



Gedling- Masterplanning for Key Settlements

Final report- Calverton

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1 INTRODUCTION

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 sent to each of the local planning authorities' elected members for approval. In Gedling Borough, this approval took place on 13th February 2013.

Once the ACS was approved by Gedling's elected members, 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. All quotations from the ACS in this document are from the Publication Version (June 2012), with the exception of the housing numbers proposed for each settlement, 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. Following concerns raised by the inspector at the ACS Examination in Public, the housing numbers proposed were revised from the Publication Version and are now as follows:

- Bestwood Village: up to 199 homes through new allocations, 29 homes on existing commitments and 32 completions, making a total of 260;
- Calverton: up to 753 homes through new allocations, 283 homes on existing commitments, and 19 completions, making a total of 1,055; and
- Ravenshead: up to 227 homes through new allocations, 46 homes on existing commitments, and 57 completions, making a total of 330.

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 Calverton. 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

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

Once we had reviewed the existing evidence base for each settlement, we arranged for two workshops to be held in each village. 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 Calverton Parish Room on Tuesday 17th September 2013. In total, it attracted 118 consultees.

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.

Figure 1: Post-it notes from the first Calverton workshop



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: Attendees at the first Calverton 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.

Once each consultee had placed the pieces, we then took a photograph of their chosen layout and housing numbers. The photographs taken allowed us to build up a picture of emerging preferred locations for development. Figure 3 illustrates one example, where a consultee has placed the pieces representing development (coloured green and brown) to the northwest of the village. It is important to note that this picture is included purely for illustration purposes and does not necessarily represent the views of other consultees or indicate that this proposed distribution is preferred to any other.

Figure 3: Example of photograph taken for table exercise



As the exercise using cardboard pieces was based on an 'up to' housing figure, we permitted consultees to place any total of housing numbers up to the then current target as part of this exercise, or indeed to place none.

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 2-1 below summarises the topic area of all comments received in order of perceived importance of topic area.

Table 2-1: Summary of all comments from first Calverton workshop

Topic area	Tell Us About Your Village	Infrastructure required	Any other comments	Total
Transport and traffic	38	65	2	105
Flooding/drainage	28	20	0	48
Spatial comments	0	0	32	32
Medical services	2	27	0	29
Education	1	28	0	29
Shopping/local centre	0	20	0	20
Leisure services	6	14	0	20
Housing	6	6	7	19
General/other	3	4	12	19
Police and crime	7	10	0	17
Other services	0	10	0	10
Employment	2	7	1	10
Quality of place	7	0	0	7
Ground conditions	1	0	0	1
Total	101	211	54	366

Transport and traffic was therefore perceived as by far the most important issue, with more than twice as many comments as for spatial comments (i.e. comments on individual locations) in second place. Flooding/drainage, medical services, education, shopping/local centre and leisure services were 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

As the most popular topic, there were a large number of individual points made under the heading of transport and traffic, as set out below.

It is felt that there is not sufficient parking at the shopping precinct, the surrounding village centre or at the shopping precinct at the junction of Flatts Lane and Collyer Road, and that the problem will get worse with housing growth. There was a suggestion that the problem is exacerbated by people from elsewhere driving to Calverton, parking for free, and then catching the bus into Nottingham. Parking was also highlighted as an issue along Main Street, including in the vicinity of the cemetery.

One consultee suggested more off-street parking as a potential solution, and another a parking scheme. One resident suggested a new local centre should be developed alongside the new housing to reduce pressure on the existing centre. Yet another consultee stated that footpaths and cycle routes should be provided from the development into Calverton for accessing the shops and taking children to school in order to reduce pressure on parking spaces.

Traffic levels were considered by many residents already to be too high, and existing roads narrow and unable to cope (particularly Main Street, which one resident suggested is being used as a cut-through from the by-pass). One consultee questioned the ability of the roads (including the A60 at Redhill and Daybrook, and routes through Mapperley Plains) to accommodate more commuter journeys into Nottingham every day. Another pointed out the already extensive queues on the A614.

Potential solutions offered included traffic calming measures on Main Street or 20mph speed limits on Flatts Lane and Park Road. A pedestrian crossing across Main Street at St Wilfrid's School was proposed.

Many consultees questioned whether existing bus services would cope with a large number of new residents, suggesting that passenger volumes at peak times would exceed carrying capacity. One consultee suggested a tram extension from the NET system might be the solution. Another questioned whether a bus service running north from the village might be required.

Another key theme was the affordability of public transport. There is a strong feeling that currently, bus services are unaffordable.

Many consultees asked for road improvements to be made. One resident asked if it was possible to reopen the road to Burnt Stump (i.e. Gravelly Hollow, the western extension of Main Street, which no longer has a junction with the A614). Another suggested that the junction of Flatts Lane with Whinbush Lane and Nottingham Road should be upgraded, preferably to be traffic signal controlled with right turn priority, while another comment called for improvements at the junction of the A614 with Whinbush Lane.

One resident pointed out that roads in general, and Renals Way in particular, have a number of potholes following recent flooding, and that they need to be repaired. Another asked if it would be possible to upgrade George's Lane. Another consultee asked for road verges to be maintained, while one resident pointed out that footpaths along Mansfield Lane need re-surfacing.

One consultee asked for new footpaths to be created as compensation if housing development displaces existing footpaths.

Finally, it was stated that access to any new development should encourage road users to avoid going through Calverton, instead using the Oxton Road.

Spatial Comments

These comments were on a range of different sites and locations and are therefore best summarised in bullet points as follows:

- There were competing opinions on development on the cemetery site. Although some consultees were in favour of using it for housing development, others stated opposition and stated that a covenant applied, retaining it for cemetery use. Still others said there was no covenant in operation. Those opposing development questioned where people would be buried as a result.
- One consultee asked for North Green (terrace of houses off Hollinwood Lane) to be kept as a cul-de-sac
- Many consultees stated opposition to housing growth on the south side of the village. One consultee pointed out that land southeast of the Hollinwood Lane/Main Street junction would be unsuitable due to surface water runoff from higher land. Another pointed out that the land should remain undeveloped on the basis of landscape character, wildlife habitats, historic setting of Calverton and recreational value, and that development on the south side of Main Street would impact negatively on the whole village.
- Two consultees asked for no housing to be built next to or to replace existing footpaths. One consultee asked for a wildlife path to be provided through the new houses.
- One consultee opposed housing development on the green space bounded by Thorndale Road, Park Road East and Wood Grove
- Several consultees called for comprehensive development to the north/northwest of the village, pointing out that flood risk was lowered as land here slopes toward the north away from the village and soil is loam rather than clay, that there would be space here for a new local centre, that landscape quality is relatively lower than to the south side of the village, that it is close to an existing school and that access would be easy from the bypass.
- Several consultees voiced support for replacing the lorry park at Calverton Colliery with new housing, on the basis that the lorry park is a 'bad neighbour' use and that housing in this location would have less of an impact on the village centre
- Those supporting development at the colliery and cemetery sites pointed out that between them, they could provide many of the new homes.
- Some consultees stated opposition to building on Ramsdale Park golf course
- One consultee stated that it would be better for new housing to be dispersed rather than all in the same place.

Flooding/drainage

Comments on flooding concentrated on the flood risk on Main Street. One consultee suggested that new housing on the west side of the village would increase the flood risk on the lower eastern side of the village. However, other comments mentioned flooding in other locations, including Crookdole Lane to the east of the village, and Park Road in the north of the village. Many consultees pointed out the surface water flood risk after rain from water and mud flowing down the hills to the south and George's Lane into the southern edge of the village. One consultee considered that the Dark Lane development would bring more flood risk from this area, and many consultees suggested that further housing on rising land to the south of the village should be avoided. One person pointed out that there is a spring line at the

bottom of the field below Fox Wood, which further exacerbates the flood risk to the south of the village.

One resident pointed out that Thorndale Plantation, to the north-east of the village, performed a useful role in flood water absorption. Two other residents pointed out that the water table is higher now than when the colliery was open, as the colliery drained the water table via a borehole.

Comments on drainage concentrated on the need to up-grade existing drains and for more drains to be built, ideally before any new houses are built. There is a general feeling that existing drains are at capacity. Some consultees asked if providing new housing would increase the existing drainage issues, with one Main Street resident reporting three floods in eighteen years.

Medical services

It was reported that the doctors' and dentists' surgeries in the village need room for expansion and have long waiting lists for appointments at present. Some consultees pointed out that with an ageing population, this problem would only get worse. Many residents asked for doctors' and dentists' services to be improved before the new housing is built.

Education

Education comments overwhelmingly concentrated on existing shortfall. The village's schools are felt to be already full and there were a number of comments suggesting that a new school should be provided even ahead of any houses being built. One consultee suggested that the new housing would be likely to be occupied by younger families more likely to need school places. The vast majority of those commenting pointed to an additional primary school being needed, but some consultees stated that a new secondary school is needed as well.

Shopping/local centre

There was a strong feeling among consultees that a wider range of shops would be needed in Calverton if the housing is developed. As part of the provision of more shops, some consultees suggested that it might be time to redevelop St Wilfrid's Square, if possible increasing its size.

Leisure services

Most comments under this heading were asking for the leisure centre to be refurbished and/or expanded. One consultee reported that every year there is the threat of the leisure centre closing. Other consultees asked for more sports facilities for children, more open space for leisure, a swimming pool, and more playgrounds. At William Lee Park, there was a call for new facilities and buildings. Some comments pointed out that the rugby field and putting green north of Park Road had been covenanted to the community and should be retained.

Housing

The majority of comments on housing asked for homes for the elderly, including bungalows. This would free up larger properties that could be sold. One consultee asked for a wider range of houses, and another for more social housing. There was a call for a local housing needs assessment to be carried out to determine what mix of housing should be provided based on Calverton's own circumstances. Additionally, one consultee was keen to ensure that people in or from Calverton who need accommodation receive preferential treatment in the housing allocation.

Another consultee accused local house builders of not fitting in with the historic type of housing or materials to match older buildings. Houses are perceived to be taller and larger, and with 5 or 6 bedrooms are felt to be too large- examples of such houses are at the top end of Renals Way and Longue Drive. However, another commenter disagreed, stating that there is a need for larger family houses. A further resident felt that no building should be more than two storeys tall plus attic, and another commented that three or four storey blocks of flats are in no way acceptable. One consultee pointed out that new houses should be built of local materials, potentially using bricks from the brickyard at nearby Dorket Head.

One comment asked for the development to be eco-friendly, with all new houses being built including solar panels because a developer can have this installed at a lower price than an individual owner due to economies of scale. The householder could benefit from some cheap power and the 'feed in tariff' could benefit the whole community of Calverton. Additionally, 'grey water' storage and use could be built into the design.

General/other

Some comments dealt with infrastructure in general, stating that the whole range of infrastructure would need to be upgraded before and/or during construction of the new houses, rather than afterwards. Another general comment stated that if commuters occupied the housing, they would not support local services. One consultee asked for the new housing to be its own self-contained community to avoid impacts on infrastructure.

Other general comments included a request for the masterplan to be flexible to take into account the fact that the housing target is an 'up to' target, so it should be able to accommodate a lower level of growth.

Another general comment was for local people to be involved in the construction work so that the community benefits economically.

Other services

Other services that local residents felt might be required and may have the potential to be funded through new development included:

- An expanded children's centre
- A better-resourced library
- Youth centres
- New pubs
- A fire station
- A village hall/community centre
- An upgraded electricity network

Employment

Some consultees stated that employment opportunities would be required for new residents. Others disagreed, expecting the new residents to have to work outside the village as there may not be scope for additional employment opportunities.

Quality of Place

Many residents stated that they valued the rural feel of Calverton and that they like living close to nature, with access to the countryside. One consultee pointed out that the ridgeline to the south of the village is home to badgers, and that building here would therefore not be appropriate.

Ground conditions

One consultee pointed out that there may be contaminated land in the vicinity of the colliery.

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 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. With one exception (detailed below) 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.

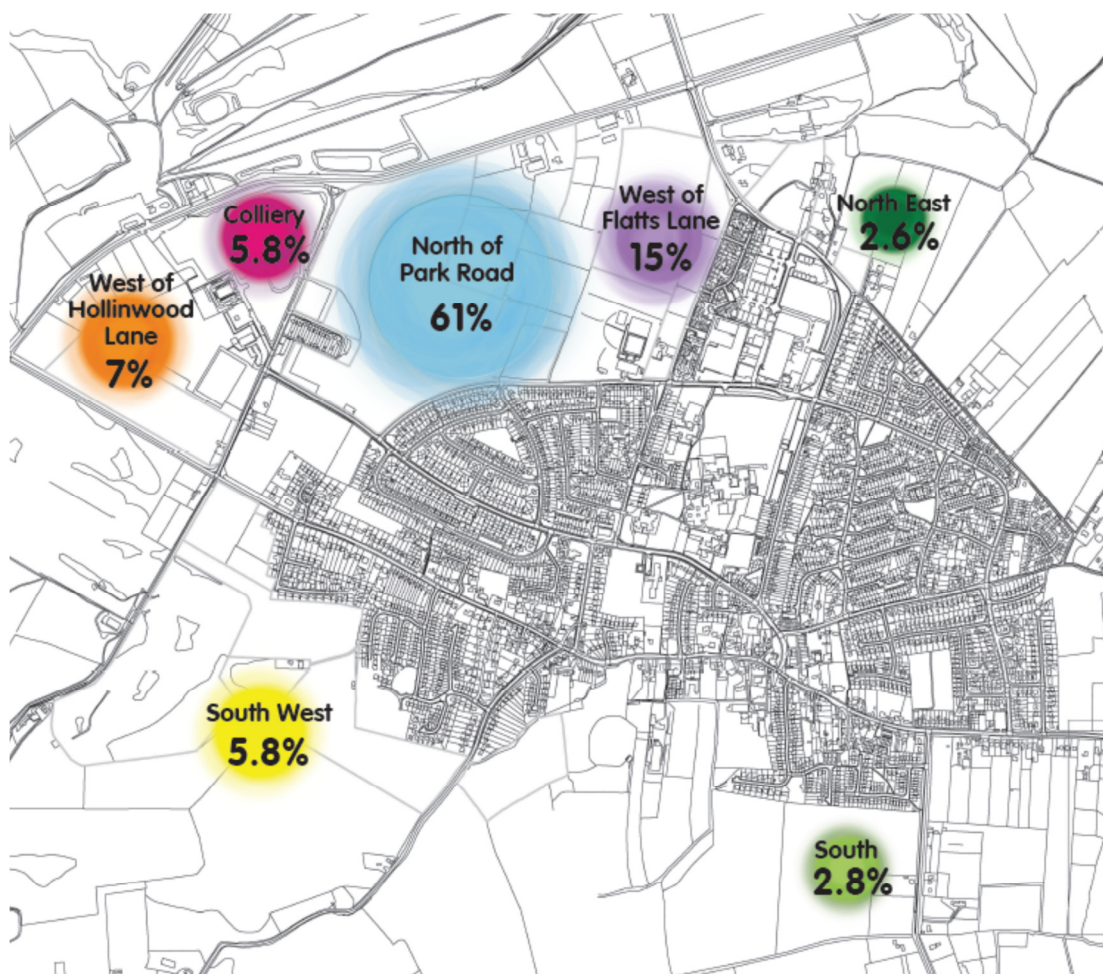
Table 2-2: Summary of houses placed in table exercise by strategic location

Photograph number	Number of houses placed					
	Northwest of village	South of village	East of village	Northeast of village	Southwest of village	West of village
1	1300					
2	500			200		
3	250	100			100	50
4	400				150	
5		100			100	
6	1300					
7	1300					
8	100					
9	1300					
10	400					
11	1175	50				75
12	450					
13	525					
14		100				
15	1300					
16	625	100		50	175	
17	400			50		
18	1050			75	175	
19	800					
20	1300					
Houses placed (total number)	14475	450	0	375	700	125
Houses placed (percentage of total)	89.8%	2.8%	0%	2.3%	4.3%	0.8%

Table 2-2 demonstrates an overwhelming majority preference for housing to the northwest of the village rather than in any other location. The results of the analysis favoured the northwest to such an extent that we performed further analysis, splitting the 89.8% of houses placed in this location into sub-locations.

