes could include measures such as solar panels and grey water storage and use.

### **5.3.4 Medical services**

#### *Workshop feedback*

Data on medical services from the workshops can be summarised as follows:

- Bestwood Village has no medical services of its own and needs its own surgery
- Some support for a pharmacy and a dentist as well
- Planning and policy evidence base
- Data on medical services from the planning and policy evidence base can be summarised as follows:
- Bestwood Village Plan states that local people want health services in the village

#### *URS specialists*

Data from URS specialists on medical services can be summarised as follows:

- Although no GPs within village itself, existing nearby medical provision is good, at 1,217 patients per GP compared with target patient list size of 1,800 patients per GP
- Unlikely that nearby dental provision is at or exceeding capacity
- In summary, unlikely that CCG will provide new medical facilities within village itself

#### *Masterplan conclusions and recommendations- medical services*

Although we have a great deal of sympathy with the desire of local residents to secure medical facilities and services within the village itself, particularly given the above average number of residents aged over sixty and the lack of facilities within the village itself, we consider that it is unlikely that the CCG will provide new facilities. This is because medical services are planned on a catchment basis and according to existing list sizes, and URS community facility specialists advise that the village is well within the catchment area for medical and dental services which have capacity within nearby Bulwell and Hucknall.

Nevertheless, we recommend in the absence of medical provision information in the IDP that the CCG provide further information to the Council and other relevant stakeholders on future

plans for medical and dental provision in and around Bestwood Village to assist in infrastructure planning.

We also note that the proposed retail parade on Church Road has the potential to provide a village pharmacy. However, provision will be demand-led and we are unable to specifically recommend that it be provided.

### 5.3.5 Open space and leisure

#### *Workshop feedback*

Data on open space and leisure from the workshops can be summarised as follows:

- Important to protect the Country Parks
- Would welcome provision of car park for Leen Valley Lakes
- Multi-use games area was promised as part of High Main Drive development
- Riding stables valued for leisure opportunities, and majority in favour of retaining them in present location and setting
- Potential to refurbish unused land south of School Walk for leisure use

#### *Planning and policy evidence base*

Data on open space and leisure from the planning and policy evidence base can be summarised as follows:

- The NPPF requires developments to incorporate green and other public open space
- The ACS states that locations for major development have priority for the location of new or enhanced Green Infrastructure
- The Replacement Local Plan seeks a minimum of 10% open space as part of any new development
- Bestwood Village Plan states that local people want better play facilities for children and young people
- The Gedling Green Space Strategy states that Bestwood Village needs more fixed play areas

#### *URS specialists*

Data from URS specialists on open space and leisure can be summarised as follows:

- There is a good level of public open space within and surrounding Bestwood Village
- The village lacks a formal park or public garden
- Bestwood Recreation Ground is informal amenity space
- Bestwood Play Area is a Neighbourhood Equipped Area for Play (NEAP)
- Provision for children in 0-4 age group is lacking and should be provided
- Leisure and sports provision in and around the village is limited
- There may be demand for allotments

### *Masterplan conclusions and recommendations- open space and leisure*

There is the potential for confusion between the Green Space Strategy approach and the Replacement Local Plan approach to open space provision.

The Green Space Strategy aspirations would, if strictly applied to this masterplan report, significantly exceed the minimum 10% open space requirement in the Replacement Local Plan, and could lead to an impracticably large area for development. However, given that the Replacement Local Plan is previously adopted policy and thus carries more weight in planning terms than the Green Space Strategy, we have used the Local Plan's 10% provision of open space as a guide.

This approach appears to be in line with most recent housing developments in the three key settlements being masterplanned. However, as there are many kinds of open space that could be provided within the 10% guideline figure, we have returned to the Green Space Strategy to determine an appropriate split between different types (e.g. parks, amenity space, allotments and so on).

There is a good level of public open space within and surrounding the village. However, it lacks a formal park.

We therefore recommend that the most suitable use of the land west of Beeston Close would be the creation of a formal park, incorporating a pedestrian and cycle connection between School Walk and Beeston Close. This would not only have the advantage of providing new open space on currently inaccessible land, but would also create a new east-west pedestrian and cycle route across the village, thereby potentially reducing car use. We have stated the reasons why we consider this land unsuitable for housing use under the Transport and Movement section below. Developing this site would provide a park of 0.76 hectares.

We also recommend, as per the Gedling Green Space Strategy and taking into account the 0.75 hectares of amenity green space provided at Bestwood Business Park, that there is no specific requirement for further amenity green space as part of new allocations. However, 1.2 hectares of new children's play space should be provided, and some of this could be dual-function, i.e. provide general amenity space at the same time. This would help ensure a sufficient quantum of new open space to the north of the village given that all new open space currently committed is at the Bestwood Business Park site to the south.

We recommend that land for twelve allotment plots be set aside. There are currently no allotments in Bestwood Village but based on the size of an average allotment plot at nearby Calverton, which is 222 square metres, this indicates that allotments of around 2,660 square metres (0.26 hectares) could be provided.

The Council advises that there is still an intention to provide a Multi-Use Games Area at High Main Drive. Once provided, this could be used by new residents at the Bestwood Business Park site as well.

Although we recognise that leisure and sports provision in and around the village is limited, the village is within reach of other leisure opportunities nearby, and even with the new population is unlikely to be able to support a leisure centre. However, the potential for refurbishing the unused land west of Church Road for leisure facilities (west of the proposed location for new retail) was mentioned at the consultation workshops. On this basis, we recommend that the council investigate the feasibility of redeveloping this land for sports and games use, potentially through developer contributions.

### 5.3.6 Other services/facilities

#### *Workshop feedback*

Data on other services and facilities from the workshops can be summarised as follows:

- Youth centre would be welcome
- Social club and community centre should be retained
- Potential for refurbishment of Miner's Welfare Club

#### *Planning and policy evidence base*

Data on other services and facilities from the planning and policy evidence base can be summarised as follows:

- The ACS supports new community facilities to support major new residential development, especially in sustainable urban extensions, accessible by a range of modes including public transport

#### *URS specialists*

Data from URS specialists on other services and facilities can be summarised as follows:

- Particularly good provision of community facilities in village; adequate for new development

#### *Masterplan conclusions and recommendations- other services/facilities*

Based on the evidence we have reviewed, as well as our own site visits to Bestwood Village, we agree with the views of our community facilities specialist that there is a particularly good and well-used provision of community facilities in the village relative to its size. For this reason, we do not consider that other community services or facilities need to be provided alongside the new development. However, we would encourage the Council to investigate the feasibility of securing developer contributions towards refurbishment of the Miner's Welfare Club.

### 5.3.7 Shopping/local centre

#### *Workshop feedback*

Data on shopping/local centre from the workshops can be summarised as follows:

- Consistent message that more shops and local services are required in the village
- Smaller, independent shops and services preferred
- Majority support for new shops and services on vacant land east of Bestwood Village Community Centre/west side of Church Road

#### *Planning and policy evidence base*

Data on shopping/the local centre from the planning and policy evidence base can be summarised as follows:

- The NPPF supports a sequential approach to retail provision; in other words, new retail at the local centre first, then edge of town only if there is no additional capacity
- The NPPF states that edge of centre and out of centre retail should be located at accessible sites connected to the town centre

- The NPPF promotes a mix of uses in new development, including retail, alongside housing
- Bestwood Village Plan states that local people want an increased range of and access to shops in village, including a pub or restaurant and coffee shop

#### *URS specialists*

Data from URS specialists on shopping/the local centre can be summarised as follows:

- Assumption that new retail is required in village now, and more with new housing, but there are no defined thresholds- provision is purely demand-based

#### *Masterplan conclusions and recommendations- shopping/the local centre*

The conclusions on shopping and local centre are relatively clear. There is significant evidence, including a current lack of provision in the village and the views of the local population, that Bestwood Village needs more retail facilities, particularly with housing growth. At present it has only a single shop.