The sub-locations were named **West of Flatts Lane**, **North of Park Road**, **Calverton Colliery** and **West of Hollinwood Lane**, and are illustrated in **Figure 4** below.

Figure 4: Results of table exercise showing locations of sub-areas to north west of village



The numbers and percentages of houses placed in the northwest strategic location by sub-area are set out in Table 2-1 below.

Table 2-1: Location of houses placed within the north-west direction for growth

Sub-area	Number of houses placed	Percentage of north west total
Calverton Colliery	925	6.5%
North of Park Road	10,050	69.7%
West of Flatts Lane	2,400	16.7%
West of Hollinwood Lane	1,100	7.8%
Total	14,475	100%

Note: Numbers may not sum due to rounding.

2.3 The second masterplanning workshop

2.3.1 Workshop methodology

A second masterplanning workshop was held on Wednesday November 13th at St. Wilfrid's Church in Calverton, attended by 85 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 Calverton 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.

In response to the large number of comments about flooding at the first workshop, Nottinghamshire County Council, as lead local flood authority, sent a representative to the second workshop.

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 and Flooding

George's Lane was also mentioned as having problems with flooding, in addition to the surface water flooding on Main Street mentioned at the first workshop. One consultee expressed concern that building to the northwest of the village could increase flooding in the southeast of the village.

Education

There were contrasting comments on education. One consultee questioned the assessment of 250 primary school places being needed as too low. Another stated that the village needed more houses to help provide more secondary school pupils, as the secondary school may have to make teachers redundant due to a lack of children.

Housing

Flatts Lane was mentioned as an example of the kind of development that should not be encouraged. It is considered to be too dense, with no green space and with parking problems 'designed into' the development.

Medical services

Some consultees asked for more doctors' surgeries, but others disagreed, stating that it was not more surgeries but more doctors at the existing surgery that is required.

Open space

One consultee suggested that more allotments should be provided alongside the new development. Another stated that although the leisure centre is better than nothing, it should be demolished and rebuilt with a larger pool. Another consultee stated that the hills to the south of the village are used by ramblers.

Shopping/local centre

Consultees pointed out that the village centre is outdated and old, suffers from underinvestment, and that it needs a masterplan of its own alongside any masterplan for new housing development.

Spatial comments

Consultees expressed support for locating the new housing west of Hollinwood Lane as well as to the north of Park Road (the north of Park Road option was supported at the first

workshop). It was noted that these options offered the space to deliver new infrastructure alongside the housing, which might not be the case for other locations.

Transport and movement

There were a number of comments on George's Lane. The road was highlighted as narrow, winding and liable to closures in winter, as well as already extremely busy. Consultees were keen to ensure that new development minimised traffic impact on this route to and from Nottingham. One consultee stated that improvements would be needed at the junction of Oxtan Road with the A614 and another that the roundabout at the junction of Whinbush Lane and Oxtan Road might need traffic signals. Another asked for the junction of Hollinwood Lane and Oxtan Road to be re-opened.

One consultee suggested that a bus be introduced running up Main Street as far as West End (at present, the Calverton Connection turns down George's Lane to access Nottingham). One consultee asked for facilities for cyclists, including road improvements and cycle paths. Another stated that the Calverton Connection bus is standing room only at peak times.

2.3.2 Questionnaire

The questionnaire for Calverton included nine 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.

The nine 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. Questionnaires deliberately spoilt were not included in our assessment of results.

1. Developing the Calverton colliery site for housing would be a better use of land than the existing lorry park/recycling centre.

Results: Strongly agree 28, Agree 13, Disagree 9, Strongly disagree 13, Of No Concern 2. Therefore a majority of respondents (63.1%) strongly agreed or agreed with this statement.

Reasons: Those who agreed stated that developing a brownfield site would be preferable to developing a greenfield site. They also saw the existing uses on the site as an eyesore, suffered disruption from lorry traffic, and stated that if this site were developed, the impact of new housing on the existing village would be lessened, and access to the Oxtan Road would help reduce traffic levels from new development in the village. Some consultees also stated that the site does not provide much employment for local people in any case.

Of those who disagreed, reasons included the loss of employment, the importance of the recycling centre and the suitability of the relatively isolated site for noisy, dirty uses. However, some people disagreeing did so on the basis that they did not want any new housing development at all in Calverton, which was to misinterpret the question.

2. If the Calverton colliery site is developed for housing, employment land should be allocated elsewhere in or around the village.

Results: Strongly agree 4, Agree 26, Disagree 10, Strongly disagree 15, Of No Concern 3. Therefore a small majority of respondents (51.7%) strongly agreed or agreed with this statement.

Reasons: Those who agreed stated that sustainable development should not entail the loss of employment or industrial areas and that jobs should be provided at Calverton alongside new housing to reduce the need to travel. One consultee stated that there was space at Hoyle Road industrial area for replacement employment space. Another suggested that a new industrial estate could be developed north of Oxton Road.

Among those who disagreed, some pointed out that as long as replacement employment land is provided in Gedling, it need not be in Calverton village. Another consultee stated that the number of jobs lost through redevelopment of the lorry park would be small. Another stated that employment land already exists in the village and that there is therefore no need to replace employment land lost to other uses.

3. The timber yard/fencing centre on Flatts Lane would be a suitable location for new housing development.

Results: Strongly agree 4, Agree 20, Disagree 16, Strongly disagree 16, Of No Concern 5. Therefore a small majority of respondents (52.5%) disagreed or strongly disagreed with this statement. However, 'Agree' was the single most popular answer.

Reasons: Those who agreed with the statement pointed out that it is a brownfield site and that if the owner's intention is to promote the timber yard for development, it should be allowed to become a residential location. Additionally, access is considered good in the area and using the site would reduce the impact of traffic in the village centre.

Among those disagreeing, the main reasons were loss of an existing business, and that Mansfield Lane/Flatts Lane is a defensible greenbelt boundary that should not be broken. There were also concerns about the impact of any housing on the scout camp nearby, as well as on Oxton Woods. It was also felt by some that the development would be too isolated from the existing village. One consultee pointed to the land being low-lying and boggy, and thus unsuitable for housing development.

4. Any new shops, services or facilities that the new development will need (e.g. doctors', dentists' etc.), should be provided within the existing village centre and/or at the Co-op on Collyer Road rather than near the new development.

Results: Strongly agree 11, Agree 19, Disagree 15, Strongly disagree 13, Of No Concern 4. Therefore a majority of respondents (but less than half, at 48.4%) strongly agreed or agreed with this statement.

Reasons: Among those agreeing, reasons given included the need to support existing shops and the maintenance of a thriving village centre. One respondent stated that providing new facilities at the existing centre would act as a spur to the regeneration that it needs. Another stated that development of the existing centre would be the best way to ensure the development benefits existing as well as new residents, and to avoid 'splitting' the village. One consultee stated that although new facilities should be provided at the existing centre, this would not necessarily rule out a corner shop for daily needs near the new development.

Among those disagreeing, by far the most common reason was the perceived lack of parking in the current village centre, particularly at St. Wilfrid's Square. Additionally, it was felt that there is no room for expansion. Many consultees pointed out that as the most suitable location for new development is relatively far from the existing centre, parking pressures would increase.

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

Results: Strongly agree 40, Agree 16, Disagree 5, Strongly disagree 0, Of No Concern 3. Therefore a large majority of respondents (87.5%) strongly agreed or agreed with this statement.

Reasons: The reasons given for agreeing with this statement included that three storeys or more are not felt to be in keeping with the village's traditional buildings and character, and that three storey houses are visually intrusive- in particular, blocking views of the countryside surrounding Calverton and having overshadowing/daylight effects on existing housing. This has apparently already happened as part of the Brambles development, and the three storey houses at Flatts Lane are considered ugly by many villagers.

Among the minority disagreeing, reasons included that three storey development would help save more land from being built on, and that two storeys with roof space would be acceptable. However, even those disagreeing stated that no development should be higher than three storeys.

6. Road access to and from any new development should encourage drivers to use the Oxtun Road as much as possible in preference to driving through the village/village centre.

Results: Strongly agree 43, Agree 10, Disagree 4, Strongly disagree 4, Of No Concern 0. Therefore a large majority of respondents (86.9%) strongly agreed or agreed with this statement.

Reasons: Those who agreed stated that the main reasons were to avoid additional traffic impacts on the centre of the village. Main Street in particular was stated to suffer problems with parking and congestion. However, many of those agreeing stated that Oxtun Road might still require upgrading at appropriate junctions, in particular its junction with the A614.

Among the minority disagreeing, some made the same point as those agreeing- that Oxtun Road would not be suitable until upgrades are made. One consultee stated that congestion if all cars used Oxtun Road would not be manageable and that it could be better to spread the impact of traffic.

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

Results: Strongly agree 23, Agree 22, Disagree 11, Strongly disagree 1, Of No Concern 4. Therefore a majority of respondents (73.8%) strongly agreed or agreed with this statement.

Reasons: Of those agreeing, reasons given include the maintenance of independence and dignity. One consultee pointed out that apartment blocks built in the 1960s and 1970s are now being demolished to provide bungalows. Another pointed out that providing bungalows would encourage downsizing to a greater extent than would the provision of retirement homes or flats. However, a significant proportion of those agreeing stated that a mix of units should be provided.

Among those disagreeing, the point about providing a mix of units was also made. One consultee stated that free-standing units take up too much space, and others stated that flats provide a community feel that is lacking in free-standing properties.

8. It would be better to concentrate the new development in a single place on the edge of the village, rather than spread it in several clusters around the village edges.

Results: Strongly agree 27, Agree 15, Disagree 11, Strongly disagree 7, Of No Concern 1. Therefore a majority of respondents (68.9%) strongly agreed or agreed with this statement.

Reasons: Those agreeing cited reduced impact on the existing village (both in terms of construction and occupation of housing, and maintaining a village 'feel') if all development was provided in a single place. Others pointed out that it would be easier for the new residents to support facilities benefiting the village as a whole if all the housing was in a single location, and that traffic impacts would be reduced. Still other respondents pointed out that all locations at the village edge offer parks, woodland, walks and so on, and that therefore the development should not be 'spread' to affect them all. Another consultee pointed out that Calverton has developed historically by providing housing developments in single places.

Among those disagreeing, reasons included that a single large development would not aid the integration of new residents; smaller developments would, by contrast, assist such integration. One consultee worried that development in a single place would mean the village centre was no longer at the centre of the village.

9. If cycle parking and/or cycle schemes were provided across the village, I would use a bike more to access the shops, village centre etc.

Results: Strongly agree 4, Agree 9, Disagree 14, Strongly disagree 15, Of No Concern 18. Therefore a majority of respondents (48.3%) disagreed or strongly disagreed with this statement.

Reasons: Those agreeing stated that cycling would reduce car use and pressure on parking spaces, is good for the environment and health, and that Calverton needs to become more cycle-friendly. However, some of those agreed only on condition that measures are taken at the same time to calm traffic.

Among the majority disagreeing, the most commonly cited reason was safety, and that, among those who do not drive, walking is preferable. Many stated that they prefer to travel by car and in some cases have no choice but to travel by car due to disability and age.

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 Study¹ and the Accessible Settlements Study 2010². 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)³

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.

¹ Available online at <http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=16730&p=0>

² Available online at <http://www.nottinghamshire.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=174916>

³ Available online at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.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.

Paragraph 121: Planning policies and decisions should also ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.

3.1.3 *Aligned Core Strategy*⁴

The key local policy document relating to Gedling Borough is the Aligned Core Strategy, which seeks, through proposed amendments to Policy 2: Spatial Strategy, up to 1,055 homes at Calverton through new allocations.

Other policies with direct relevance to residential development in Calverton include⁵

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 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;

⁴ Available online at

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

⁵ Please note policy referenced is from the publication version and final policy wording may differ in subsequent versions, given changes which may be recommended in the final Inspector's report

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

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

i) 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, 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 surgeries, 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)⁶

Gedling's Affordable Housing SPD seeks 20% affordable housing in Calverton.

3.1.5 Gedling Borough Replacement Local Plan⁷

The 2005 Gedling Borough Replacement Local Plan is in the process of being updated by the Aligned Core Strategy, so many of its spatial policies will be superseded by the ACS, once adopted. However, 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 conservation areas in the village⁸, but development in any direction away from the south of Calverton is unlikely to have any visual impact on them. There are two Scheduled Ancient Monuments (SAMs), on the ridgeline to the south of the village, at Fox Wood and Ramsdale Hill. To the south of the village, there are three SINC's- one along George's Lane, one just south of the existing village and one at Fox Wood. To the north of the village, Thorndale Plantation is a SINC and a Mature Landscape area. There is also an extensive Mature Landscape area to the east of the village. To the northwest and west of the village, William Lee Memorial Park and its associated open space, and Calverton Miners Welfare FC playing field are both Protected Open Space.

⁶ Available online at

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

⁷ Available online at <http://www.cartogold.co.uk/GedlingLocalPlan/>

⁸ Since the publication of the proposals map, these conservation areas have been merged into a single conservation area following conservation area review. For more details, see Calverton Conservation Area Character Appraisal available online at

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

3.2 Other plans, strategies and documents

3.2.1 *Green Space Strategy*⁹

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 Strategy also identifies Calverton as benefiting from excellent play area provision.

In terms of allotment provision, Calverton Parish Council previously were significantly oversubscribed but were able to use the former Lee Road Recreation Ground for new allotment space and there is now an estimated waiting list of 10 plots. 5 residents on the waiting list at Calverton do not live within the parish boundaries and the parish now only allows parish council residents to join it.

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

3.2.2 *Infrastructure Capacity Study*¹⁰

The Infrastructure Capacity Study (2009) identifies Sir John Sherbrooke Junior School as having an excess of 34.2% places, one of the schools with the highest capacity in the Borough.

3.2.3 *Infrastructure Delivery Plan*¹¹

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 Calverton, the IDP identifies the following requirements:

- Likely upsizing of sewers;
- Reinforcement of electricity distribution, comprising update of existing 33/11kV primary at Calverton, and the potential need to build a new 33/11kV primary in the area.
- Potential capacity for expansion of existing primary school within Calverton but requires further analysis of constraints. If not possible, a new primary school may be required.
- Potential capacity to expand existing secondary schools but requires further analysis.
- A Habitats Regulation Assessment Screening Report for the prospective Sherwood Forest Special Protection Area near to Calverton concluded that a potential significant effect cannot be ruled out without the implementation of a mitigation strategy.

The IDP states such a mitigation strategy would include¹²:

⁹ Available online at

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

¹⁰ Available online at <http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=9718&p=0>

¹¹ Available online at <http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=9718&p=0>

- Avoiding the provision of a footway along Main Street west of Hollinwood Lane down to the B6386
- Maintaining the integrity of the fence along the B6386
- Provision of Suitable Alternative Green Space (SANGS)
- Providing high levels of open spaces and attractive green infrastructure within the development to facilitate dog walking and to promote routes to other less sensitive sites

The IDP also states that a watercourse runs along the northern boundary of the strategic location for development, which has an associated flood zone. However, this flood zone may be misaligned away from the watercourse.

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.

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

Following the Examination in Public for the Aligned Core Strategies, and the resulting review of the housing figure, Nottinghamshire County Council confirmed in December 2013 that, based on 1046 homes (the figure including existing commitments and completions) a new primary school would be required, plus contributions to 122 secondary school places.

As a result of ongoing discussions, this assessment has been refined to encompass the provision of a new primary school and contributions to support 169 secondary school places.

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

3.2.4 Strategic Housing Land Availability Assessment¹³

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.).

¹² Only those points within the mitigation strategy directly relevant to the proposed development area at Calverton have been summarised. Other points (for example, the alignment of footpaths in the plantation north of Oxtan Road) are outside the scope of this report.

¹³ Available online at <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/localdevelopmentframework/shlaa/>

3.2.5 Sustainable Community Strategy¹⁴

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 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.

3.3 Other relevant considerations

3.3.1 Greater Nottingham Core Strategies Transport Modelling¹⁵

The Core Strategies transport modelling states that the site at Calverton identified (Park Road/Hollinwood Lane) was identified as benefitting from a 15-minute bus connection to Nottingham (Calverton Connection), and therefore no public transport improvements are proposed.

3.3.2 Greater Nottingham Habitats Regulations Assessment¹⁶

In addition to the mitigation strategy noted above, the Habitats Regulations Assessment comments further on the establishment of the proposed Special Protection Area (pSPA) for Sherwood Forest. It states that owing to the uncertainties as to the effects of the proximity of urban development on the pSPA, it is recommended that in the absence of more detailed analysis, a precautionary approach should be adopted. It states that development at Calverton

¹⁴ Available online at

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

¹⁵ Available online at <http://gossweb.nottinghamcity.gov.uk/gn/GreaterNottinghamCoreStrategies.pdf>

¹⁶ Available online at

<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Greater%20Nottingham%20combined%20HRA%202012.pdf>

should be kept south of the B6386 to avoid significant effects on the prospective Special Protection Area.

3.3.3 *Greater Nottingham Landscape Character Assessment*¹⁷

The Greater Nottingham Landscape Character Assessment (LCA) states that there are areas between Calverton and Ravenshead (i.e. north of Calverton) that are within the Sherwood Forest boundary.

3.3.4 *Emerging Calverton Neighbourhood Plan*¹⁸

The emerging Calverton Neighbourhood Plan states that the Neighbourhood Plan should seek to protect the ridges to the south of the village and the setting of the Scheduled Ancient Monuments and to protect the Conservation Area and its setting from inappropriate development. It also seeks:

- a distinctive central core for retail and commercial development
- that all new development should be designed to enhance Calverton's rural character
- recognition that Calverton is mainly a brick built settlement
- to recognise the serious issue of flooding on Main Street.

It then sets out recommendations and options as follows:

- The greenbelt boundary on the south side of Main Street to be maintained and not altered.
- The greenbelt boundary along Carrington Lane to be maintained and not altered.
- All new- build development and extensions within the Conservation Area or its setting should: be limited to 2 storeys in height; be built with appropriate heritage range bricks; have a clay pantile roof with an appropriately-scaled chimney; have windows of wooden construction and painted white; have wooden garage doors.
- All new-build development outside the Conversation Area not impacting on the setting of the Conservation Area to be limited in height to 2 ½ storeys; be brick built; have a clay-coloured pantile roof.
- All new retail and commercial development limited to a core central area to promote the development of a single core to enhance development of a distinctive centre.

3.3.5 *Land registry title number NT237872*¹⁹

Following the first masterplanning workshop, where contrasting opinions were expressed on the existence of a restrictive covenant or otherwise on Calverton Cemetery land, URS contacted Calverton Parish Council for clarification. The Parish Council provided a copy of Land Registry title number NT237872 (Land at Hollinwood Lane).

The document clearly states that the Calverton cemetery site is subject to a land use covenant stating the following:

'The Purchaser [i.e. Calverton Parish Council] hereby covenants with the Vendor not to use the said land hereby conveyed for any purpose other than the provision of cemetery allotment or recreational facilities for the benefit of members of the public in accordance with its statutory

¹⁷ Available online at <http://cms.nottinghamshire.gov.uk/lcagrnottmreport.pdf>

¹⁸ Produced by Calverton Parish Council (<http://www.calvertonpc.co.uk/>)

¹⁹ Provided to URS by Calverton Parish Council

powers and not to carry out, suffer or permit to be carried out on the said land hereby conveyed or any part thereof any other development whatsoever’.

The document therefore provides confirmation that the Calverton Cemetery land west of Hollinwood Lane and immediately north of Main Street is not able to be considered for housing development.

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 Calverton (20.2%) is close to the England average (21.4%)²⁰.

The existing population aged over 60 years (25.3%) 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 2013²¹ 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 Calverton 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), as it is impractical to aim for an exact match between the numbers of pupils (demand) and the available places (supply).

An overall deficit in provision of primary school places has been identified within the four schools in Calverton or within 2.9km of its boundary, as outlined in Table 4-1 below. Sir John Sherbrooke Junior School has a reasonable existing surplus of places available, despite the other three schools having a limited supply of places. If considering surplus/deficit, not taking account of the assumption that a school is at capacity when it reaches 95% occupancy, there is a surplus of 65 primary school places between the four schools.

²⁰ KS102EW - Age structure, (2013), Census 2011, Office for National Statistics

²¹ Available online at <https://www.gov.uk/government/publications/national-travel-survey-2012>

Table 4-1: Primary school capacity within 2.9km of the Calverton study area

Name	Capacity	Roll	Surplus/deficit	Surplus/deficit at 95% capacity
Manor Park Infant and Nursery School	135	123	12	5
St Wilfrid's C of E Primary School	209	213	-4	-14
Sir John Sherbrooke Junior School	198	141	57	47
Wood's Foundation C of E Primary School	210	210	0	-11
Total	752	687	65	-27

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.

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. As with primary provision, guidance from the Audit Commission considers secondary schools to be ‘at capacity’ when at 95% occupancy.

An overall deficit in provision of secondary school places has been identified within the two schools in Calverton or within 4.2km of the village edge, as outlined in Table 4-2 below. If considering surplus/deficit, not taking account of the assumption that a school is at capacity when it reaches 95% occupancy, there is a surplus of 29 secondary school places between the two schools.

Table 4-2: Secondary school capacity within 4.2km of the Calverton study area

Name	Capacity	Roll	Surplus/deficit	Surplus/deficit at 95% capacity
Colonel Frank Seely Comprehensive School	1,015	1,002	13	-38
Redhill Academy	1,316	1,300	16	-50
Total	2,331	2,302	29	-88

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 1km²².

There are two early years providers within and surrounding Calverton, as outlined in Table 4-3 below. There is the option for parents to send their children to either Manor Park Nursery (local authority) or Homestead Day Nursery (privately run), therefore offering a degree of choice for residents. There is, however, no information about the current capacity of these facilities.

Table 4-3: Early years education providers within 1km of the Calverton study area

Name of provider	Type of provision
Homestead Day Nursery ²³	<ul style="list-style-type: none"> Privately run Day nursery Accommodates up to 38 children Accepts children from 2 months old
Manor Park Nursery School ²⁴	<ul style="list-style-type: none"> Local authority run Day nursery Part of Manor Park Infant School Accepts children from 3 years old

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. 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 in Calverton, as outlined in Table 4-4. Dental provision is likely to be somewhat more limited, however, with only one dentist serving the village. Residents may therefore have to access dental care elsewhere dependent on the availability of appointments.

At the GP practice outlined above, there is a total of seven GPs²⁵. The ratio of registered patients per GP at the practices is 1,318; a significantly better level of provision than the target patient list size of 1,800 per GP recommended by the Department of Health²⁶.

Table 4-4: GP and dental surgeries within 1km of the Calverton study area

Name of surgery	Type of provision	Number of GPs/Dentists
The Calverton Practice	GP	7
Calverton Dental Practice	Dentist	1

²² A best practice estimate, in the absence of formal guidance on travel distance standards for early years education.

²³ <http://www.daynurseries.co.uk/daynursery.cfm/searchazref/50003025HOMA>

²⁴ <http://www.nottinghamshire.gov.uk/learning/schools/school-search/?BaselId=208>

²⁵ Department for Health, (2012); Patient list sizes and GP count 2012

²⁶ Ibid.

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 Study²⁷ 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 Strategy²⁸ 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 Calverton 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, 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 good provision of community and meeting space in Calverton, as illustrated by Table 4-5 below.

Table 4-5: Libraries and community facilities within 2km of the Calverton study area

Name	Type of facility
Calverton Library	Library
Calverton Working Men’s Club	Private club (but available for hosting community events)
St Wilfrid’s Church	Parish church (but available for hosting community events)
The Core – Calverton	Community centre
The Top Club	Sports and community club

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

²⁷ Greater Nottingham Infrastructure Capacity Study, (2009); Nottingham City Council

²⁸ Greater Nottingham Aligned Core Strategies, (2012); Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council

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.

Calverton has a small number of shops offering convenience goods and community services, mainly centred on St Wilfred's Square. There is also a Post Office which serves the village.

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 space²⁹ and target quantity standard per 1,000 resident population.

Table 4-6: 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"> 14 minute walk 1.1km or 510m straight line distance 	None	4.15ha/1,000 population
Amenity green space	<ul style="list-style-type: none"> 8 minute walk 643m or 386m straight line distance 	None	0.52ha/1,000 population
Natural and semi natural green space	<ul style="list-style-type: none"> 16 minute walk 1.4km or 560m straight line distance 	None	4.86ha/1,000 population
Allotments and community gardens	<ul style="list-style-type: none"> 20 minute walk 1.6km or 860m straight line distance 	10 minute drive	<ul style="list-style-type: none"> Urban Areas - 20 allotment plots/1,000 households Rural Areas - 30 Allotment plots/1000 households

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;

²⁹ 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.

- **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 and varied provision of public open space within and surrounding Calverton, as outlined in Table 4-7 below. The fact that there are two allotment plots within the village suggests that this type of facility is generally in demand within the locality.

Table 4-7: Public open spaces within relevant thresholds of the Calverton study area

Type of open space	Name
Parks and gardens	James Seely Park William Lee Memorial Park Hall Park
Amenity green space	Ramsdale Avenue Park Lee Road Park
Natural and semi natural green space	Hollinwood Moorfield Farm wood
Allotments and community gardens	Bonner Lane allotments Collyer Road allotments

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 4-8 below.

Table 4-8: 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 4-9, provides guidelines for the relevant accessibility standards for play equipment.

Table 4-9: 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 ²	Less than 5 types of play unit	80m
LEAP(1)	400m ²	5 types of play unit	240m
LEAP(2)	600m ²	6 types of play unit	360m
LEAP(3)	800m ²	7 types of play unit	480m
NEAP(1)	1,000m ²	8 types of play unit	600m
NEAP(2)	1,200m ²	9 types of play unit	750m
NEAP(3)	1,400m ²	10 types of play unit	900m
SEAP	1,600m ²	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 Calverton (as well as within the village itself).

There is a good provision of play space within Calverton, as outlined in Table 4-10 below.

Table 4-10: Play spaces within relevant thresholds of the Calverton study area

Type of play area	Name
LAP	Lee Road playground
LEAP	James Seely playground
NEAP	William Lee Memorial Park playground
SEAP	-

Providing new play space as part of future development is likely to be encouraged, as outlined in the Green Spaces Strategy. No SEAPs have been identified; however, facilities such as the skate park at William Lee park fulfil many of the functions of a SEAP. With play space provision already good within Calverton, a SEAP may therefore be unviable.

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 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.

Calverton Leisure Centre hosts a range of indoor activities and offers outdoor football pitches and a swimming pool. In addition, there are a variety of dedicated football facilities within the village, two golf courses and a hard surfaced sports court. Overall provision within and surrounding Calverton is good and is likely to cater to the majority of people's interests and for all ages.

Table 4-11: Sports facilities in or within 800m of the Calverton study area

Venue / location	Indoor activity / club / pitch	Outdoor activity / club / pitch
Calverton Leisure Centre	Badminton Squash Gym/fitness facilities Swimming pool	Football
Ramsdale Park Golf Centre		Golf
Springwater Golf Club		Golf
Calverton Miners Welfare FC		Football
Arnold Town Football Club		Football
Memorial Park		Football Hard surfaced sports court

Summary of community infrastructure thresholds

Table 4-12 summarises the community infrastructure thresholds identified in this section, based on local policy requirements and relevant precedents.

Table 4.12: Summary of community infrastructure thresholds

Infrastructure type	Demand?	Level of provision required
Early years education	Yes- but unknown capacity at existing early years provider	120 places
Primary education	Yes - one additional Form of Entry (30 children x 7 primary school years = 210 children per Form of Entry). This is sufficient to trigger a new Form of Entry primary school (although 2 or more Forms of Entry are usually preferred).	158 places
Secondary education	Yes - one additional Form of Entry (30 children x 5/6/7 secondary school years = 150/180/210 children per Form of Entry). This is not sufficient to trigger a new secondary school as these typically require 3 or more Forms of Entry to be sustainable.	120 places
GPs	No- sufficient existing provision locally	0.4 GPs
Dentists	Limited existing provision locally but demand from new housing on its own not sufficient to justify introduction of new dental surgery (a single dentist in a facility is not generally considered to be a sustainable model for healthcare provision). CCG to advise.	0.4 dentists
Community centres/halls	Five existing facilities likely to be meeting existing and new demand	565 sqm
Shops and retail	Unable to determine, but likely demand for walkable shops close to new housing	Unknown-detailed retail model would be needed
Parks and private gardens	Reasonable existing local provision	7.3ha
Amenity green space	Reasonable existing local provision	0.9ha
Natural and semi natural green space	Reasonable existing local provision	8.6ha ³⁰
Allotments and community gardens	Reasonable existing local provision	23plots
Play space (mix of equipped and playable space)	Reasonable existing local provision	2.1ha
Outdoor sports facilities	Existing local provision likely to be sufficient	2.6ha
Indoor sports facilities	Existing local provision likely to be sufficient	2.6ha

³⁰ This figure is hypothetical, based on the Gedling Green Spaces Strategy recommended targets. Countryside within easy reach of Calverton significantly exceeds 8.6 hectares in extent.

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 maps³¹ 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' mapper³² 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 4-13 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)³³.

³¹ Available at <http://maps.environment-agency.gov.uk>

³² Available at <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

³³ Defra flood risk management: information for flood risk management authorities, asset owners and local authorities. Available at: <https://www.gov.uk/flood-risk-management-information-for-flood-risk-management-authorities-asset-owners-and-local-authorities>

Table 4-1 – Roles and Responsibilities of Flood Risk Management Stakeholders and Organisations

STAKEHOLDER / ORGANISATION	RESPONSIBILITIES UNDER THE 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 are 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 (CLG)	CLG'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

Flood Zone maps available on the EA website show that there is a risk of fluvial flooding to the north and east of Calverton. The maps show the extent of likely flooding in the form of Flood Zones. Upon request, the EA would be able to provide more detailed flood maps which categorise land into the Flood Zones outlined below in Table 4-14, although detailed mapping for Flood Zone 3b may not be available.

Table 4-14 - Explanation of the Environment Agency Flood Zones

Flood Zone	Probability of Experiencing Flooding From Rivers in any Given Year	Implications for Development
1	<0.1% (greater than 1 in 1000 year event)	Land within Flood Zone 1 is deemed suitable for all development types and a site specific FRA is not required to accompany a planning application unless the site is greater than 1 hectare in size or lies within an area that has been identified as having critical drainage problems.
2	1% - 0.01% (between 1 in 100 and 1 in 1000 year event)	Development classified as 'highly vulnerable' by Table 2 (Flood risk vulnerability classification) of the technical guidance to the NPPF will be required to pass the Exception Test in order to be permitted within Flood Zone 2. The Exception Test is used to determine that there is not a more appropriate development site within Flood Zone 1 where development could be placed.
3a	>1% (less than 1 in 100 year event)	Only development uses categorised as 'less vulnerable' or 'water compatible' by Table 2 of the technical guidance to the NPPF are permitted in Flood Zone 3a. 'Highly vulnerable' development will not be permitted and 'more vulnerable' or 'essential infrastructure' developments will have to pass the Exception Test to show that there are no suitable sites available within Flood Zone 1 or Flood Zone 2.
3b	>1%	Flood Zone 3b is land designated as a functional floodplain, this means that the land is prone to flooding more frequently and is used as storage areas for flood water. Only 'water compatible' developments are permitted on land within Flood Zone 3b, 'essential infrastructure' may however be permitted if it passes the Exception Test by showing that there are no other suitable sites within Flood Zone 1, Flood Zone 2 or Flood Zone 3a. Any development that is permitted will have to show that the flood risk elsewhere will not be increased as a result of the development.