There is vacant land along the western side of Church Road at the very heart of the village that appears ideally suited for a proposed new retail parade. The land is used as an informal car park extension to the Village Hall and social club, but the amount of car parking appears disproportionate to the size of the facility and a proportion of car parking could be retained alongside the proposed new retail parade. The site is in a highly accessible location just off Moor Road, and well-served by bus routes.

At present, Church Road is narrow, but there is sufficient land to allow for widening of the road, some limited car and cycle parking outside the shops, and the shops themselves. We estimate that the land available for development is 0.21 hectares in extent, which is considered an adequate size for this parade.

As mentioned previously, we do not have the ability to recommend what shops should be provided, but assuming that workshop feedback is at least indicative of local demand, appropriate uses could include a second general store or food store, a pharmacy, a family pub/restaurant and/or a fish and chip shop or other hot food takeaway.

### **5.3.8 Transport and movement**

#### *Workshop feedback*

Data on transport and movement from the workshops can be summarised as follows:

- The Bus services considered poor in terms of frequency and operating times
- Investigate potential for one of Hucknall buses to route via Bestwood Village instead
- New traffic control measures (other than speed bumps) on Moor Road
- Potential for pedestrian crossing of Moor Road
- Potential for better lighting of footpath to Butler's Hill tram stop
- Moor Road is only road in and out
- Potential for junction improvement at Moor Road/Park Road junction
- Potential for junction improvement at Griffin's Head, Papplewick
- Development should not add traffic to Broad Valley Drive, Park Road or cul-de-sacs off these roads



- Potential for pedestrian and cycle access from new development to Keepers Close and Leen Close

#### *Planning and policy evidence base*

Data on transport and movement from the planning and policy evidence base can be summarised as follows:

- The NPPF supports development close to public transport, in order to facilitate its use
- The NPPF seeks to reduce emissions and congestion
- The ACS supports measures to reduce the dominance of motor vehicles
- Bestwood Village Plan states that local people want more frequent bus services
- Bestwood Village Plan supports road and pavement improvements in the village
- Bestwood Village Plan calls for traffic calming measures in the village
- Bestwood Village Plan states that more parking is required, especially in Moor Road, Park Road, School Walk and Church Road at school pick up and drop off times
- The IDP states that an initial developer funded subsidy might be required to support new or extended public transport services
- The IDP states that improved public transport is needed for the village centre
- The Condition of Nottinghamshire report highlighted that Bestwood ward performs poorly in terms of public transport and access to essential facilities

#### *URS specialists*

Data from URS specialists on transport and movement can be summarised as follows:

- Development would require two separate points of access if in single location; likely these would involve new right turn harbourage
- 6Cs Design Guide should inform development of traffic movement and access for the development
- For development to north of village, may be appropriate to reduce Moor Road speed limit from 40 to 30 miles per hour
- No need for emergency access to be provided if two points of access on Moor Road
- Not appropriate for development north of village to have road access to Park Road/Broad Valley Drive and their cul-de-sacs, but pedestrian and cycle access could be provided
- Limited potential for new access into village from west across Leen Valley
- Limited potential for new access into village from east (Lamins Lane) on grounds of cost
- The new housing allocations (excluding existing commitments) would create 114 vehicle movements in morning peak and 128 in the evening peak
- Most traffic from proposed development would likely route south to the junction with the A611, where a local safety scheme may be required
- Pavement along Moor Road north of The Spinney would be required if development in this location

- Scope for junction improvements at Griffin's Head, Papplewick
- Low probability of diverting buses from Hucknall to serve Bestwood Village
- May be appropriate to replace speed bumps with other traffic calming measures.

*Masterplan conclusions and recommendations- transport and movement*

The evidence is strong that existing public transport provision in Bestwood Village is inadequate at present. We recommend that the new housing development should be used as a spur for developer contributions towards bus service improvements. In consultation with bus providers, the service frequency, later buses and services on Sundays and public holidays could all be provided or improved. Consultees asked whether there was potential for Hucknall buses to be diverted through Bestwood Village but our transport specialist advises that there is a low probability that this could be achieved.

As part of public transport improvements associated with the masterplan, we would encourage the Council to work with Ashfield District Council to investigate the feasibility of providing better lighting for the footpath between the village and Butler's Hill tram stop.

We recommend that the land west of Beeston Close should not be developed for housing. This is due to local opinion, backed up by our specialist transport consultant, that additional housing growth having a traffic impact on Broad Valley Drive and along the length of Park Road through the village is not desirable given road constraints, including width. This helped inform our recommendation above to develop the site for public open space instead, with associated transport and movement improvements through a new east-west pedestrian and cycle access.

For the same reason, local residents and our transport specialist agreed that pedestrian and cycle links only should be provided from the new development into existing cul-de-sacs on the northern edge of the village. However, for reasons stated in the Strategic Spatial Options section above, the preferred location for development would be towards the west along Moor Road rather than any further east, and for this reason it is considered unlikely that connections would in fact be required to Broad Valley Drive, Leen Close, Yeoman Avenue or Keepers Close. However, a pedestrian pavement should be provided along Moor Road for development to the north of The Spinney.

Moor Road is the only road in and out of the village, presenting both an opportunity and a constraint. The opportunity is for the new (greenfield) development to be accessed from it, and to benefit from public transport along its length. This effectively eliminates any traffic impact from the new development on Park Road and Broad Valley Drive. The constraint is that when flooding occurs, or when there is an accident or other emergency, the village risks being cut off or severely congested.

In order to investigate whether this constraint could be mitigated, we asked our transport specialist to investigate the feasibility of new road connections between the village and Hucknall to the west and Lamins Lane to the east. Unfortunately, it is considered that neither of these options is feasible. Potential for a new access from the west would appear to be constrained by a railway line. Crossings of railway lines are generally very expensive. Likewise, potential for a new access into the village from the east is constrained by its likely significant cost. Doing so would require the upgrading of both Park Road and Lamins Lane in terms of width, lighting, and drainage so that roads are of an adoptable standard.

Although we agree that having a single access into and out of the village is far from desirable, it would therefore appear that there is no potential for the new development to help facilitate a new access road into the village. However, we recommend that the Council take note of this issue and continue to investigate options to mitigate Bestwood Village's access constraints.

We agree with local residents that a pedestrian crossing of Moor Road should be provided. The most appropriate location for a new crossing would be in the vicinity of Bestwood Village Community Centre, as this will facilitate access to the proposed new retail centre for residents on the west side of Moor Road, but is far enough from the junctions of School Walk and Park Road not to impact on the safety of these junctions. We also recommend that the existing 30 mph speed limit on Moor Road through the village is extended northwards to the new northern edge of the village.

Based on evidence from local residents, the Bestwood Village Plan and our transport specialist, we recommend that the vertical traffic calming measures (speed bumps) are removed. They are no longer favoured given their impact on bus services and developer contributions could be sought for alternative traffic calming measures including horizontal features and/or speed indicator devices.

Although we cannot see any potential to increase parking provision in the vicinity of the existing primary school (except for car and cycle parking provided as part of the previously mentioned retail parade), ensuring that the new primary school is accessible and provides adequate car and cycle parking provision will at least ensure no worsening of the situation at the existing school.

We also recommend that developer contributions are sought, potentially in combination with contributions from land north of Papplewick Lane, for a safety scheme at the junction of Bestwood Road/Moor Road with the A611 to the south of the village.

Although we recognise that the Griffin's Head junction at Papplewick has scope for improvement, we would question whether this could or should be within the scope of developer contributions associated with Bestwood Village, especially given competing priorities for developer contributions. Development of land north of Papplewick Lane and at Top Wighay Farm are both geographically closer to and potentially more reliant on improvement of this junction than is development at Bestwood Village, where most traffic will route south.

### 5.3.9 Planning and design principles

#### *Workshop feedback*

- Majority support housing of no more than two storeys
- Small majority point to High Main Drive as good example of new development, but many suggest there is not enough green space there

#### *Planning and policy evidence base*

- The ACS supports developments that use local features in their design
- The Sustainable Community Strategy (SCS) states that it is important for people to feel safe from crime.
- The SHLAA demonstrates ownership intentions- if a site appears in the SHLAA, the owner wishes to develop it for residential use

#### *Masterplan conclusions and recommendations- planning and design principles*

Ensuring the correct density for the new development is important, as it is a key determinant of the land required for the new housing and supporting infrastructure.

The views we heard from local residents, as well as our own experience and judgement, suggest that the density to be applied should be relatively lower than other recent

developments in the village. A relatively lower density would be justified based on a number of factors, including:

- the scale of the new development (in general terms, the larger the development, the lower the overall site-wide density)
- the stated need for sensitive landscaping and a suburban or semi-rural feel rather than urban densities
- The provision of a mix of housing types, including housing for older people, with sufficient amounts of private amenity space
- Adequate space for pedestrian and cycle access
- Adequate space for car parking
- The stated preference for houses rather than flats
- The stated preference for houses not to exceed two storeys in height

We therefore recommend, based on the views of local people, the existing context, and the need to make best use of available land within the existing village envelope, densities should be lower than recent developments in the village. Ideally, densities as low as 25 dwellings per hectare<sup>38</sup> may be an appropriate site wide figure for this development, with the exact density to be determined on a site by site basis.

Housing should be designed around appropriate green landscaping, including front gardens and flood swales, as appropriate for an edge-of-village context. Housing should not exceed two storeys in height.

Our preferred option is to maximize development on brownfield sites within the existing village envelope, and the recent grant of permission for 220 dwellings on the site of Bestwood Business Park is in line with this. However, some development will still be required to the north of the village, and this should extend along Moor Road rather than spreading too far east. A balance needs to be struck between the need to avoid the northern edge of the development being too far from services and facilities at the village centre and the negative impacts of development to the east, specifically visual impact of housing on rising land, distance from public transport/road access on Moor Road and impact on the amenity of existing residents on the northern edge of the village.

We have selected a red line area that would keep the residential area of the site within an 800 metre radius (considered as an appropriate ten-minute walking distance) of the edge of the village centre at the School Walk/Park Road junction.

We also consider that as it is important for any new development at Bestwood Village to have easy access to Moor Road, it is to be expected that the most suitable site would have a relatively long frontage to it.

The new primary school should be provided in an accessible location to the north of the village. It should offer adequate space for car and cycle parking and it should be within walking distance of bus services on Moor Road.

We recommend that housing design should respond to local character and the history and identity of local surroundings and materials, and should score highly against Building for Life

<sup>38</sup> The figure of 25 dwellings per hectare on a site-wide basis includes houses themselves, private gardens, roads, off-street parking, sustainable urban drainage infrastructure and other landscaping. It does not include other open space or land for retail and other services. The quanta and mix of land uses are set out in full in Table 5.2 below.

criteria. We recommend that houses should not exceed two storeys, and that bungalows for the elderly should form a proportion of the new housing.

If development occurs to the north existing hedgerows appear adequate in terms of providing a defensible Green Belt boundary.

A pedestrian and cycle network should be developed within the new housing area to facilitate travel between it and the village centre. This would increase cycle safety and build connectivity, as would the proposed east-west cycle and pedestrian connection between School Walk and Beeston Close and the proposed pedestrian and cycle links between the disused railway line and the village centre through the Bestwood Business Park site.

A small retail parade and associated car and cycle parking, designed appropriately for the conservation area context, should be provided on land west of Church Road.

The red-line boundary of our proposed development site has been informed by, but does not correspond exactly to, sites submitted to the SHLAA (i.e. sites where the landowner's intention is to develop). It includes the land to the west of Church Road and the land west of Beeston Close. Although the land west of Church Road did not appear in the SHLAA originally, the Beeston Close site was considered as part of the SHLAA Review in 2014. The SHLAA review concluded that it was not developable for housing because it is protected as open space.

## 5.4 Summary of conclusions and recommendations

Table 18 below summarises our conclusions and recommendations set out above by topic area.

**Table 18 Bestwood Village masterplan- summary of conclusions and recommendations**

Topic area	URS conclusions and recommendations
Strategic spatial options	<ul style="list-style-type: none"> <li>• Maximise development on brownfield land within existing village envelope (Bestwood Business Park redevelopment is in line with this approach)</li> <li>• Where greenfield development is required, north-west of village is most appropriate location</li> <li>• Limited or no scope for development beyond southern, western or eastern envelope of village</li> <li>• Two sites within village envelope recommended as potentially suitable for development:- land west of Church Road and land west of Beeston Close</li> <li>• Site to northwest/north of village to extend along Moor Road rather than extend out to east</li> </ul>
Education	<ul style="list-style-type: none"> <li>• New primary school to be developed on land to north of village</li> </ul>
Flooding and drainage	<ul style="list-style-type: none"> <li>• Prioritise sewer infrastructure improvements</li> <li>• Close working between relevant organisations to monitor and mitigate flood risk</li> <li>• Commission a feasibility study for mitigation options on surface water flooding along Moor Road</li> <li>• New development should incorporate SUDS as standard</li> </ul>
Housing	<ul style="list-style-type: none"> <li>• A significant proportion of housing should be designed for the elderly</li> <li>• Mix of other unit sizes and tenures based on policy and housing needs</li> <li>• New housing units should be houses rather than flats</li> <li>• Encourage the provision of 'eco-homes' incorporating solar panels and water use reduction technology</li> </ul>
Medical services	<ul style="list-style-type: none"> <li>• The CCG should provide further information to the Council and other relevant stakeholders on future plans for medical and dental provision in and around Bestwood Village to assist in infrastructure planning.</li> </ul>
Open space	<ul style="list-style-type: none"> <li>• Adhere to the minimum open space requirement of 10% alongside new residential development</li> <li>• Types of open space to be provided guided by Green Space Strategy</li> <li>• Develop land west of Beeston Close as a park of 0.76 hectares</li> <li>• Around 1.2 hectares of children's play space should be provided, which could be dual-use as amenity green space</li> <li>• New open space should be located at accessible points to facilitate use by existing population</li> <li>• Twelve allotment plots should be provided (0.26 hectares)</li> <li>• No specific requirement for stand-alone amenity green space, hence dual-use proposal with children's play space</li> <li>• Council to investigate feasibility of redeveloping land south of School Walk (to west of proposed new retail parade) for sports and games use</li> </ul>