The Flood Zone maps show the designation of Flood Zones 1, 2 and 3. However, they do not differentiate between flood Zone 3a and 3b. The location of development should be undertaken sequentially; where feasible, development should be located within Flood Zone 1. In addition to fluvial flood risk, the EA indicative mapping shows the extent of possible flooding from reservoirs. These maps show that the area surrounding Calverton is not at risk of flooding from any reservoirs.

Furthermore, the maps provide groundwater information, such as if the area is designated as a Groundwater Source Protection Zone (SPZ) and also provide details of the aquifers that may be present within the ground. The maps show that Calverton is identified as being within the catchment area for a number of Nottinghamshire's SPZs. In addition to this, the maps show that there is a 'principal' bedrock aquifer beneath Calverton. This does not necessarily indicate that groundwater flooding is likely; however, it suggests that there may be large volumes of water stored within the ground potentially located close to ground level. Groundwater monitoring is recommended during site investigation to determine if there is a risk posed to development from groundwater sources.

British Geological Survey Maps

The Geology of Britain mapper shows that Calverton is mostly located above a sandstone bedrock formation; sandstone can be highly permeable and therefore store large volumes of water which is consistent with the groundwater information available from the EA. To the south of Calverton, where the sandstone and the principal aquifers end, the bedrock geology comprises a combination of sedimentary deposits made up of mudstone, siltstone, sandstone and alluvial deposits.

There are a number of historical borehole records for the area available. However, none of them include detailed information of the water level within the ground. In addition, the records held predate the closure of the collieries and water extraction points in the area. Residents expressed concern that since their closure the groundwater level has been rising; however, there is no readily available data that can be used to determine if this is indeed the case.

Nottinghamshire County Council Preliminary Flood Risk Assessment (2011)

The maps accompanying the PFRA³⁴ show that there were two years where flood incidents were recorded within Calverton between 1770 and 2010. In addition, the maps show that the Highways Asset Management System recorded between 21 and 50 incidents of flooding of highways between 2006 and 2011 in the centre of Calverton. The PFRA maps also show the incidents of flooding as recorded on the DG5 register by Severn Trent Water (STW). The DG5 register is maintained by the water and sewerage companies and is a record of reported flooding of properties in the UK. The exact location of records cannot be published; however maps can be produced showing the number of reported incidents within a 4 digit post code area.

The maps within the PFRA show that in Calverton there have been up to 25 incidents of flooding recorded on the DG5 register. This evidence does not, however, indicate the source of the flooding. The PFRA maps show the estimated number of people and properties that could be affected by surface water flooding along Main Street; specifically, up to 500 people (based on an average number of people per residential property) and 50 non-residential properties could be affected.

The PFRA also includes mapping of Areas Susceptible to Groundwater Flooding, showing that the centre of Calverton is at negligible risk of flooding from groundwater sources. The maps also show that there is a possibility of flooding along the banks of Dover Beck to the east of Calverton; this is most likely to due to hydraulic connectivity between the watercourse and local groundwater. It is likely that the flooding would be limited to the areas identified as at risk of fluvial flooding from the watercourse; therefore, if development is avoided in these areas, then it should not be at risk of flooding from groundwater sources.

³⁴ Available at: <http://www.nottinghamshire.gov.uk/enjoying/countryside/flooding/lead-local-flood-authority/pfra/>

Nottinghamshire County Council Level 1 (Minerals and Waste) Strategic Flood Risk Assessment (2011)

The maps that accompany the Level 1 (Minerals and Waste) Strategic Flood Risk Assessment (SFRA)³⁵ for Nottinghamshire reflect the data on the PFRA maps. They show there is a history of flooding in the village and provide maps for areas susceptible to groundwater flooding on the same lines as those above. In addition, the SFRA includes the EA maps for surface water, showing that under the 1 in 200 year storm scenario there could be widespread flooding at Calverton with depths ranging between 0.1 m and 0.3 m in most places and greater than 0.3m in some areas.

Consultation with Gedling Borough Council

Gedling Borough Council (GBC) is aware that there is a history of flooding in Calverton. Furthermore, in line with the evidence above they agree that the cause of the flooding along Main Street is surface water runoff from the fields to the south of the village. They however advised that “the number of properties that have been flooded has not hit any triggers for grants or actions”. Further to this, they have suggested that the problem may be due to the lack of maintenance of privately owned land drains in the southern areas of the village.

Consultation with Nottinghamshire County Council

NCC has confirmed that they are currently undertaking a flood investigation for Calverton due to the widespread flooding that occurred on the 23rd July 2013. This study may lead to remediation work being undertaken within the village in order to prevent future flooding events causing the impact levels experienced in the past. NCC has also highlighted that as part of this kind of masterplanning exercise, consideration should be given to the impact of development on all sources of flooding.

Greater Nottingham Infrastructure Delivery Plan (May 2013)

The Greater Nottingham Infrastructure Delivery Plan (IDP) suggests that the flood zoning of the watercourse to the north of Calverton may be misaligned. This may be due to an error in the underlying modelling used to produce the flood maps or may be due to the exact location of the watercourse being unknown. The IDP explains that the EA have advised that as part of a site-specific Flood Risk Assessment (FRA) for development in this area, detailed modelling should be undertaken to determine the correct location of the flood zones and that development should then be located outside of these areas.

³⁵ Available at:

http://cms.nottinghamshire.gov.uk/sfra.pdf?bcsi_scan_E956BCBE8ADBC89F=0&bcsi_scan_filename=sfra.pdf

4.3.4 Mitigation Options

Any new development is required to meet the requirements of the NPPF which states that the proposed development should not increase flood risk elsewhere and where possible should aim to reduce flood risk. Therefore, new development proposed in areas prone to flooding will be required to provide protective measures and will also be required to ensure that development does not increase the risk downstream.

Development at Calverton should consider the risk posed from surface water flooding and this risk should be addressed through a site-specific FRA. In addition, existing surface water flooding issues mean that the management of runoff from any development site should be given particular consideration. Where possible, the development should endeavour to discharge runoff via infiltration systems and/or limit the discharge to the greenfield rate.

The above measures would mean that flood risk is not increased as a result of development. However, there is no requirement for proposed development to address existing flood risk in the village if it is not directly related to the development.

It is recommended that a feasibility study is initially undertaken for the area to:

- Further investigate the source of the flooding;
- Determine the most effective options for reducing these risks, and;
- Determine the likely cost associated with these options and evaluate the cost benefit of implementing them.

4.3.5 Access

Access to / from any development 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. A development of this size would require more than one access and, if developed as one block, potentially 2 to 3 separate points of access.

The 6Cs Design Guide states that a single major access road (6.75m carriageway width) can serve up to 400 units, and a normal access road (4.8m to 5.5m carriageway width) can serve up to 150 units.

The advice contained in the 6Cs Design Guide is that access roads are 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.

Access to potential development plots to the north and north-west of the village would likely be taken from Oxtown Road and Main Street. Both are relatively straight (though there are stretches of solid-white central lining), with opportunities for junction of a variety of types.

Pedestrian / cyclist routes running to and from Park Road (near junctions with Flatts Lane, Seeley Avenue and Collyer Road) would provide the best access to the village centre and its facilities (including existing schools). Ensuring good access by non-car modes provides the best opportunities to reduce vehicular movement from the new settlements into the village centre.

Access to potential development plots to the west and south west would likely be onto George's Lane. This road currently has a high degree of horizontal curvature and siting an

access junction would need careful consideration. (There may, however, be opportunity to review the alignment of the road as part of the development).

There is no footway on George's Lane; however, pedestrian and cyclist access could be facilitated via Longue Drive if none could be provided on George's Lane itself.

4.3.6 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 4-15, 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 4-15: 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
	753 units	151	414	392	241

Vehicles routing away from Calverton would likely use the B6386 (Oxton Road) if development were to the north or north-west of the village. This would mean routing through two priority cross-roads, the first of which is the location of an accident cluster as revealed by data within Crashmap (2008 – 2012, inclusive):

- B6386 (Oxton Road) / Flatts Lane / Whinbush Lane; and
- Oxton Road / Main Street.

As such, any development would likely require contributions to safety schemes at the above locations.

To the west, vehicles would route to the A614 / B6386 (Oxton Road). This is currently a priority junction with right-turn harbourage. No detailed assessment of this junction has been undertaken as part of this work, but there would appear to be scope to introduce a signalisation scheme subject to feasibility work being undertaken. To the east, vehicles would route to the A6097 / B6386 (Oxton Road) roundabout. Again, the capacity of this junction has not been assessed as part of this work; however, there would appear to be scope to signalise this roundabout subject to feasibility work and loading analysis being undertaken.

There is also the potential for traffic to use Whinbush Lane as an alternative route to the north. This route does not appear suitable for large volumes of traffic and may require a localised safety scheme to facilitate any development.

For development to the south-west, George's Lane has been the location of a number of collisions within the stretches of road which are characterised by horizontal curvature. A detailed comparison of the safety characteristics of competing routes has not been undertaken

but, like Whinbush Lane, this issue may need to be examined by any future development seeking to add traffic to this route.

4.3.7 Public transport

Given a public transport mode share of 10%, it could be expected that the development would generate an additional demand of 87 additional public transport journeys in both the AM and PM peak periods.

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:

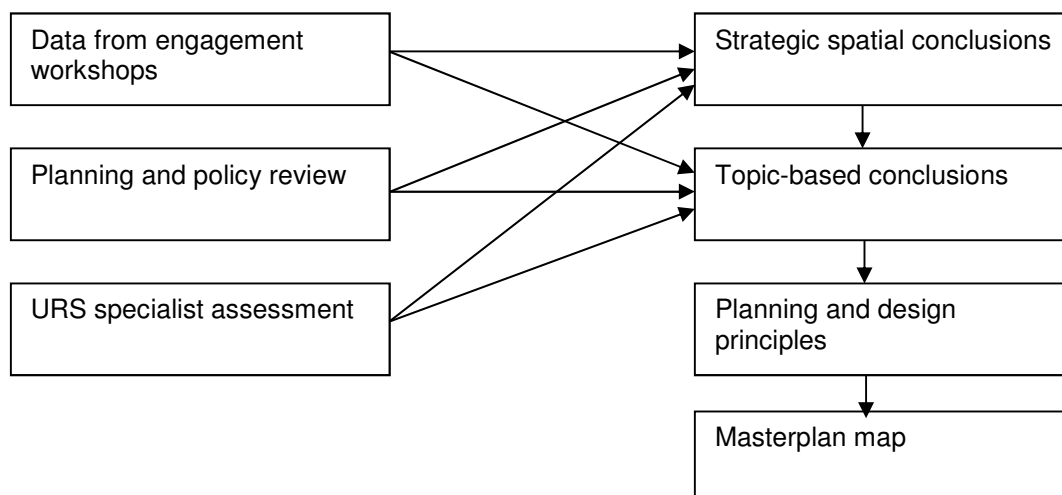
- Where should new development take place and why?
- In which locations should new development be avoided and why?

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:

- Development to south of village is not suitable for reasons including impact on natural and historic landscape, ecology, flooding and access
- Development north-west of village is preferred as it uses lower-quality land, flood risk is lower, access is easier and there is space for new facilities
- Majority preference for lorry park at Calverton Colliery to be redeveloped for housing
- Majority preference for all new development to be in single strategic location
- Competing opinions on whether development of the cemetery site is desirable
- Small majority in favour of relocating employment elsewhere in the village if colliery site redeveloped for housing
- Little support for development to east, west of north-east of village, including development of Flatts Lane timber yard
- Development in location less likely to increase traffic on Main Street preferable
- George's Land to south of village narrow and winding, cut off in winter and generally unsuitable for higher levels of traffic

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
- The 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
- The ACS Habitats Regulations Assessment states that development should remain south of the B6386
- The SHLAA indicates landowner intention to develop in most locations around the village edge
- SHLAA comments on sites to the north-east and east are that they are isolated from existing development
- The Gedling Green Space Strategy states that there are Sites of Importance for Nature Conservation (SINCs) to the south of Calverton but not to the north
- The Greater Nottingham Landscape Character Assessment highlights that some land to the south of the village is within Sherwood Forest
- The Replacement Local Plan proposals map shows a conservation area at the village centre and Scheduled Ancient Monuments on the ridgelines south of Calverton
- The Replacement Local Plan seeks to avoid adverse effects on Mature Landscape Areas, and the proposals map shows there is one northeast of the village and a larger area east of Calverton
- The Replacement Local Plan seeks to avoid adverse effects on SINCs, and the proposals map shows there are some to the south of the village and one to the north
- The Replacement Local Plan shows William Lee Memorial Park, its associated open space and the Miners Welfare FC as protected open space
- The emerging Calverton Neighbourhood Plan seeks to protect the ridges to the south of the village and the setting of the Scheduled Ancient Monuments and to protect the Conservation Area and its setting from inappropriate development
- The emerging Calverton Neighbourhood Plan calls for the greenbelt boundary on the south side of Main Street to be maintained and not altered
- The emerging Calverton Neighbourhood Plan calls for the greenbelt boundary along Carrington Lane to be maintained and not altered
- A restrictive covenant means that the Calverton Cemetery site cannot be developed for residential use

5.2.3 *URS specialists*

Data on strategic spatial options from URS specialists can be summarised as follows:

- Development northwest of the village preferable in terms of flood risk to development to south or east
- Development south-west and/or south of the village less preferable in transport terms
- Development to the northwest of the village preferable from transport point of view, based on existing route network, connections to Nottingham and potential connections to village centre

5.2.4 *Masterplan conclusions and recommendations- strategic spatial options*

The three sources of evidence used are relatively consistent in suggesting that the south of the village would be the least suitable direction for growth. The three sources are also relatively consistent in suggesting that the north-west is the most suitable direction for growth

on a range of criteria, including environmental quality of land, flood risk, access to the transport network and the space to provide the range of supporting facilities a development of this scale would require. Based on the evidence we have seen, we agree with these conclusions, and also note that concentrating the growth in a single place would also result in reduced construction and visual impact, as well as a critical mass of population to support new facilities and services nearby. Concentrating the growth in a single place is also the preferred option of local residents.

Growth to the north-east

Taking each strategic direction in turn, growth to the north-east of the village appears relatively unsuitable due to a lack of defensible boundaries once Carrington Lane/Mansfield Lane is breached. Additionally, there would be the potential for adverse impact on two separate Mature Landscape Areas- Thorndale Plantation and the fields to the east of Calverton. Thorndale Plantation is also a Site of Importance for Nature Conservation (SINC). The vicinity of the Sherbrook Scout Camp is also subject to flood risk. Local residents do not support growth in this direction.

Growth to the east

Growth to the east of the village is considered unsuitable on similar grounds. The Mature Landscape Area covers almost all land to the east and a larger area of flood risk extends to within 400 metres of the edge of the village. Like development to the north-east, there is also a lack of features potentially suitable to use as defensible Green Belt boundaries. Development to the south-east also risks coalescence with Woodborough, which should be avoided. This direction is also not supported by local people, and would increase traffic on Bonner Lane/Main Street, particularly as George's Lane would likely be used as the most direct route to Nottingham.

Growth to the south

Development south of the village is considered unsuitable on a range of criteria, including landscape character, potential impact on the setting of heritage assets and village centre conservation area, significant lack of support from the local community, perceived high environmental value of the land (including three SINCs), topography, location relative to transport infrastructure, the difficulty of access onto George's Lane and surface water flood risk. It also lacks defensible boundaries, except for the ridgeline, but using the ridgeline as a defensible boundary would clearly be undesirable in terms both of visual impact and policy. Although the flatter land to the south between the base of the hills and the southern edge of the village lacks topographical constraints, we would still recommend it is not developed on the basis of the other constraints outlined above.

Growth to the south-west

Many of these constraints also apply to the land to the south-west, which is dominated by Ramsdale Park Golf Course. There is significant local opposition to developing this site, which is seen as a valued local recreational facility. Additionally, although development in this location would benefit from defensible boundaries to the east (Hollinwood Lane), west (Oxton Road) and north (Main Street), there are no likely defensible boundaries to the south. Development here is likely also to increase traffic levels on Main Street and have a potential impact on the setting of heritage assets. It would also be disconnected to an unacceptable extent from the existing village edge, and far from services and facilities. The unnamed hill immediately north of Hollinwood House would also physically and visually separate the southern half of the development from the existing village.

Growth to the west

The land to the west of Hollinwood Lane would be more suitable in terms of flood risk, landscape quality and topography than land to the southwest or south. However, the extent and characteristics of existing uses renders it less suitable for new housing development. As previously noted, the cemetery site is protected by a land use covenant and therefore not available for residential development, there are sports playing fields (Miners Welfare FC) and a clubhouse (the Top Club) to its north and the lorry park and recycling centre occupy the site of Calverton Colliery. As with growth to the south-west, development in this location would also be likely to increase traffic levels on Main Street. It would also be spatially separated from the existing village.

Growth to the north-west

The north-west direction for growth is considered the most suitable option. This is the only direction for growth that is completely contained by roads which can be used as defensible Green Belt boundaries (Oxton Road, Flatts Lane and Main Street. Support for this spatial option significantly outweighed support for other locations for growth at the first masterplanning workshop.

The relatively flat land on both sides of Hollinwood Lane slopes away from the village to the north, meaning that surface water does not drain to the area of most severe flooding in the village centre. It is well-located for the strategic transport network and would not impact any areas of mature landscape or heritage designations. The land is of relatively lower environmental quality and except for its northern tip south of the Flatts Lane/Oxton Road junction, it is outside the area at risk of flooding.

Along Park Road and Flatts Lane, the land has a relatively long frontage to the existing village edge, which could facilitate integration with the existing village. A range of existing facilities and buildings on site would have to be retained (William Lee Memorial Park and associated rugby and pitch and putt fields, the Top Club and the Miner's Welfare FC playing fields, the St John's Ambulance building, the houses on North Green and the cemetery site protected by a covenant).

URS transport specialists advise that there would appear to be more scope to develop accesses for the development to the north and north-west of Calverton than the south-west given the geometry of the existing road network and the availability of routes to the west and east to take traffic to radials into Nottingham. The sites to the northwest also have the potential for direct linkages to the village centre (with potential non-direct vehicular linkages giving non-car modes time advantages over private car traffic).

Constraints associated with this direction for growth include the potential impact on the Sherwood Forest proposed Special Protection Area (which can be addressed through the proposed mitigation strategy detailed in the Open Space section below), and the potential for contaminated land or difficult ground conditions near the former colliery site

At the time of the community consultation sessions, the maximum housing target was of a scale necessary to require consideration to be given to developing the lorry park on the site of Calverton Colliery for housing. This is why this option is referenced in the community engagement chapter above.

However, due in part to the potential loss of employment, this option was ranked consistently lower in preference by the community than was development on the open land bounded by Hollinwood Lane, Park Road, Flatts Lane and Oxton Road (henceforth referred to as 'the main north-west site' for brevity).

Following the downward revision of housing numbers after the Core Strategy Examination in Public, the amount of land required reduced to the extent that only the main north-west site would need to be developed.

A significant additional benefit of using only the main north-west site is that it accords to a far greater extent with community aspirations for the location of growth as expressed at the engagement workshops.

The new residents will be able to use William Lee Park and its sports fields for open space, the Miners Welfare FC for leisure, and the Top Club for community use.

Table 5-1 below summarises URS's assessment of the opportunities and constraints associated with each strategic location for growth in Calverton.

Table 5-1: Summary of key constraints and opportunities for strategic spatial options

Direction for growth	Key constraints	Key opportunities
North east	<ul style="list-style-type: none"> • Lack of defensible Green Belt boundaries • Potential impact on two Mature Landscape Areas • Potential impact on SINC • Area of flood risk relatively close to village edge • Lack of support from local community 	<ul style="list-style-type: none"> • SHLAA shows some landowner intention to develop
East/south east	<ul style="list-style-type: none"> • Mature Landscape Area • Area of flood risk close to village edge • Lack of defensible Green Belt boundaries • Risk of coalescence with Woodborough • Traffic impact on Bonner Lane/Main Street • Lack of support from local community 	<ul style="list-style-type: none"> • SHLAA shows some landowner intention to develop
South	<ul style="list-style-type: none"> • Strong landscape character and quality • Steep slopes/complex topography • Surface water flooding • Strong environmental quality of land, including three SINCS • Potential impact on heritage assets and conservation area • Difficult in terms of transport infrastructure • Lack of defensible green belt boundaries • Lack of support from local community 	<ul style="list-style-type: none"> • SHLAA shows some landowner intention to develop
Southwest	<ul style="list-style-type: none"> • Lack of support from local community • Ramsdale Park Golf Course • Lack of defensible boundaries to south • Potential for impact on heritage assets • Impact on traffic on Main Street • Disconnected from existing village • Visually and physically separated from village by hills 	<ul style="list-style-type: none"> • SHLAA shows significant landowner intention to develop
West and northwest	<ul style="list-style-type: none"> • Small area of fluvial flooding at northern tip of site • Existing development on site, some protected in policy • Covenant restricting development on cemetery • Lorry park may form 'bad neighbour' use • Potential for contaminated and/or unstable land • Potential for impact on Sherwood Forest SPA 	<ul style="list-style-type: none"> • Defensible Green Belt boundaries on all sides • Well connected to existing village, facilitating integration • Most suitable in terms of flood impact • SHLAA shows landowner intention to develop • Preferred option for development among local people • Well-located for strategic transport network • Sherwood Forest pSPA mitigation strategy can be employed

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
- Some consultees considered a new secondary school may also be needed

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 potential capacity for expansion of Calverton Primary School requires further analysis of constraints, and that if expansion is not possible, a new primary school may be required
- The IDP also states that there is potential capacity to expand existing secondary schools (with contributions towards 122 places) , and it is likely than no new school will be needed
- The IDP states that development should be phased appropriately to match school demand
- The 2009 Infrastructure Capacity Study identified capacity at Sir John Sherbrooke Junior School.

URS specialists

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

- Primary schools showing current shortage of availability (61 places needed)
- Secondary schools showing current available capacity (85 places available)
- Early years provision has unknown capacity (120 places, and 36 places needed)

Masterplan conclusions and recommendations- education

The evidence on education provision in Calverton appears to point towards a new primary school being needed. However, it appears that there is potential capacity at existing secondary schools without the need to provide a new school. We therefore recommend that a new primary school is provided as part of the masterplan.

5.3.2 Flooding and drainage

Workshop feedback

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

- Flooding issue is caused by surface water runoff after rain from slopes to the south of the village, including downhill along George's Lane
- Development to the west or the east of the village may exacerbate existing flooding problem
- Local water table may be higher now since colliery closed (colliery pumped out groundwater)
- Existing drainage would need to be upgraded

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 a watercourse and associated flood zone runs along the northern boundary of the strategic location for development
- The emerging Calverton Neighbourhood Plan seeks to recognize the serious issue of flooding on Main Street

URS specialists

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

- Significant number of historical and recent flooding incidents at village centre
- Flooding source is surface water after rainfall
- Flooding issue could be exacerbated by poor drain maintenance
- Along Main Street, up to 500 people could be affected by flooding
- Nottinghamshire County Council currently investigating remediation options
- Development should manage surface water run-off to be maintained at pre-development rates
- New development has the potential to address existing flood risk; however, if flood risk is not directly related to the development, this is not a requirement
- Flood relief feasibility study is recommended

Masterplan conclusions and recommendations- flooding and drainage

The evidence suggests that Calverton's flooding problems are caused by surface water flooding from higher land to the south running down into the village centre. It is possible that the problem is exacerbated by poor drainage.

The development should avoid areas of flood risk to the greatest extent possible. Given that the north-west appears the most suitable strategic location for development, this suggests that

the small area of flood risk at its northern tip should remain undeveloped, and used instead for open space.

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. Additionally, SUDS offer a number of spin-off benefits that could be maximised through appropriate design. For example, if new development fronts existing housing on the other side of Park Road and Flatts Lane, flood swales between it and the road would increase separation and therefore reduce overlooking. Flood swales also offer biodiversity and green infrastructure benefits, as well as reducing perceptions of high densities.

We also recommend that Gedling BC work closely with Nottinghamshire CC, who are currently investigating flood remediation options for Calverton. In particular, we would recommend that Gedling BC consider the potential for new development to cross-subsidise drainage or other required flood relief measures to the south of the village, as flooding impacts on village centre facilities likely to be used by residents of the new development, and could therefore be considered to have a direct impact on the growth proposed for Calverton.

Housing

Workshop feedback

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

- Homes for the elderly, including bungalows, are needed
- Less support for a retirement home
- Some new houses provided locally are considered to be too large
- 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 20% affordable housing

Masterplan conclusions and recommendations- housing

We recommend that a 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.

Other houses should form a mix of unit sizes and tenures based on the policy requirements set out above, and catering to all sections of the community, including single person households. However, there is local opposition to development of very large houses and apartments, so we recommend that most units constitute 2-3 bedroom houses rather than flats. There is currently no detail on housing needs specifically for Calverton, and the Council may consider commissioning a housing needs study to inform negotiations with developers and also potentially the emerging Calverton Neighbourhood Plan.

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.

Medical services

Workshop feedback

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

- Waiting lists at the doctors' surgery are considered to be too long
- Opinion divided as to whether new surgery is needed or whether more doctors in the existing surgery are required

URS specialists

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

- Existing medical provision is good, at 1,318 patients per GP compared with target patient list size of 1,800 patients per GP
- Dental provision is significantly more limited, with one dentist for entire village. CCD to advise plans for dental provision

Masterplan conclusions and recommendations- medical services

Our analysis suggests that contrary to the opinions of local residents, existing medical provision is good, with the number of patients per GP significantly lower than the target patient list size. We therefore have to make a judgement as to the true extent of the problem. Our view is that in the short term, before any new development is occupied, medical services in Calverton appear adequate for the level of population. Our judgement is based on the fact that patient numbers per GP is a standard and reliable way of determining levels of GP provision.

The IDP does not currently include information on medical services, which is a significant information gap.

We therefore recommend that the Nottingham North and East CCG verify to the Council whether existing provision is considered adequate, and whether any measures are feasible or planned to reduce waiting list time. In particular, further information is needed from the CCG on dental provision, which would appear inadequate at present.

It is the CCG's responsibility to plan for medical services needed on the basis of existing and new population. Information from the CCG will help determine the best course of action for planning for medical services in Calverton to serve both the existing and the new population (for example, whether a new doctors' or dentists' surgery is needed).

A statement of future plans for dental provision is required, as well as justification of why there currently appears to be a single NHS dentist serving the village.

5.3.3 Open space and leisure

Workshop feedback

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

- Leisure centre needs refurbishment

- Rugby field and putting green west of William Lee Memorial Park (north of Park Road) are covenanted to community and should be protected
- New allotment space should be provided

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
- The Strategy states that Calverton benefits from excellent play area provision
- The Strategy suggests there is demand for new allotments
- The IDP states that the pSPA mitigation strategy includes provision of Suitable Alternative Green Space (SANGS) and high levels of open space and attractive green infrastructure within the development to facilitate dog walking and to promote routes to sites less sensitive than to the north of the B6386
- SHLAA comments on sites immediately south of Oxtan Road and west of Hollinwood Lane require impact on proposed Special Protection Area to be considered

URS specialists

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

- There is a good provision of play space within Calverton
- New play space encouraged as part of development, but new SEAP not likely to be needed/viable
- Reasonable existing provisions of parks, gardens, green spaces and allotments
- Existing provision of leisure facilities likely to be sufficient

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 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).

It appears that Calverton is well provided for in terms of open space and leisure. We consider that new housing development should continue that trend, not least because it would constitute appropriate mitigation for the pSPA north of Oxton Road. We therefore propose high levels of open space within the development. The open space provided should be a combination of 2.1 hectares of playspace (LEAPs and NEAPs) and 0.9 hectares of amenity green space; these figures are based on the Gedling Green Space Strategy. These will be additional to land to be left as open space north of Park Road (William Lee Memorial Park, the rugby field, and the pitch and putt). Providing open space within the red-line area does not preclude the possibility of seeking contributions towards improving the quality of open space outside the red-line area.

Land along the western edge of the housing area should be retained as an open space landscape buffer in order to protect occupants of the new housing from the negative visual and acoustic impacts of the lorry park beyond.

We recommend that land for twenty-three allotment plots be set aside. Based on the size of an average allotment plot in the existing village, which is 222 square metres, this indicates that allotments of around 5,100 square metres (0.5 hectares) could be provided.

The covenant on the cemetery site does not preclude its use as amenity space, which could be particularly appropriate in the short to medium term as it does not yet contain many burial plots and it would contribute to the mitigation strategy required for the pSPA. We recommend that Gedling BC encourage the Parish Council (who own the site) to use it as public open space until it is filled with burial plots.

We recommend that Gedling BC investigate the potential for refurbishment of the village leisure centre through planning contributions from new development.

5.3.4 Other services/facilities

Workshop feedback

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

- The police station has recently closed and local residents oppose this move
- There is the potential for new community facilities, including community centres

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:

- Existing community facilities adequate

Masterplan conclusions and recommendations- other services/facilities

As with medical facilities, we would recommend that Nottinghamshire Police provide further information on future plans for policing in Calverton given the new development proposed, specifically whether the new development would trigger the re-opening of the police station.

Otherwise, we consider that the existing wide range of community facilities in the village, including facilities located close to the proposed location for development, to be adequate for serving the new housing.

5.3.5 Shopping/local centre

Workshop feedback

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

- St Wilfrid's Square at the centre of the village is felt to be too small, outdated and with a limited range of shops
- Small majority in favour of developing new shops and 'town centre' facilities at existing village centre rather than within new development

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
- The emerging Calverton Neighbourhood Plan calls for all new retail and commercial development to be limited to a core central area to promote the development of a single core to enhance development of a distinctive centre.

URS specialists

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

- Assumption that new retail is required alongside new housing, but there are no defined thresholds- provision is purely demand-based

Masterplan conclusions and recommendations- shopping/the local centre

The evidence on shopping and the local centre was contradictory. On the one hand, residents complained that the current village centre was too small, parking was difficult, and it was outdated. On the other hand, there is also a local lobby opposing any new retail development away from the existing centre. Based on site visits, we agree that the existing local centre is small and busy but consider there is little scope for it to expand, as it is constrained by other development in all directions.

Added to this dilemma is the clear majority at the second workshop indifferent to or opposed to cycle schemes, which would suggest that the car parking problems at the existing village centre are unlikely to be resolved any time soon.

Given the scale of development proposed, its likely distance from the existing centre (a distance that may encourage driving rather than walking or cycling), the apparent lack of capacity at the existing village centre, and the apparent lack of appetite for a mode shift away from cars, it seems difficult not to conclude that at least some retail needs to be provided as part of the new development, even if it is just serving local needs. If it were not provided, pressure on the existing centre, including traffic and parking problems, would simply get worse.