Topic area (continued)	URS conclusions and recommendations
Other services/facilities	<ul style="list-style-type: none"> <li>• Likely no requirement for other new community services or facilities</li> <li>• Council to investigate feasibility of developer contributions to refurbishment of Miners' Welfare Club</li> </ul>
Shopping/the local centre	<ul style="list-style-type: none"> <li>• Propose developing 0.2 hectares of vacant land on west side of Church Road for new retail and associated car and cycle parking</li> <li>• As part of development, widen Church Road</li> <li>• Appropriate uses include general store/food store, pharmacy, family pub/restaurant and/or hot food takeaway</li> </ul>
Transport and movement	<ul style="list-style-type: none"> <li>• Contributions required for significant improvement of current bus services</li> <li>• Investigate, with Ashfield DC, potential for better lighting of path to Butler's Hill tram stop</li> <li>• New residential development to be accessed from Moor Road</li> <li>• Development should minimise car traffic along Broad Valley Drive and along length of Park Road</li> <li>• New north-south cycle and pedestrian connections within any development to north and between development and existing village</li> <li>• New east-west cycle and pedestrian connection between School Walk and Beeston Close</li> <li>• New pedestrian and cycle connections through Bestwood Business Park and disused railway line along its western edge</li> <li>• Little or no scope to create new access roads into village from west or east</li> <li>• Pedestrian crossing of Moor Road to be provided in vicinity of Bestwood Village Community Centre</li> <li>• Moor Road 30mph speed limit to be extended to new edge of village where development occurs to north</li> <li>• Speed bumps on Moor Road to be removed and replaced with alternative traffic calming measures</li> <li>• Developer contributions sought for safety scheme at A611 and Bestwood Road/Moor Road junction</li> <li>• Consider that although there is scope for improvement of Griffin's Head junction at Papplewick, probably outside the geographic scope of Bestwood Village Masterplan</li> </ul>

Topic area (continued)	URS conclusions and recommendations
Planning and design principles	<ul style="list-style-type: none"> <li>• Site-wide density should ideally be 25 dwellings per hectare</li> <li>• Where land to north is developed, it should extend along Moor Road rather than spreading east</li> <li>• Landscape strategy to provide 'green' feel, unlike High Main Drive, is important</li> <li>• Housing design should respond to local character, history and identity in terms of materials and massing</li> <li>• Housing should not exceed two storeys</li> <li>• Housing should score highly against Building for Life criteria</li> <li>• A proportion of single storey units should be provided</li> <li>• Develop housing to north within defensible boundaries of existing hedgerows</li> <li>• For new development to north, a single access point from Moor Road is sufficient</li> <li>• Where appropriate, design of village centre sites to respect Conservation Area and listed buildings</li> <li>• Mitigate to the greatest extent possible impact of new development on housing along northern edge of village</li> </ul>

## 5.5 The masterplan map

Our conclusions and recommendations can be illustrated spatially in a final masterplan map, which appears below. The masterplan map is indicative only; it shows the extent of development, broad distribution of land-use, and general access network. All of these are subject to detailed design later in the development process.

We have also calculated the space within the red-line area and the indicative mix of land uses within it in Table 19 below.

**Table 19: Mix of land uses within Bestwood Village Masterplan red-line area<sup>39</sup>**

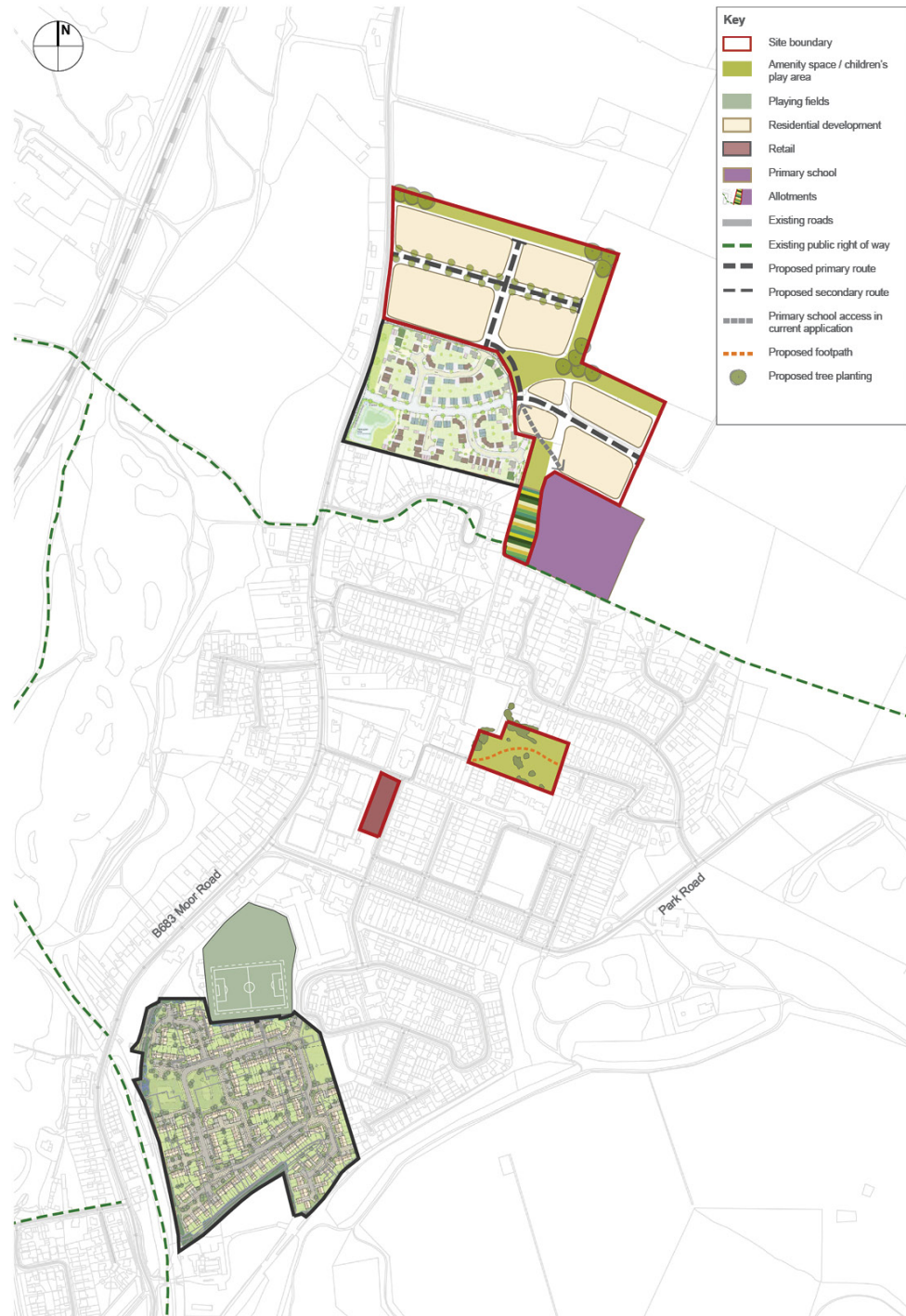
Land use	Land area needed (hectares) <sup>40</sup>
152 housing units as new allocations	6.0
Primary school <sup>41</sup>	1.5
Children's' play space/amenity green space	1.2
Formal park	0.6
Allotment plots	0.3
Retail units, including off-street car and cycle parking	0.2
<b>Total of all land uses</b>	<b>9.8</b>

<sup>39</sup> Incorporating minimum 10% open space requirement

<sup>40</sup> These figures are rounded to the nearest single decimal place

<sup>41</sup> Amount of land needed based on planning application currently being determined

**Figure 8: Final Bestwood Village Masterplan map**



## 5.6 Viability and deliverability

### 5.6.1 Introduction

The purpose of this section is to consider whether development could reasonably take place in the preferred location(s) for growth. Housing development is considered in the context of current market conditions, planning policy and the physical attributes of the land. In conclusion, we provide recommendations as to viability and deliverability.