The ideal scenario would be a limited quantum of retail serving local needs as part of the new development, and a refurbished St Wilfrid's Square at the village centre that is attractive enough to retain its existing custom. This would also be in keeping with the sequential approach to retail provision in the NPPF.

We therefore recommend that a small quantum of retail space, including limited parking, is provided in a highly accessible location as part of the new development. The retail space should be far enough from the small parade at the southern end of Flatts Lane not to have a negative impact on it. By creating a small parade of shops in the northwest of the village relatively far from the existing centre, it would increase the catchment of people able to walk or cycle to shops and further reduce parking and traffic pressure on the existing centre.

Assuming a parade of shops smaller than the existing parade of shops at the southern end of Flatts Lane, we propose that 0.1 hectares of the masterplan area be reserved for retail development, effectively forming a small shopping parade for local services.

We also recommend that the Council investigate the feasibility of refurbishing St Wilfrid's Square at the village centre through developer contributions.

5.3.6 *Transport and movement*

Workshop feedback

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

- There is not sufficient parking at the village centre for shops and other services including the doctors' surgery
- Traffic is heavy through the village, along Main Street in particular
- Junction improvements likely to be necessary, in particular for the B6386 Oxtan Road and the A614 Ollerton Road
- Buses already busy
- New development should be accessed generally from Oxtan Road rather than through the village
- Potential for re-opening of connections (between Hollinwood Lane and Oxtan Road and between Gravelly Hollow and the A614)

Low levels of interest in developing cycle schemes or cycle parking

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
- The IDP states that the Habitats Regulations Assessment mitigation strategy includes avoiding the provision of a footway along Main Street west of Hollinwood Lane
- Greater Nottingham Core Strategy transport modelling states that no public transport improvements are required

URS specialists

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

- Development would require two to three separate points of access if in single location
- 6Cs Design Guide should inform development of traffic movement and access for the development
- Good levels of access for cycle and pedestrian movement between the new development and the village centre should be encouraged
- Development would create 565 vehicle movements in morning peak and 633 in the evening peak
- Any development to the northwest of the village would likely need to contribute to safety schemes at Oxtan Road's junction with Main Street and with Flatts Lane; also a possible safety scheme on Whinbush Lane or George's Lane depending on location of development
- Additional 150 public transport journeys in AM and PM peaks
- Contributions to additional or amended public transport routes could be required
- Site would likely need to be developed in association with local safety schemes, and detailed Transport Assessment documents identifying junction impacts would be needed as part of any planning application
- A development of this size is likely to require additional public transport services and this could be secured via a S106 contribution

Masterplan conclusions and recommendations- transport and movement

The issues relating to parking at the village centre have already been covered to some extent under the 'shopping/local centre' heading; it is assumed, based on site visit, there is little scope to extend the parking facilities at the village centre any further. However, demand could potentially be managed through the introduction of a restriction on all-day parking (with an exemption for shop workers).

We have also already discussed the concerns of local residents regarding traffic levels on Main Street. By locating development to the northwest of the village, the impact of development on the west-east access of Main Street has the potential to be minimised.

Based on the northwest being the preferred location for growth, we recommend that developer contributions are sought for safety schemes at the junction of Oxton Road and Main Street, Oxton Road and Flatts Lane, and a possible safety scheme on Whinbush Lane.

We recommend that both re-connections (Gravelly Hollow with the A614 and Hollinwood Lane to Oxton Road) be avoided, as this has the potential to increase levels of traffic on Main Street.

Development to the northwest of the village offers significant potential for car journeys to Nottingham and elsewhere to be routed away from the village centre, thus minimising through traffic at the village centre. These movements should be encouraged through an appropriate number of connections from the new development onto Oxton Road. Currently, Oxton Road is at national speed limit, but with new accesses provided, it becomes an edge-of-settlement road, and consideration could be given to reducing the speed limit accordingly, probably to 40 miles per hour.

Given that the cemetery site cannot be considered for residential development, the recommendation in the pSPA mitigation strategy that a footway should not be provided along its southern edge will be easier to achieve. We recommend that no footway is provided in this location.

Based on the evidence from the Greater Nottingham Core Strategy Transport Modelling and the view of URS transport specialists, the development is considered to have some impact, but not a significant impact, on public transport. We therefore recommend that contributions could be sought towards the maintenance and possible upgrade of the Calverton Connection bus service along its present route (which has the potential to serve the new development from Park Road).

We consider that a significant factor in the lack of enthusiasm for cycling among local residents is the lack of dedicated cycle infrastructure. For this reason, the masterplan area should incorporate safe cycle and pedestrian routes throughout, but in particular on radial routes to and from the existing village and its centre. Cycle parking should be provided at the new local shopping parade.

Taken together, we consider that the above recommendations have the potential to accord with NPPF and ACS policy, including encouraging development close to public transport, seeking to reduce emissions and congestion, and measures to reduce the dominance of motor vehicles.

Planning and design principles

Workshop feedback

- Flatts Lane development considered poorly designed in terms of landscape and massing
- New homes should be no more than two-storey and use local materials

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
- The emerging Calverton Neighbourhood Plan seeks all new development to be designed to enhance Calverton's rural character
- The emerging Calverton Neighbourhood Plan seeks recognition that Calverton is mainly a brick built settlement
- The emerging Calverton Neighbourhood Plan requires all new-build development outside the Conservation Area not impacting on the setting of the Conservation Area to be limited in height to 2 ½ storeys, be brick built and have a clay-coloured pantile roof

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 hectare³⁶ may be an appropriate site wide figure for this development, with the exact density to be determined on a site by site basis. Sensitive landscaping of the public realm and open space will give the impression of a lower density. At 25 dwellings per hectare, 753 homes would require 30.12 hectares of land.

³⁶ 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.

Housing should be designed around appropriate green landscaping, including front gardens and flood swales, as appropriate for an edge-of-village context. The design of developments such as Flatts Lane is considered as less appropriate in terms of massing and landscaping for the village context.

We acknowledge the design aims of the emerging Calverton Neighbourhood Plan and 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 criteria. We recommend that houses should not exceed two storeys, and that bungalows for the elderly should form a proportion of the new housing.

Transport layout should be developed to facilitate radial travel between the new development and the existing village and its centre, particularly by non-car modes. The road network should be designed to discourage longer-distance car journeys through the existing village, rather facilitating access onto the strategic road network.

Existing development on the site to the north-west of the village, including Shire Farm, North Green, the St John's Ambulance Centre, playing fields, and William Lee Memorial Park should be retained. The northern tip of the site should remain undeveloped so that buildings are not located in the floodplain.

We recommend that Park Road is the most appropriate location for a new primary school. It is an existing public transport route, is accessible from the existing village, and there is space to provide drop-off and pick-up off the main road. Additionally, there is the potential for children to use the playing fields at/adjointing William Lee Memorial Park.

We further recommend that open space should be dispersed throughout the development as part of the pSPA mitigation strategy. Being within walkable distance of open space is likely to reduce the pressure on the pSPA from dog-walkers.

As stated above, land along the western edge of the housing area should be retained as an open space landscape buffer in order to protect occupants of the new housing from the negative visual and acoustic impacts of the lorry park beyond. Planning applications for this land should set out a detailed mitigation strategy based on a noise and visual impact assessment.

We propose a small retail parade should be provided in an accessible location, but not too close to the existing parade at the southern end of Flatts Lane. This suggests the provision of an accessible central square within the new development where retail and associated cycle and car parking could be provided.

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). Specifically, it includes SHLAA sites as well as land north of William Lee Park which does not appear in the SHLAA.

5.4 Summary of conclusions and recommendations

Table 5-2 overleaf summarises our conclusions and recommendations set out above by topic area.

Table 5-2 Calverton masterplan- summary of conclusions and recommendations

Topic area	URS conclusions and recommendations
Strategic spatial options	<ul style="list-style-type: none"> • North-west of village by far the most suitable location for development on a number of criteria • Other services and facilities within north-west area for growth should be retained • South of village least suitable location for development on a number of criteria • Development should be concentrated in a single location •
Education	<ul style="list-style-type: none"> • New primary school required
Flooding and drainage	<ul style="list-style-type: none"> • Northernmost tip of development site to north-west subject to flood risk and should remain as open space • Development should incorporate SUDS as standard • Investigate feasibility of new development subsidising flood relief measures to east, south and centre of village • Close working required with Nottinghamshire County Council on emerging flood relief measures
Housing	<ul style="list-style-type: none"> • A proportion of housing should be designed for the elderly • Mix of other unit sizes and tenures based on housing needs • Recommend development of 2-3 bed houses rather than larger houses or flats • Consider gathering locally-specific data on housing needs • Encourage the provision of 'eco-homes' incorporating solar panels and water use reduction technology
Medical services	<ul style="list-style-type: none"> • Appear adequate for existing population based on patients per GP • CCG to clarify what measures can be taken to reduce waiting times • CCG to clarify strategy for future GP provision based on 1,180 new homes • CCG to justify existing levels of NHS dentist provision and to state plans for future provision
Open space	<ul style="list-style-type: none"> • Adhere to open space requirement of 10% for new residential development, but this does not preclude contributions to improving quality of existing open space • Types of open space to be provided guided by Green Space Strategy • Mitigation strategy for pSPA to be fully implemented through the provision of high levels of open space • 3.3 hectares of new LEAPs and NEAPs • 0.8 hectares of new allotment plots • 1.4 hectares of amenity green space • Encourage use of Calverton Cemetery site for amenity green space before filling with burial plots • Investigate potential for refurbishment of leisure centre through planning contributions
Other services/facilities	<ul style="list-style-type: none"> • Nottinghamshire Police to clarify future plans for policing given new housing growth • Other existing community facilities considered adequate
Shopping/the local centre	<ul style="list-style-type: none"> • Limited retail for local needs proposed in accessible location within the new development • Retail facilities to be kept at appropriate distance from retail centre at southern end of Flatts Lane • Investigate feasibility of refurbishing St Wilfrid's Square through planning contributions

Topic area (continued)	URS conclusions and recommendations (continued)
Transport and movement	<ul style="list-style-type: none"> • The Council should work with village centre landowners to address parking issues, including potential restriction on all-day parking • Recommend appropriate improvements to Oxton Road/Main Street junction, Oxton Road/Flatts Lane junction and safety scheme along Whinbush Lane • Incorporate safe pedestrian and cycle routes throughout development, and radially to village centre • Appropriate new connections onto Oxton Road • Potential for Oxton Road speed limit to be reduced from 60mph to 40 mph • No footway along Main Street south of Calverton Cemetery • Contributions to Calverton Connection bus route encouraged
Planning and design principles	<ul style="list-style-type: none"> • Site-wide density should ideally be 25 dwellings per hectare • Landscape strategy to provide 'green' feel, unlike Flatts Lane development, is important • Housing design should respond to local character, history and identity in terms of materials and massing • Housing should not exceed two storeys • Housing should score highly against Building for Life criteria • A proportion of single storey units should be provided • Movement network should discourage traffic travelling through the village • Park Road/near William Lee Memorial Park most appropriate location for new primary school • Potential for central 'square' in new development with retail parade

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 5-3 below.

Table 5-3: Mix of land uses within Calverton Masterplan red-line area³⁷

Land use	Land area needed (hectares) ³⁸
753 housing units	30.1
Primary school ³⁹	2.0
Childrens' play space	2.1
Allotment plots	0.5
Amenity green space	1.2
Retail units, including off-street parking	0.1
Total of all land uses	36.0

³⁷ Incorporating minimum 10% open space requirement

³⁸ These figures are rounded to the nearest single decimal place


³⁹ Amount of land needed based on URS experience and knowledge, and taking into account fact that existing playing fields are nearby

Figure 7: Final Calverton Masterplan map



Key

 Site boundary

 Open space

 Playing fields

 Residential development

 Retail


 Primary School

 Allotments

 Square

 Existing roads

 Proposed primary route

 Proposed secondary route

 Existing trees

 Proposed tree planting

 Orchard trees

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 interrelationship.

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 20% in Calverton.

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 there is likely to be another round of consultation before it is submitted for examination later in 2014. It proposes for Calverton (within CIL Zone 2) a charge of £45 per square metre of new residential development.

5.6.2 Viability

In this section we give consideration to the market conditions within Calverton and consider the specific location(s) 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.”⁴⁰

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.

Calverton is a former pit village located approximately 8.5 miles north of Nottingham. According to Rightmove⁴¹, the average asking prices within Calverton over the last twelve months are £326,532 for a detached house and £146,700 for a semi-detached house.

There is one new homes scheme currently being built within Calverton, known as The Brambles, which comprises a scheme by Taylor Wimpey of two, three and four bed homes located between Collyer Road and Hollinwood Lane on the western edge of the village. Three bedroom town houses are currently being sold at asking prices between £177,000 and £183,000 (circa £160.00 psf); four bed detached houses are on the market at £245,000 (£181.00 psf). The first phase has just been released and sales are starting.

Langridge Homes also continue to sell four bed detached houses in their scheme on the western end of Longue Drive. Here, small four bed detached homes have sold for around £240,000 (£200.00 psf) and the larger detached houses at prices approaching £300,000 (£200.00 psf).

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.

Our appraisal results illustrate that the sites considered at Calverton 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.

⁴⁰ Council for Mortgage Lenders – Press Release, 20 November 2013.

⁴¹ Data available at <http://www.rightmove.co.uk/>

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.

The two main areas where new housing is considered viable are on land to the north of the village between Park Road and the Oxton Road (B6386) lying both to the east and west of Hollinwood Lane, and land to the south of the village off Georges Lane. However, given the extensive constraints to the south of the village as identified above, we have investigated viability in detail only for the land to the northwest of the village.

Land to the northwest is relatively level in character and has good frontage to existing road infrastructure. It is understood that although sites here are in multiple ownership they are being jointly promoted and part of the land has been optioned by a housebuilder.

We have undertaken a high level viability assessment of the sites to the northwest of the village, taking into account likely sales values, costs of servicing the land, current planning policy, and the need to achieve a satisfactory land price to incentivise the landowner to sell and a reasonable developer's profit. From our high level assessment, the above sites have the potential to be viable and deliverable subject to any technical matters that may require further investigation, such as decontamination, flooding and drainage issues.

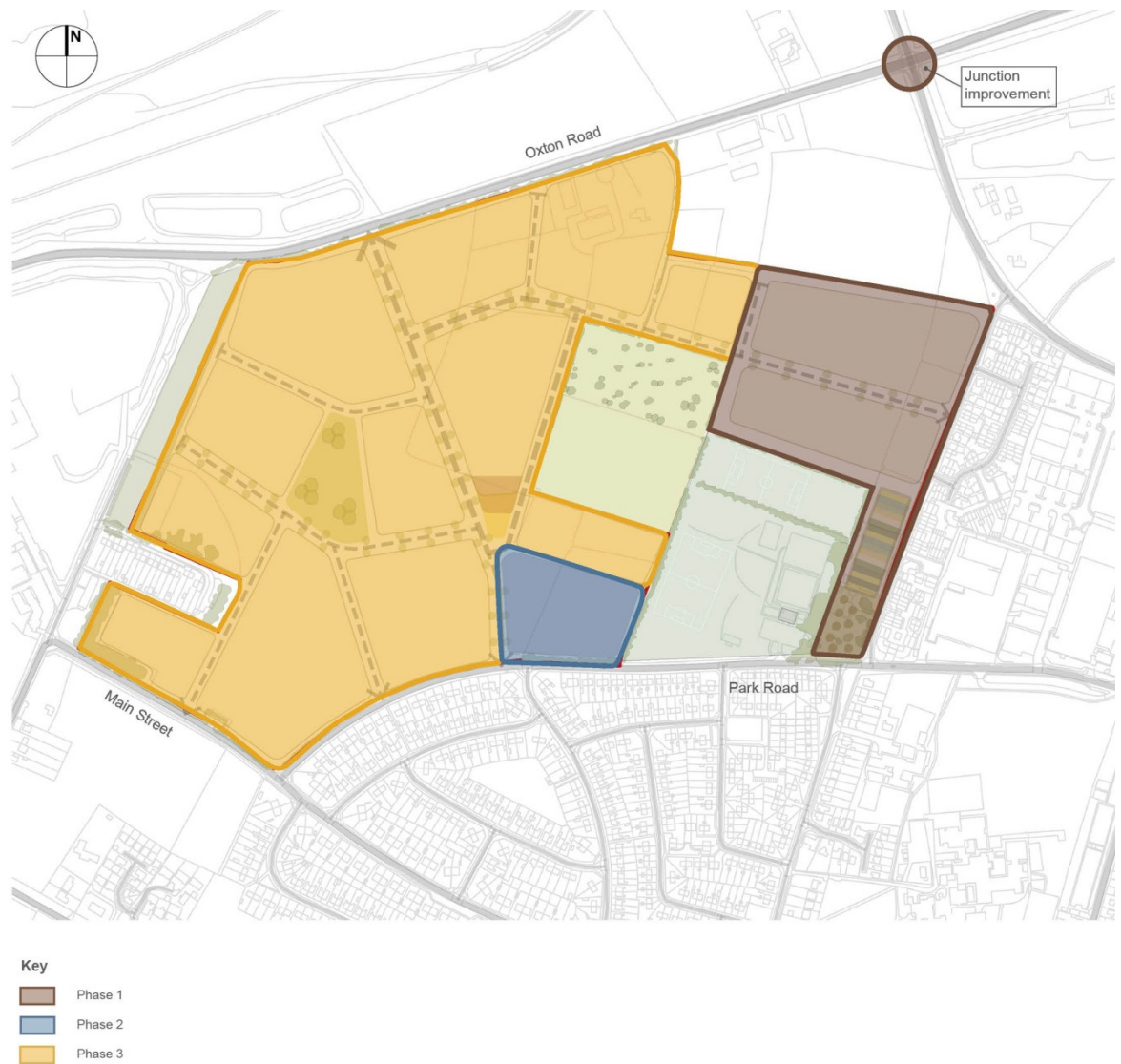
In summary, Calverton has the potential to deliver the number of homes required under the Aligned Core Strategy. However, this is a substantial number of new homes and a phased delivery strategy would need to be considered. This is outlined below.

5.6.4 *Priority order of development*

It is prudent to set out our recommendations on the priority order of development. We recommend that development follow a logical pattern of starting construction at the existing village edge on Flatts Lane to the east of the site, alongside junction improvements, then progressing gradually west and south as houses are built out. However, we recommend that the primary school should be completed before housebuilding commences on the portion of the site west of William Lee Park. This will reduce the pressure on the road network and school capacity by ensuring infrastructure is in place before the majority of development is completed.

Our recommendations for broad priority order of development, based on known landholdings, development intentions and infrastructure requirements, are illustrated in Figure 8 overleaf.

Figure 8: 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, movement and access

- The footpaths on Mansfield Lane are being patched up (very badly). They need completely resurfacing. They might as well not be done with the job that's just been done.
- Roads are crumbling (potholes)- more housing = more traffic
- No bus services
- Buses are already full
- Traffic around village too busy
- Not enough speed limits
- People from outside village use Calverton as park and ride, parking by the shops
- Parking on the road in cemetery area
- Just one bus route now
- Parking issues- too many people already park their cars and leave them in Calverton all day having travelled to town on the buses
- Danger from traffic on my electric scooter
- Better bus route required
- Parking issues around the co-op
- Roads in poor state of repair
- Main Street so busy already. No traffic controls
- Parking issues in centre of village
- Traffic in Main Street- can only get worse with new homes
- Traffic issue
- Car parking issue
- Heavy traffic in centre
- Long queues at road entrances
- No car parking in square or other places

- Difficulty in driving along main street as cars parked everywhere
- The village is already stressed under the weight of traffic- parking is a major problem both in terms of car parks and roadside parking
- Pavement repairs needed- tree roots coming through
- Main Street has too many speeding vehicles- used as a cut-through from the bypass
- Excessive traffic and danger points along Main Street
- People drive to Calverton to park cars and get bus to Nottingham- because there is free parking in the village
- How will Calverton cope with extra traffic from new houses to go to work during rush hours? No bus services going north out of village.
- Main Street too congested at peak times.
- Road infrastructure inadequate now. Such expansion would require considerable extension in terms of both scale and volume.
- No space for parking in the village centre.
- The Highways Authority has stated that the roads to and from Calverton are inadequate in number and size to support further development.
- Main Street is gridlocked at certain peak times of the day.
- Parking space constrained in village centre
- Parking needed for dentist, doctor and post office
- Car parking space outside the Co-op is minimal and cars always park on the yellow lines.

Ground conditions

- Potential contaminants near to colliery

Drainage and flooding

- Council not cleaning drains
- Keenwell area always prone to flooding. More houses in most places in village will increase flooding risk- drains cannot cope
- Drainage improvement works done recently have not addressed the flooding on the east side of the village (Crookdole Lane). This has been reported many times.
- Flooding on Park Road East

- Flooding at Crookdole Lane, fields and houses
- Flooding in all the lower part of village every time there is heavy rain.
- Flooding increase, no infrastructure to cope
- Drains not maintained
- Flood network at capacity
- Drains currently can't cope
- Flooding from south is a real problem
- Centre of village gets flooding
- Drainage constantly struggling (floods)
- Lots of flooding on Main Street/George's Lane. Shops flooded too.
- Flooding down George's Lane
- Drainage system inadequate to cope with more housing
- We have too much flooding here already. Building here would mean even less water gets soaked up- so worse problems.
- Mud flows down hills to the south into the village when it rains
- Flooding on Main Street. More houses= more flooding
- Flooding- extra houses will make drainage problem worse
- Flooding on Main Street- Dark Lane will bring more
- Insufficient existing drainage system for further housing- more flooding?
- Woodland site by scout camp (woodland to north-east of village)- this is part of drainage
- Housing on rising land would mean more serious flooding
- Mine closure, so water table is rising.
- Note flood risk at the foot of the field at the bottom of Fox Wood, due to a line of springs.
- Flooding issue on Park Road
- Flooding a problem already – will increase, especially for the East and South of village.

Crime

- CCTV needed at William Lee Park- lovely park for kids but not managed properly

- Already removed police station
- No police
- 20% social housing will mean they cannot sell the new houses as per Flatts Lane. Flatts Lane is now a criminal hotspot in Calverton.
- No police force
- Crime rate increase
- No police station

Education:

- Schools already stretched

Employment

- No jobs
- No employment opportunities

Housing

- Cannot sell houses at the moment
- Flatts Lane- affordable houses attracted wrong people into village
- 10% of new houses at Flatts Lane not sold
- Langridge Developments have not fit in with the historic type of housing or materials to synchronise with older buildings. Houses are taller and larger and have an unnecessary 5 or 6 bedrooms, e.g. top end of Renals Way and Longue Drive.
- Size style and materials chosen should fit in with style and materials of older Calverton houses
- To fit in with the village architecturally, no building should be more than two storeys plus attic.

Leisure

- William Lee park area needs facilities to support park- building knocked down before replacement built
- Leisure centre- worrying it will close. Leisure centre is part of village

- Playgrounds and leisure services good- will need expanding
- Putting green and rugby field covenanted to community
- We have two parks with facilities in place
- Insufficient leisure facilities, in particular swimming pool.

Medical services

- Health services already stretched
- Can't get into the doctors for weeks on end- where will all the new people go to get medical advice?

Quality of place

- Nice quiet village, lovely amenities- this will be lost
- Putting the houses into a village, it totally changes the character
- Like living close to nature
- Badgers on ridge to south- don't build here
- Access to countryside
- Safety
- Moved here to be in countryside

Other

- Electricity struggling (power cuts)
- No central hub (village hall)
- Grass cutting needed

(Beyond our scope)

- More houses available means we can't sell what we have- will drive house prices down.
- Just dumping extra houses on our village
- Problems in Arnold will come to Calverton

- Gedling Borough Council poor planning has had to dump houses (quickly decided) on Calverton. Not acceptable
- Less green areas! We fought long and hard about the Dark Lane site and lost. We lost the fight about the wind turbine. More houses will destroy the village. Gedling BC don't care about Calverton.
- 1200 houses plus 120 already on Taylor Wimpey site excessive for Calverton (used as dumping ground because Gedling did not build in other parts, i.e. Mapperley, Gedling Colliery)
- GBC not listening! Calverton has always been dumped on. Community destroyed, only builders and GBC benefit
- Why not go back to the planning board and do a better job
- How come other local villages not getting their fair share of housing?
- New development will change Calverton from a village into something else

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

Shopping/local centres

- Would need new supermarket, but where would it go?
- Don't have amenities, e.g. shops
- Need shops
- We still have same size square as many years ago
- More shops
- Develop town centre with wide range of shops
- Wider range of shops
- More shops
- Shops need to be provided now/ahead of new development
- Larger shopping area
- Use s106 money to redevelop Wilfrid's Square and possibly Flatts Lane
- Need more decent, varied shops- not charity shops. Maybe an Aldi?
- Shops
- New shops
- Supermarket

- Local centre (library, shop) needs redeveloping (facelift)
- Need more shops
- Shops
- Better shops
- Shopping!!! More would be needed to cater with proposed expansion.

Police services

- Policing need to be provided now/ahead of new development
- Reopen police station
- Police services
- Reopen police station
- No police force
- Will need more police
- Police station just closed down
- We will need police station
- Police station
- Police

Medical services

- Need GPs
- Don't have amenities, e.g. doctor
- More GPs
- More GPs
- Our doctor's surgery isn't big enough
- Doctors already can't cope with the size of the village
- Healthcare- more GPs needed
- Additional healthcare centre capacity
- Doctors will need to be made bigger
- More GPs needed

- Need more medical services in village so people don't need to travel out. This needs to be put in first.
- Health/medical provision already under pressure
- New GPs
- More doctors would be required
- Larger doctors needed, no room to extend
- Doctors want/need to expand
- Doctors
- Having to wait for doctor's appointments
- Doctors
- Doctors not big enough
- Not enough doctors. Can't get appointments. How will we cope? Ageing population and young families.
- Need more doctors
- Doctors
- Dentist
- Doctors and dentist services need improving BEFORE any more houses are built.
- More GPs
- Doctors cannot cope now
- Medical facilities (Doctor/Dental etc.) would require substantial development putting more strain on land reserves.

Other services

- Bigger children's centre
- Library will need more funding/space/resources
- Youth centres
- New pubs
- Fire station?
- Village hall will need updating
- Electricity
- Provision for community life/activities? Suitable village hall

- Village hall needed
- Community centre needed

Employment

- Employment
- Need to provide employment for new people moving into the north part of the village
- Employment opportunities for people moving into village
- More jobs
- Provide opportunities for young people/families, e.g. jobs
- People in new houses will not work in village- where will they have to travel to?
- There is no scope for additional employment opportunities making transport to & from alternate sites of employment overloaded potentially to a critical level.

Transport, access and movement

- No parking availability in precinct and surrounding area
- No parking spaces available for shoppers now! More people=bigger problem
- Improve roads within village
- Parking
- More footpaths to compensate for those footpaths now surrounded by houses
- Affordable buses
- Car parking
- Traffic calming on Main Street
- Too much traffic through the village now
- Off street parking
- Passenger volumes at peak times would be far greater than the bus journeys which could be practicably provided by bus operators
- Roads not big enough to cope with current uses
- Car parking needs to be provided now/ahead of new development
- Access in St Wilfred's Square
- Public transport to new areas
- Parking outside the Co-op

- More car parking
- How will the roads into Nottingham accommodate the increased volume of commuter journeys each way (about 5000 per day)
- Better bus services
- Bring trams out here
- Build new roads into village
- Re-open road to Burnt Stump
- Public car parking
- Buses already can't cope with the size of the village
- Traffic already can't cope with the size of the village
- 20mph zones Flatts Lane/Park Road
- Traffic calming measures
- Additional bus services
- Junction of Flatts Lane with Whinbush Lane and Nottingham Road would need to be upgraded preferably to be Traffic Signal Controlled with Right Turn Priority, already a busy and hazardous crossing at peak times
- Moving housing from Gedling Colliery site to Calverton will only move traffic further out. Relief Road not an excuse as same volumes will be created.
- Roads at capacity
- Too much heavy traffic through the village
- Main Street too narrow
- If parking restrictions to be introduced, they need to be supported
- Buses can't cope now
- Roads have huge numbers of pot holes, especially Renals Way (due to floods)-please repair
- Infrastructure outside of village could not cope with extra journeys to Nottingham, e.g. A60 (Redhill and Daybrook) plus Mapperley Plains routes
- Car parking overloaded because people from other villages park in Calverton and then commute into Nottingham
- Parking around shops
- Extra parking required for doctor's surgery in square
- Costs of travel are high

- New local centre to deal with parking at existing centre
- Impossible to accommodate the number of bus passengers which would be generated by the amount of new houses. Integrated transport would not work on this scale.
- Crossing needed at Main Road at St Wilfred's C of E school
- A614 already has problem with queuing
- Need signals at junction with Oxton Road
- People will need to commute
- Buses will really need improving
- Better car parking provision for centre of village
- Would need access onto A614
- George Lane would need upgrading
- Too much traffic on Main Street
- Traffic is an issue
- Bus services not good enough
- Bus service
- Roads will not be able to cope
- More traffic, small roads
- More shops = more lorries
- Traffic flow/congestion from the main road (A614) into Calverton will cause problems
- Access out of village will need to be improved onto A614 at Whinbush Lane crossroads
- More parking spaces
- Upgrade roads and footpaths
- A 33% increase in traffic needs traffic management scheme – perhaps lights at Redgate cross roads.
- Roads cannot cope now
- Parking along key roads is already overstretched at times. Additional development would exacerbate an already difficult situation.

Housing

- Wider range of houses

- Bungalows for the elderly in the village to free up family houses already present in the village
- Social housing
- Need housing for older folk to downsize into, e.g. bungalows, mixture
- Homes for older people so we can sell our large homes
- More homes for elderly

Education

- School places
- New places at local schools for local children
- Schools- rumour that 32 kids not got into village schools
- Bigger schools (i.e. additional classrooms)
- More schools
- Schools need to be provided now/ahead of new development
- Not enough places at schools- Manor Park- the only infant school able to take children is full unless they have more staff
- More nursery/pre-school places
- Schools already can't cope with the size of the village
- Must have new school
- Schools are too full
- More younger families= school places
- Primary/secondary school provision needs to be assessed for the future
- Schools
- New primary school
- More schools need building to accommodate extra families.
- Possibility to expand primary school
- Schools already overstretched
- School
- Schools are too full now
- Need new primary and secondary school- where will they go?

- Schools
- Schools are full as it is
- Schools will not cope with all extra children
- Schools need improving BEFORE any more houses are built.
- School re-development would be essential –new buildings + additional sport and leisure facilities – more strain on land reserve.
- There would need to be greater capacity in the secondary and primary schools

Leisure

- Sports facilities for kids
- What will people in the new houses do in their leisure time?
- Leisure centre will need more funding/space/resources
- Leisure centre- enlarging
- Playing fields and equipment
- More open space
- Bigger/better leisure facilities
- Leisure centre will need updating
- Provide opportunities for young people/families, e.g. leisure
- Threat of leisure centre closing every year. Can't take away amenities and add houses.
- Leisure facilities needed
- Leisure centre
- Playgrounds
- Leisure facilities would require considerable expansion – more strain on land reserves.