In almost all circumstances, unless a development is considered 'viable' it will not be deliverable. Deliverability and its relation to viability is highlighted in the National Planning Policy Framework (NPPF). The heading to paragraph 173 is 'Ensuring Viability and Deliverability', emphasising their inter-relationship.

Paragraph 173 of the NPPF highlights this issue when it states that:

*'To ensure viability it is necessary 'to provide competitive returns to a willing landowner and willing developer to enable development to be deliverable'.*

In assessing viability, current planning policy needs to be considered. This includes the provision of affordable housing, for which there is a requirement for 30% in Bestwood Village.

In addition, it is recommended that the minimum level for Code for Sustainable Homes is Level 3, although this is not statutory policy. Sustainable Urban Drainage Systems (SUDS) are required on all new developments.

These policies are taken into consideration when assessing viability.

In addition, the Council is in the process of introducing the Community Infrastructure Levy (CIL). The Draft Charging Schedule was consulted on in September 2013 and June 2014. Following the Inspector's hearing session on 3<sup>rd</sup> March 2015, the report is awaited later in 2015. At the time of writing, it proposes for Bestwood Village (within CIL Zone 1) no charge for new residential development.

### 5.6.2 Viability

In this section we give consideration to the market conditions within Bestwood Village and consider the specific location identified.

According to the RICS Residential Market Survey, published in October 2013, the improvement in market conditions is becoming more widespread. The pace of demand exceeded that of supply in every part of the country, pushing up prices.

At the national level, the gap between demand and supply, as measured by our net balances, is now at its greatest since May 2009. This is helping to drive price expectations, which at the 3 month horizon are positive across all regions, except the north of England, while they are positive for all regions at the twelve month horizon.

Certain policies, such as the Bank of England's Funding for Lending scheme, which has contributed to the current low level of mortgage rates, and the Government's Help to Buy scheme are helping to boost the demand for housing.

Commenting on market conditions in November's market commentary, Council for Mortgage Lenders' Chief Economist, Bob Panell, observes:-

*“Housing activity is set to strengthen further in the short term, and to contribute materially to overall economic growth.”<sup>42</sup>*

We are starting to see a new period of housing growth highlighted by improvements in sales volumes and an increased number of new entrants into the housing market. There has been a noticeable positive shift in levels of optimism through the course of 2013.

This optimism is starting to be reflected in the activity of the regional house builders and although levels of sales and demand are starting to increase across the East Midlands, this is slow relative to London and the South-East. In addition, there is no clear evidence at this point that house prices are rising to any great degree.

Bestwood Village is a former pit village located approximately 7 miles north of Nottingham. According to Rightmove, the average asking prices within Bestwood Village over the twelve months to March 2014 are £197,488 for a detached house and £93,997 for a semi-detached house.

A small scheme of two and three bed terraced houses is currently being built opposite the entrance to the Country Park by William May Developments; the scheme of 18 houses is quoting £125,000 for a two bed terrace and £135,000 for a three bed terrace, which equates to between £170.00 psf and £180.00 psf.

In our discussions with local agents and house builders active in the area, the range of residential land values in the Bestwood Village area is between £170.00 psf and £190.00 psf.

One recent new housing scheme, at High Main Drive, was built by Taylor Wimpey and comprises a selection of two, three and four bed houses. This is immediately to the east of the Bestwood Business Park site, to the west of which a scheme of 14 new houses has recently secured planning consent.

The CIL evidence points to base land values across Gedling as being between £1.2 million to £1.48 million per hectare before deductions for affordable housing, S106 or any other local authority contributions.

### 5.6.3 Site specific assessment of deliverability

In order to assess viability and deliverability, we have prepared a sample site appraisal for each of the three villages being masterplanned. We have considered a typical site area of around two hectares and assumed a development of 60 houses, reflecting a density of 30dph that can be achieved on this kind of small-scale site within an overall development at 25dph.

Adopting a total development period of 45 months, we assume sales will be achieved at around 1.7 dwellings per month. It is assumed that between 10% and 20% of the homes will be affordable and s106 contributions of £3,000 per dwelling are allowed. Sales values adopted range from £165-£200 per square foot, with affordable homes being at 50% of the market value.

We assume build costs in line with the BCIS cost index plus contingencies and professional fees, show borrowings at 7% and a reasonable developer's profit of 20% of the Gross Development Value (GDV). This generates a generic land value for the site. Depending on the location, it offers a range from £500,000 per hectare to £1m per hectare. This range is considered an acceptable level to encourage a landowner to sell land for development.

<sup>42</sup> Council for Mortgage Lenders – Press Release, 20 November 2013.

Our appraisal results illustrate that the sites considered at Bestwood Village are viable and deliverable. Whilst we see no obvious reasons why there would be additional costs associated with their development, this will only be established once further due diligence has been undertaken.

Should additional costs arise, it would be necessary to undertake a more detailed viability test. This may affect whether sites are brought forward for development by the private sector or may impact on the level of planning obligations each site can support.

We have undertaken an appraisal of this site, taking into consideration likely sales values against build costs, CIL and other planning obligations. From this analysis, we would expect the site to be financially viable and be of interest to regional housebuilders.

#### **5.6.4 *Priority order of development***

We recommend that at the same time as the existing major commitments (i.e. Bestwood Business Park site and the development of 101 homes on safeguarded land north of the village) commence, then so are the proposed new retail units within the village, the Moor Road/Park Road junction improvements and the new open space on the land to the west of Beeston Close. The new primary school can also be delivered on land to the north at the same time.

The second phase of development would be the remaining housing and open space to the north of the village.

This recommendation for broad priority order of development, based on known landholdings, development intentions and infrastructure requirements, is illustrated in Figure 9 below.