Drainage

- Up-grade drains
- More drainage
- Drains can't cope now

- Sewerage
- Can't maintain existing drains etc.- what chance do we stand
- Drains at capacity
- Drains already can't cope
- My main concern is what happens to flood water and sewage waste with all the extra homes planned for. I've been flooded 3 times in 18 years on Main Street
- Surface water drainage already an issue, must be addressed
- Existing borehole already keeping aquifer low (turned off, what then)
- Drainage especially on Main Street needs sorting, it cannot cope
- Do Severn Trent Water know? What do they think?
- Drainage system can't cope- full now
- Roads and drain flooding
- Sewers and drains will not be able to cope
- New houses on west side of village will cause more problems for east side of village i.e. flooding
- Drainage and sewage needs improving BEFORE any more houses are built. Flooding will get worse and hasn't been tackled yet.
- Will increase flood risk to village
- Drains and sewers cannot cope now.
- Major drainage scheme needed for some of new housing

Quality of place

- Want Calverton to be village, not town
- Maintaining verges etc.- can't cope at the moment

General

- Maintenance of infrastructure
- Existing infrastructure won't take it, needs sorting before any more houses
- Infrastructure can't cope with what we've got at the moment
- Old people- where will they go?

(Beyond our scope)

- This whole thing is a big PR exercise to make us think we have some say
- Why not distribute houses equally between Bestwood, Ravenshead and Calverton
- How come Ramsdale Golf Course appears on your plans, when Mapperley has a planning restriction for life?
- Re-open Burnt Stump
- No demand for this scale of housing increase in Calverton- history shows this
- Gedling Colliery- encourage use of railway track and tram extension to east of Nottingham
- Calverton being asked to carry more than fair share of Borough housing
- Village large enough now with house building that has already started. We can't take any more houses.
- A 40% increase in housing would be unsustainable. Infrastructure would be overloaded.
- Gedling are getting around necessary infrastructure requirements by cutting up the housing allocation destined for Calverton.

Any other comments

Spatial comments

- Shouldn't develop on cemetery
- Keep North Green (housing near colliery) as cul-de-sac
- Don't build on south side of village
- No houses built next to existing footpaths
- Don't build houses on the open spaces along Park Road East
- Anything to south of village will raise flood risk
- Comprehensive development in north west of village. Build on pit site
- Space for a comprehensive scheme including local centre to north.
- Land to the north would create a comprehensive scheme. No flood risk increase. Space to have new services. Could link to Calverton Colliery site.
- Keep rugby ground as wild meadow.

- Housing should be built on Calverton Colliery site, not a lorry park.
- Would be a shame to build where there are footpaths across fields.
- Land west of Long West Croft not suitable for housing due to rainfall runoff from higher land.
- Use of the Lorry Park, colliery site + cemetery site would provide 750 of the total.
- If proposed cemetery site is built on this will raise an issue for an alternate site with appropriate parking and access. Parking for burials is already an issue on Mansfield lane.
- If cemetery is built on where will people be buried?
- Check covenant on cemetery land
- Don't take the golf course.
- Save the South Side. Landscape character and wildlife habitats and the historic setting of Calverton requires this ridge to be preserved. This is a historically rich area of great landscape and recreational value; the sites that are suggested for housing on the south side of main street would impact negatively on the whole village – its footpaths are intensively used for recreation. The landscape of the ridge is crucial to understanding Calverton as a historical linear agricultural village. The Lampwood site and sites up Georges Lane and at Ramsdale Golf Course would start housing up the ridge line.
- Avoid clay hills – flooding.
- Wildlife path through the houses.
- Top end better – access from bypass – boost for undersubscribed school. (Lost teachers) – Maybe leave space.
- Colliery would have an impact on existing residents.
- Buildings should be north of Main Street only because of flood problems.
- Lorry Park ought to go – it's an eyesore and GBC should never have allowed it.
- Golf course not suitable for housing development.
- Better if housing was dispersed. Better not to cram all new houses together.
- It is better if development does not take place ascending up the hillside.
- Development should not take place where it destroys beautiful views of the countryside, rather on flatter uninteresting terrain
- No more ignoring the views of villagers re development on the south side of the village, e.g. Dark Lane
- Soil on south side of village is heavy clay, so doesn't drain as well as the loam on the north side

- There is a problem with flooding, particularly to the South of the village so in my opinion any new development should be on land to the North and West. It is important that any new development does not further exacerbate Calverton's flooding problems.

General

- Must not impact community
- Housing for commuters won't support local shops, leisure etc.
- People will just leave if it gets too busy.
- Respect views of older generation. (see letter E Worthington)
- Would need to be own self-contained community as infrastructure stretched.
- Can't cope with current number of dwellings; Need to sort out current problems first.
- Landscape impact.
- Keep away from beautiful views.
- Access will always be a problem – no resources to fix + heritage concerns.
- Any recommendations you make should take account of the fact that the number of new houses required in Calverton may well be reduced. The scheme should be flexible and not be such that we are tied into having 1200 because the 'masterplan' is based on this figure.
- It is my view that the supporting infrastructure for any development should be identified and built into the schedule of development. Needs can be predicted and it is not acceptable to wait until our schools cannot cope before providing the needed classroom space, it is not acceptable to have people waiting three weeks for a doctor's appointment before enhancing the NHS provision in the village and it is not acceptable to wait until every house is built before the open spaces are landscaped and recreation facilities are provided.
- Finally I would hope that where possible local materials are used (there is a brickyard at Dorket Head?) and local people are employed in the construction work. Both of these will benefit our community.

Beyond our scope

- Who would live here? – Not well connected/close to anywhere.
- People will leave if they don't want to live in a town.
- If I wanted to live in a town I'd move to Arnold.
- Wildlife & destroying the natural beauty of the village – People will move.

- Why is the Parish council promoting the cemetery site when also making the case for less development?
- Where did the decision for new houses specifically in Calverton come from?
- Worry about crime rate from 20% social housing.
- Utilise brown field + old houses for accommodation.
- We have spoken to the manager at Ramsdale Golf Centre – they are totally unaware of any of their land having been put forward for housing development.
- Concern over 20% social housing.
- The golf course know nothing of the proposed development on their land! It is irresponsible & damaging to their business for G.B.C to publically publicise such incorrect information!
- Growth disproportionate
- Will cemetery site set precedent for adjacent land on golf course?
- Consider regeneration – knocking down + rebuilding some of the mining homes.
- Don't want to be dumping ground for people not wanted elsewhere.
- Green village with beautiful views will be spoiled.
- Tip the balance – Village will look like a council estate, a sea of roofs.
- Poor publicity of this meeting – many people in the village do not know about this.
- Shouldn't have any agricultural land.
- Will be a town not a village.
- Village v Town

Employment

- Why no employment?

Housing

- There are no houses suitable for older people – these should be built.
- Build bungalows to allow older people to move.
- Before any houses are built we should know just who we are building them for! Do we need starter homes for young families, bungalows for older people who would move out of family homes making them available, one or two bedroomed flats or larger four and five bedroomed properties? I do not believe these decisions should be left up to

the developer who is only concerned with maximising profit but should be decided on the basis of need. Perhaps a survey of need is required before any planning recommendations are made.

- Can we ensure that any 'affordable housing' is indeed affordable perhaps with a help to buy scheme or joint ownership and furthermore can we ensure that those people in or from Calverton who need accommodation here receive preferential treatment in the housing allocation?
- In terms of appearance I would hope that new housing would blend in well with other housing in the village. I do not think, for example, that three and four storey blocks of flats are in any way acceptable.
- I would like to think that any development would be 'Eco Friendly'. It seems to me that all new houses being built should as a matter of course include solar panels simply because a developer can have this installed at a lower price than an individual owner due to economies of scale. Perhaps the householder could benefit from some cheap power and the 'feed in tariff' could benefit the whole community of Calverton. I would also like to see 'grey water' storage and use built into the design.
- Need larger family houses.

Transport

- Access to any new development should encourage road users, from and to the development, to choose, because it's their best route, to avoid going through Calverton. Probably instead using the Oxton Road.
- Thought should also be given to footpaths/cycle routes from the development into Calverton in an attempt to encourage their use. Particularly for accessing the shops and taking children to school as there is very little car parking in the village. Since any development will bring more cars to Calverton the issue of access and parking in the village is a major infrastructure problem.

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

Feedback on the results of the first workshop

Traffic and transport

- Georges Lane is already too busy and used as a cut through to city centre
- Traffic still a major problem on George's Lane. Building in this area will only make the problems worse
- Comments on the right hand side (i.e. from experts) do not correctly reflect the impact of this development (e.g. number of car journeys will be greater than 1000 in peak time)
- Parking- not enough spaces in the village now

Drainage and flooding

- Drainage still a major problem on George's Lane. Building in this area will only make the problems worse
- Flooding on George's Lane/Main Street

Medical services

- Cannot get a doctor's appointment now

Education

- Schools over-subscribed
- Where will you find space to build a new school with facilities

General

- Excellent feedback- I hope the points raised will be dealt with according to the wishes of the people of Calverton. Gedling Borough Council have not done this in the past.

(Beyond our scope)

- Do not build any more houses in Calverton
- No development anywhere in Calverton- we have 25% of housing compared to 5% in Woodborough

- Do not build
- Too many houses, not listened to us at original workshop, therefore waste of time
- Still too many houses for infrastructure (roads, transport)- numbers need to be rationalised to what is practicable rather than taking easiest option

Any Other Comments

Spatial comments

- I agree housing west of Hollinwood Lane, Colliery, north of Park Road would be best
- Any newbuild needs to be to the north of Park Road where the infrastructure can be started from new

Transport

- Parking near schools, pubs, shops, doctors
- I worry very much about amount of traffic. There will be a need for traffic lights/roundabout at A614 and Whinbush Lane. Need to maintain current roads out of village and reopen road onto A614 that's been closed
- Parking is a huge problem as it is in the centre of the village
- Improvements needed at junction of A614 and Oxton Road
- Re-introduce a bus to run all the way up Main Street to West End
- No reference to parking issue under 'specialists'
- Either traffic lights or a roundabout is needed at the junction of the A614 and Oxton Road
- Building in the south of village would cause more traffic on an already bad road for access to village.
- The south west cannot take any more transport.
- Facilities for cyclists, including road improvements and cycle paths
- The first transport and movement comment referred to parking. Not one of the specialists' comments mentioned this! Are there any provisions or thoughts on further parking?
- More park and ride outside city centre
- Reopen north end of Hollinwood Lane onto Oxton Road
- No reference to parking issue in 'what our specialists say'- it is mentioned under the residents' comments though.
- Calverton Connection- it is standing room now at commuting times. A direct bus?

- Parking issues will get worse
- 'Up to 1000 new car journeys in peak hours' = underestimated figure.
- New entry/exists to village needed to ease traffic problems.
- Will contribute to traffic congestion in A614
- No reference to parking improvements
- If south west is used the access must be from Georges Lane and this will need refurbishment all the way up.
- Parking- already a huge issue especially at shops- need short term parking (to stop those who park up all day from other villages and catch bus) which is easy/accessible
- Medical services
- We need appropriate/extra health facilities including GPs and dentists
- Need three extra doctor's surgeries
- It's not more surgeries, just more full time doctors
- No real mention of doctors, otherwise tend to agree with specialists
- Leisure/open space
- We need a leisure centre to promote healthy living
- Make sure you provide some more allotments
- Leisure centre is better than nothing! But it needs knocking down and starting again. Pool too small- hall too narrow and too low.
- We at Hollinwood House, in conjunction with the Woodland Trust and Notts Wildlife, are developing a wildlife haven- this is with the full support of Gedling BC.
- The southern ridges are the most attractive part of the village and are used by walkers and for leisure- why disrupt leisure activities of villagers?
- I hope all this housing will maintain or even develop leisure centre- healthy living, health promotion

Infrastructure (general)

- A comprehensive infrastructure to cope with all the extra people such a development would bring- then nobody would be happy or satisfied with the outcome
- The village facilities cannot cope with the needs of the community now
- Unless a huge well-funded and thought-out plan to update what we have as well as develop
- If the building goes ahead, would the infrastructure go in first?

- Infrastructure has to go in first before development
- Present infrastructure not adequate for existing population (traffic, parking, doctors, road surfaces, shops). Improvements are needed in Calverton before any further development takes place.
- New facilities listed are not enough to accommodate future housing
- Facilities, shopping, local improvements need to be part of the deal- i.e. addressed at same time as housing
- (Beyond our scope)
- It would be great if the churches become overcrowded
- Green belt- our kids' future is compromised
- In total contradiction to this, Gedling BC are prepared to allow building on the golf course immediately adjacent to this area which will destroy any such efforts. Contradiction?
- When were we given a say or consulted about the imposition of 25% of development in Calverton? Why have other villages been assigned less?
- Far too many houses being built here. We don't need any more
- Why keep building houses when lots of houses have no buyers?
- Too many houses- not legal
- If houses are required, why are houses on the market so long?
- Flooding, parking, schooling, medicine centre, etc. etc. Please listen- less houses
- Why build so many, most will go to social housing- percentage always increases as per Flatts Lane development- crime has risen
- The same problems exist as at first workshop- why dump all of Gedling's needs in Calverton? What about Mapperley Golf Club, Gedling Colliery, empty houses?

Housing

- Recent developments are appalling. See Flatts Lane! Too close, no greenery, parking issues designed into the development.
- Need a whole mix of housing including smaller, accessible housing for a whole mix of people including local youngsters. I love Calverton for its mix of people.
- Why do you build houses without solar panels? Lots of new houses are not even suitable for solar panels.
- There are no suitable houses for single people. I have looked at seven developments in Notts- nothing!
- I have single friends that live in five bed properties. Nothing is being built for single people.

- Flooding/drainage
- North and west of the village will contribute to flooding in the south eastern area of the village
- Development to the south of the village should be avoided given the flooding in this area exacerbated by mediaeval drainage and water flow from the fields
- Any development to the south of Calverton would be MADNESS! Following the repeated flooding this year from the fields and inadequate drainage it is obvious that no houses should be built on or near the hill.
- Would building to the north solve the flooding problems in the south? No.
- Building in the south of village would cause more flooding on an already bad road for access to village.
- Building on the south west between Long West Croft and George's Lane would create flooding to existing properties
- Building off George's Lane would cause flooding. This is a constant problem during bad weather.
- The southwest area could increase the flooding down to George's Lane.
- Building on the south would cause flooding- it is already an issue for the village

Shops/village centre

- Where is the masterplan for the village centre? It is old, decrepit, its future needs planning in this development.
- The village centre is outdated and lacking in much in the way of funding so far
- Education
- No real mention of schools, otherwise tend to agree with specialists
- A new primary school- 'an extra 250 places needed- figure is too low'
- This village needs more houses- more kids for the schools. The secondary school may have to make teachers redundant because of lack of kids

6.1.3 Appendix C: Questionnaire from the second workshop

CALVERTON MASTERPLAN – WORKSHOP 2, 13 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 Calverton. At this stage, **we neither agree nor disagree with any of these statements** but we would appreciate further guidance on them. What we decide to write in our final report to Gedling Council will be influenced by what you tell us in this survey.

Please indicate for each question whether you strongly agree, agree, disagree or strongly disagree with each statement and the reasons for your choice.

1. Developing the Calverton colliery site for housing would be a better use of land than the existing lorry park/recycling centre.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

2. If the Calverton colliery site is developed for housing, employment land should be allocated elsewhere in or around the village.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

3. The timber yard/fencing centre on Flatts Lane would be a suitable location for new housing development.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

4. Any new shops, services or facilities that the new development will need (e.g. doctors', dentists' etc.), should be provided within the existing village centre and/or at the Co-op on Collyer Road rather than near the new development.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

5. 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?

6. Road access to and from any new development should encourage drivers to use the Oxtun Road as much as possible in preference to driving through the village/village centre.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

7. 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?

8. It would be better to concentrate the new development in a single place on the edge of the village, rather than spread it in several clusters around the village edges.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

9. If cycle parking and/or cycle schemes were provided across the village, I would use a bike more to access the shops, village centre etc.

Strongly agree

Agree

Disagree

Strongly disagree

Of no concern

What are the reasons for your choice?