**Figure 9: Recommended priority order of development**



## 6 APPENDICES

### 6.1.1 Appendix A: Full list of post-it note comments from the first workshop

*Tell us about your village*

Transport and traffic

- Keepers Close often no-go in winter. Not suitable for access. Broad Valley Drive has very poor visibility.
- Park Road on its own is not a sufficient access road. Other means of access must be found.
- Access better from Moor Road
- Don't allow village to be connected to Top Valley area via new road a la Northern Drive
- Bestwood Village is served by one road (Moor Road). Any further development without addressing this problem would be a disaster
- Poor transport links. Divert Hucknall buses via the village for some of their routes.
- Better public transport
- Road humps were installed to stop the rat run- remove them if it is going to be a main road.
- New road to ease access- we are a one road village and already busy
- A decent regular bus service. Runs on Sunday, more frequent at night, runs later at nights.
- Traffic on Moor Road. Can take 20 minutes to get out of Bestwood
- More public transport
- All cars from Broad Valley Drive park in the village- no space!
- If Keepers Close is the main access road for new estate, what will happen in winter?
- Moor Road already used as a rat run from Hucknall and Linby etc.
- Broad Valley Drive not wide enough to use for new access point
- Broad Valley Drive blocked by ice and snow in winter
- New housing should not have access from Park Road/Northern Drive
- Better road access
- Better public transport
- Not enough digital display signs for traffic speeds

- No bus service on Sunday
- Narrow roads- Moor Road recently closed for work due to size
- No controlled crossing anywhere in village. Increased traffic will make crossing the road more difficult for children and the elderly
- Broad Valley Drive/Keepers Close junction is dangerous- steep slope
- Broad Valley Drive- icy in winter, so people park down the end and it's like a car park
- Main road is already a rat run
- Poor bus service
- The village needs a proper controlled crossing, not the speed bumps
- Too much traffic already- need more speed bumps and cameras on Moor Road
- No more traffic up Park Road or Broad Valley Drive/Keepers Close
- Congestion- Park Road. Traffic makes it dangerous
- Traffic indicators near school- e.g. 20's Plenty
- Better bus service
- New system of give way instead of road bumps
- Traffic calming in Moor Road needs to be improved, e.g. 'retarders'
- No access through Keeper's Close
- Do not like the road humps- too much traffic through the village
- Bus service only once an hour- nothing on Sunday
- Speed bumps are damaging cars- digital speed check would be better
- Type of speed bumps- other types available
- Speed restriction all the way across the road, not a hump
- Speed cameras instead of speed humps
- Public transport- only two buses
- Traffic calming
- Traffic lights at Park Road
- Bus service diabolical- none Sunday, none Bank Holiday, none at 8.30 pm, none at 10.30 pm from Nottingham
- One road in and out

#### Drainage and flooding

- Flooding issue near Goosedale and Mill Lane
- Sewage systems flooding on Broad Valley Farm and from the Quarry- water like a river coming down the Country Park lane.
- Flooding issue not resolved fully. Still flooding on Moor Road entrance to Goosedale?
- Surface water flooding an issue on both sides of the village
- Flooding in top end of Moor Road
- Flooding around stables, runs down from quarry
- Broad Valley floods
- Sort out the Moor Road flooding
- Flooding is still a problem at Goosedale
- Has been flooding since 1960s
- Flooding of Moor Road by the dip is not resolved. Nothing done to keep Goosedale open
- Forest Lane subject to repeated closure
- Goosedale flooding
- Sewers on Moor Road
- Drainage and sewage- existing system inadequate
- Flooding- bend in road by Mill Lakes is being fixed
- The village floods- this needs improving
- Drainage- Moor Road houses
- Sewers inadequate
- Flooding issue needs to have an end result
- Address drainage and flooding on Moor Road
- Only one road in- vulnerable to flooding

#### Education

- Why not one larger school?
- School facilities- local school won't cope
- School needs to be expanded
- Further school- local one not big enough

- School already full
- Need a bigger school not just more classrooms
- School is bursting- can they guarantee a new school?
- We need a new school
- School is not big enough currently
- Housing
- Only one place available- field beyond The Spinney
- Don't touch the stables
- Stay away from the edge of Bestwood Country Park
- Don't group the houses all together
- Don't connect to Top Valley
- Do not build on fields that border the park
- Bungalows were built in Keepers Close due to strong winds

#### Leisure

- Broad Valley Farm provides a good service to lots of local children
- Tennis courts restored- multi-use, i.e. baseball/football/tennis
- Don't get rid of the riding school- need to keep the green

#### Shopping

- Need shops now, not just for new houses
- Require another local store
- Apart from the Welfare, there isn't a pub to socialise in
- I love the local shop with personal service
- Only one shop
- Fish and chip shop
- Good family pub with food
- Shops needed

#### Medical services

- Health centre or part-time doctor's etc.

- Need doctors now, not just for new houses
- No doctor- Bulwell or Hucknall
- No health service facilities
- No clinic
- No medical facilities
- Need doctors and/or pharmacy
- Need a health facility
- No health services
- Doctor's, including chemist's
- Lack of health facilities

#### Quality of place

- Wonderful green belt should not be destroyed
- Village feel and countryside- lake and country park
- Surrounding green belt/countryside- not built-up

#### Open space

- Proposed areas too close to Bestwood Country Park- would affect wildlife and access. Please protect the park.
- Don't go into the park
- New housing should not be built on green belt land
- Better children's park/activities
- I love the country park
- I love the Mill Lakes
- I love the play park
- I love the Country Park
- I love Bestwood Country Park- building there would be disastrous
- Keep country park- it's beautiful as is

#### Other

- Anxious that future development will link to Bulwell or Hucknall
- Pub now an eyesore- should be put back into good use



- Bestwood needs some serious refurbishing
- Refurbish old buildings- put them to use
- Gedling should not rely on Ashfield for their problem solving re buses, drainage, schools etc.- they should improve those services here.

#### Other services

- Social club/community centre area needs protecting from housing development.
- Give help to community centre
- Give help to social club
- Give help to village hall
- Lack of provision for young people
- Services and facilities are currently inadequate for the size of the village- more houses mean these need to be improved
- Not enough litter bins
- I love the social club
- I love the community centre
- I love the WI
- Facilities needed for young adults
- Policing is inadequate
- Existing facilities need upgrading/replacing

#### (Outside our scope)

- Too much, too fast traffic
- In the future the rest of Bestwood Business Park will be sold off for building land- why don't you wait? Leave Bestwood Village alone.
- The development would be better built at Gedling Colliery site
- Bestwood Village already has three new housing estates
- Bestwood Village should stay a village
- Too much social housing in village already
- Bringing new people in will destroy community feeling
- If it's snowing, roads bad- don't seem to be gritted
- Too much traffic already

- Northern Drive is not named with a roadside sign
- It's not a village any more
- Already new housing being built
- We like Bestwood Village as it is
- No more social housing- causes crime
- We want a village, not an estate
- Needs to be kept as a village, not a town
- It's called Bestwood Village, not Bestwood
- It's a village, let's keep it that way

*Infrastructure comments- if new houses are built, what else needs to happen?*

Shopping/local centre

- Shops
- Need more shopping
- Sainsbury's (not Tesco!)
- Take away
- Shops
- Fish and chip shop
- New family pub
- More than one shop
- Shop
- Retail units (small)
- No supermarkets- but small independent corner shop OK
- Shops
- Pub
- Only one small shop
- Only one small village shop
- Fish and chip shop
- Alternative general store
- More shops, café, barber's (next to school), chippy, pub

- Sainsbury's metro

#### Medical services

- Medical centre
- GP/dentist for village
- Doctors
- Pharmacy
- GP/pharmacy
- No health care facilities in village
- No medical facilities- need some in village
- Need a new health facility
- GP/dentist
- Doctors
- Health facilities, especially for the elderly
- Doctors/pharmacy
- No doctors or healthcare in village
- Health facility
- Doctor's surgery
- Chemist's shop
- Pharmacy/doctor's
- Doctors/dentist
- Need health centre including pharmacist
- Health centre

#### Other services

- Centre for young people with promise of on-going services for young people
- Issues with future of social club and community centre?
- Need young peoples' services evenings and holidays
- With more facilities, e.g. youth club, pub, more shops- extra police presence may be needed
- Provision needed for young people

- Social care services for the elderly and young
- Something to occupy kids when they're not at school

#### Employment

- Employment zone if Bestwood business park is used for housing
- Employment
- Business park seems to be getting larger- more lorries morning, noon and night, speeding over humps
- The Sycamores is in a state of total disrepair- could this area be used in conjunction with industrial park?

#### Transport, access and movement

- Better bus service needed
- Traffic lights at Park Road/Moor Road junction
- Junction at top of Moor Road will need improving
- Only one bus per hour
- Junction at Griffin's Head (Papplewick) is a nightmare!
- Access routes through village would make existing roads very dangerous and slow- should consider other access routes (Moor Road)
- Speed bumps should go- too high. Interactive signs would be better. Why not 20mph either side of school?
- Transport facilities very poor
- If some houses are built by The Spinney, access should be onto Moor Road with a controlled junction
- Remove road humps
- Need traffic calming that doesn't harm cars
- Additional access point from Moor Road, e.g. West House Farm entrance
- Griffin's Head junction needs improving. People run round Papplewick Lane instead. Change priority or signals.
- One bus into Nottingham an hour is not enough. Need one every 15 minutes.
- Remove bumps in Moor Road
- Much improved public transport needed
- Buses- public transport cannot cope- must provide more services

- More buses coming through- helps employment
- Traffic calming
- No more humps on Moor Road
- Cameras or single flow/slalom measures
- Remove the speed humps
- Entrances and exits from houses affecting existing ones, e.g. Leen Close, Keepers Close. Narrowness of Park Road
- Public transport and an extension of terminus
- Need an alternative to speed humps as these do not deter lorries/vans and some cars.
- Park Road is already busy as it's the only access for transport with cars parked all down one side and when we leave Park Road if a bus is coming up or down then bus or car often has to pull over
- Griffin's Head junction at Papplewick needs traffic lights
- Public transport is almost non-existent
- Better bus services
- Roads too busy
- Crossings on Moor Road
- No speed bumps on Moor Road, cameras instead.
- Zebra/pedestrian crossing
- More frequent bus service essential
- Bus service
- Definitely need serious consideration of access- Park Road is congested now
- Need 20mph signs near village school
- More transport links needed
- Crossing needed at Park Road/Moor Road junction
- Griffin's Head junction at Papplewick already dangerous
- 20 mph speed limit in village itself
- Captive on a Sunday- no transport links in the village
- Only road through village cannot accommodate more traffic
- No through road through Keepers Close- bike/walk access only

- Need improved bus service
- Will need lighting in route to tram (Butler's Hill)- route appears to be unsafe
- Speed cameras
- Extend existing bus service to Broad Valley Drive
- Local transport links improved
- Crossing opposite school on Moor Road
- Remove speed humps- priority within Parish Plan

#### Housing

- Homes for older folk. There's a huge need for 3 bed homes- some would free up with older people's housing
- Bungalows and homes for older people
- Housing for elderly, such as a lifestyle village, own homes in warden community, 100 homes
- Bungalows for old folks
- More bungalows and detached properties
- Old folks bungalows for village people to move to but stay in the village and freeing up larger old homes
- Semi-detached houses
- Housing for older people (bungalows)

#### Education

- Not big enough school
- Need more schooling
- School
- School and secondary school will also probably be needed
- School
- School already over-subscribed. Why is this not being sorted out first?
- School facilities
- If new school built bear in mind congestion on surrounding roads during dropping off/picking up children. School Walk/Church Road inadequate space- roads are congested to a stand still



- Need a new school
- Schools
- New school
- School not large enough for these numbers
- School
- Need new school
- Schools
- Local school already oversubscribed now
- Need a new school
- New primary school
- Must retain old school as well as new school- part of the historic fabric of the village. Why not extend existing one rather than build new one?
- Need a school

#### Open space

- Play park/areas to be modernised
- Increase size of Country Park car park
- A car park for the River Leen lakes
- Car parks for Mill Lakes Park required
- We have open space at the country park- access to wildlife in and nearby, plus wildlife corridors leading to it, must be protected
- Improved recreational area, e.g. 5 a side, better football pitches
- Play/park facilities for children
- Country park and wildlife corridors must be protected
- Open space for play within any new development

#### Leisure

- It would be a great shame to lose the riding stables

#### Drainage

- Flooding is a major issue on both ways into the village
- Issues with flooding both ends of the village- Christmas stranded here wasn't much fun!

- Drains and sewage issues
- Flood issue on Moor Road
- Flood proofing Moor Road at city boundary and at Goosedale Lane/Farm. No houses flood, the flooding issue is about road connections into the village
- Sewers are at capacity
- Moor Road- current flooding solution is only temporary
- Drainage and roads
- Better drains and sewer for properties that flood on Moor Road
- Sewerage can't cope- has previously been a block on development
- Bulwell side of Moor Road still floods after moderate rain. Must be improved no matter what

#### Quality of place

- Sadly, not enough people- let alone Gedling/Ashfield Councils- care enough about the state of the village and therefore it is going into a state of disrepair
- Maintain village identity

#### General

- Ensure s106 agreements are more than adequate and funding is kept in the village
- Ashfield/Gedling split creates many problems and getting both aiming new houses in village
- Facilities must not lag behind housing
- Ability for local councils to work together (i.e. Gedling versus Ashfield)
- It will end up joining onto Hucknall

#### (Outside our scope)

- Do not want new houses. Road busy already, spoil views of Country Park.
- Too many people will move in and we will lose that village feeling
- Gedling will be using Ashfield resources and infrastructure to avoid providing any extra services or upgrading existing ones.
- Ashfield/Gedling split- who do we report flooding issues to?
- Houses not selling on High Main Drive- why not build social housing nearer city centre?
- Can we become one council to make decision making easier?
- 30% social housing is too much

- 20-30% social housing is too much
- Amount of new homes proposed too much for village
- It won't be a village anymore and will seem like a town
- Social housing and associated problems that come with this
- Why so much social housing
- Gritting throughout Broad Valley Drive
- Don't drip-feed it, that won't bring facilities
- Why do the houses have to be built in a village
- Bestwood Village will need renaming- no longer a village
- What improvements have been seen from recent developments?
- Should have built a road, not a footbridge, over tram line in Hucknall
- Broad Valley Farm had a pumping station installed.
- Bestwood will not see s106 contributions- this is provable through past experience
- We will lose the village community feeling
- Traffic will become ridiculous
- Do not bring Tesco into this village
- Where has s106 money gone from High Main Drive etc.?

*Any Other Comments*

Spatial comments

- Gedling and Ashfield need to understand the impacts of all the housing together
- Gedling and Ashfield- duty to co-operate?
- Don't want to lose view over fields
- Preferred development location on brownfield site of existing business park with remaining houses along Moor Road
- Development should avoid Park Road area- congestion already plus used by Broad View Riding School for hacking in Country Park

Employment

- Prefer to build on industrial estate- don't need jobs near houses

#### Housing

- Intensive building in one area reduces ground's ability to absorb rain- better to build smaller areas- dispersal as widely as possible
- Impact depends on type of housing- depends how much family housing
- Think about sustainable builds- SUDS drainage, renewable energy

#### Education

- Build the new primary school on disused land south of School Walk
- Renovate old school. If new school, use old school land to build houses

#### Transport

- Broad Valley Drive, Keepers Close and Leen Close are too narrow to take any more traffic
- No access from Keepers Close
- Access to any new housing must not come up Park Road
- Better public transport- too much traffic, e.g. lorries, already coming along Moor Road which is the only access to the village
- Cul-de-sac roads not suitable for access
- No access through Broad Valley Drive- can't cope
- No access from Keepers Close
- Last thing we need is more traffic through to Keepers Close
- Slowing Moor Road traffic by putting in new access points would not be a bad thing
- Access to new houses behind The Spinney from Moor Road

#### Shops

- If a 'local centre' is built, it will ruin the existing shop and just become a focus for teenagers to gather and make a nuisance of themselves

#### (Outside our scope)

- Wimpey's yet to provide MUGA 2 years on. S106 need cast iron guarantees of infrastructure coming
- High Main Drive development- Taylor Wimpey was required to build a MUGA. Two years later, no MUGA and Wimpey are now using every excuse not to provide it.
- Play are not being built as promised by developers. High Main Drive never had its play park built.

- Do something with the empty housing
- No wind turbines
- 800 new local houses hasn't improved our bus service, so why should more now?
- This number will lead to something bigger than a village, something more of an estate
- Preference for single developer to aid provision of infrastructure
- Don't want any- building always leads to flooding

### 6.1.2 Appendix B: Full list of post-it note comments from the second workshop

#### *Feedback on the results of the first workshop*

##### General

- Glad previous opinions were listened to
- Thank you. It would appear that many of the concerns aired in the first meeting are being looked at seriously and with a degree of common sense. I look forward to the next consultation phase
- Didn't know about the first workshop. Would have thought a village leaflet drop would have been appropriate to advertise it

##### Education

- Expanding the existing school? How is this possible? Surely with further houses a new school is a necessity.
- I think more than 100 new school places will be needed

##### Infrastructure

- Very disappointed to find that all this additional building will fail to bring immediate benefits to infrastructure. There ought to be, at a minimum, a shop (Sainsbury's local, Tesco Express or like), a GP surgery and regular transport links.

##### (Outside our scope)

- The questions are designed to pretend we are in favour of new development. Local authorities are very cynically exploiting new rules regarding green belts.
- The area cannot cope with several hundred new families. Section 106 money from previous developments has not been seen around here. I do not believe we will see it this time.

#### *Any Other Comments*

##### Transport

- 20mph speed limit through the village- Moor Road
- Improve the bus service
- Some kind of speed restriction on Moor Road- worst offenders at speeding are the buses
- Moor Road needs a different traffic calming solution
- Transport links require improving
- Better access in/out of village
- Still concerned about increase of traffic



- Public transport and its frequency could make a difference to those who do not drive
- Better bus service needed- more reliable, and a better service would create more demand and get people out of cars
- My main concern on all the extra housing is that we have only one road into the village and one out of the village. With all the extra traffic from all the newbuilds around Bestwood Village plus any built here, what happens if there are accidents and the Emergency Service cannot get to houses in the village that may need their services (especially ambulance)
- The road that runs parallel from Hucknall has buses running every 5-10 minutes. Our bus is every hour, none at 3.30pm, none on Sunday and this runs through Hucknall. Could we not have one of their buses run through our village?

#### Infrastructure

- New people that move into the village struggle to get in at local (e.g. Hucknall or Bulwell) doctor's surgeries. The local shop would benefit from more convenience business and a refurb on the local welfare would benefit and hopefully bring in more business. Also, houses may use the MOT station on the Business Park or Sainsbury's. Let the present shop carry on doing a good job without more competition which could finish up with insufficient business for both of them with the possibility of having no shop at all.
- We are pleased that local residents' thoughts are being considered. The main concerns for us are the road constraints and obvious need for a doctor's provision. I don't feel it necessary for a Tesco.
- More amenities in the village- pub/chip shop etc.
- New shop and pub would be nice and pressure on Trent Barton/NCT to provide better transport links for non-car users. Crazy that a village of 2000+ has no GP/surgery.
- Medical provisions/resources required.
- Decent internet/broadband
- Very disappointed that no other services will be provided- why?
- I can't believe that services such as health centres etc. won't be built!
- Doctor's/shops would be a nice to have, but I don't think the additions would make any significant change to the way people go about shopping locally, and I think most people have already made personal medical provisions.
- A pub in the village would be excellent. If not possible, those contracted to do the newbuilds could be encouraged to make significant donations to the Bestwood Welfare to enable it to improve the appearance both inside and out. As a member, I know this would be extremely welcome.

#### Drainage/flooding

- The drainage is still a problem at both ends of Moor Road. How will more housing improve this?
- Drainage for current housing needs to be fixed first

- British crayfish in River Leen. Drainage may affect their habitat.
- Drainage problem needs fixing

#### Education

- Increased classroom capacity should be a priority whether expansion or a new school.
- School requires upgrading
- The local school could be extended across school walk, using the old football pitch and the grass of the community centre for e.g. to house 3 or 4 extra class rooms.
- School- there is no opportunity to expand the existing school. There is a need to consult with school about this.
- No way can a further 100 places be made on existing school site. New school as part of future housing development is a must.

#### Spatial comments

- Development on the Sycamores shouldn't impede the conservation of trees.

#### (Outside our scope)

- The consultation process should be started from scratch. Many residents don't feel we were consulted initially. Where was the original information hidden?

### 6.1.3 Appendix C: Questionnaire from the second workshop

#### BESTWOOD VILLAGE MASTERPLAN – WORKSHOP 2, 14 NOVEMBER 2013

**You gave us a lot of useful information at the first workshop.** Now, to make sure we have more details on your views, please complete this survey.

We have developed some statements about housing development at Bestwood Village. **We neither agree nor disagree with any of these statements.** What we decide to write in our final report to Gedling Council will be influenced by what you tell us. Please indicate for each question whether you strongly agree, agree, disagree or strongly disagree with each statement and your reasons.

1. As many of the new houses as possible should be built at Bestwood Business Park rather than green belt land - using 'brownfield land' is more important than having jobs near houses.

Strongly agree   Agree   Disagree   Strongly disagree   Of no concern

What are the reasons for your choice?

2. If/when new primary school capacity is provided, a new school should be built close to the new housing (so the village will have 2 schools) rather than extending the existing primary school.

Strongly agree   Agree   Disagree   Strongly disagree   Of no concern

What are the reasons for your choice?

3. The best place for new services that the village needs (shops, pub, doctors' etc.) is on the disused land behind the community centre (see below) rather than as part of the new development.



Strongly agree      Agree      Disagree      Strongly disagree      Of no concern  
What are the reasons for your choice?

4. New housing should normally be no more than two storeys in height.

Strongly agree      Agree      Disagree      Strongly disagree      Of no concern  
What are the reasons for your choice?

5. The riding stables and their setting along Park Road should be protected from new development.

Strongly agree      Agree      Disagree      Strongly disagree      Of no concern

What are the reasons for your choice?

6. Housing for older people should normally be in smaller free-standing homes, such as bungalows, rather than retirement homes or flats.

Strongly agree      Agree      Disagree      Strongly disagree      Of no concern

What are the reasons for your choice?

7. The unused and overgrown land between School Walk and Beeston Close would be a suitable site for new housing.



Strongly agree      Agree      Disagree      Strongly disagree      Of no concern

What are the reasons for your choice?

8. High Main Drive is a good example of what new development in the village should look like.



Strongly agree  
concern

Agree

Disagree

Strongly disagree

Of no

What are the reasons for your choice?