



Gedling- Masterplanning for Key Settlements

Final report- Ravenshead

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Prepared for:
Gedling Borough Council



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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 Ravenshead. 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

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

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

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

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

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

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

2.2 The first masterplanning workshop

2.2.1 Workshop methodology

Our first masterplanning workshop was held at Ravenshead Leisure Centre on Monday 16th September 2013. In total, it attracted 35 consultees.

Figure 1: Attendees at the first Ravenshead workshop



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

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

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

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

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

Figure 2: The 'Tell Us About Your Village' poster at the first workshop

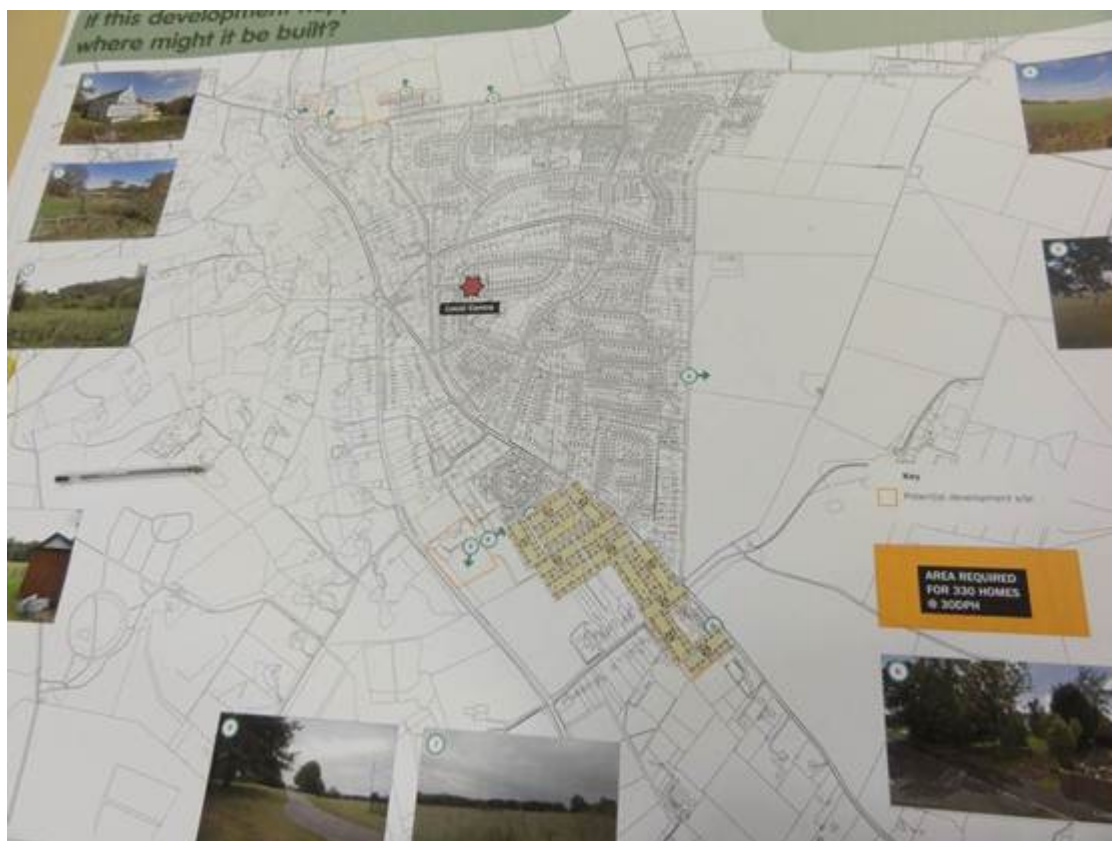


Consultees were then invited to take part in a table exercise. This consisted of a large-scale map of the village with a block of colour indicating at the right scale the land needed for the maximum housing figure based on an indicative density of 30 dwellings per hectare.

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

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 south 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 Ravenshead workshop

Topic area	Tell Us About Your Village	Infrastructure required	Any other comments	Total
Transport and traffic	11	16	0	27
Housing	7	2	3	12
Medical services	0	9	0	9
Education	0	8	0	8
Flooding/drainage	3	3	0	6
Shopping/local centre	0	5	0	5
Quality of place	2	0	2	4
Coalescence	1	1	1	3
Services and facilities	1	0	1	2
Spatial comments	2	0	0	2
Other	1	1	0	2
Employment	1	0	0	1
Total	29	45	7	81

Transport and traffic was therefore perceived as by far the most important issue, with more than twice as many comments as for housing in second place. Medical services, education, flooding/drainage and shopping/local centre were the other issues considered particularly important. There now follows a detailed summary of the comments received, in order of perceived importance. We have not split comments by 'Tell Us About Your Village', 'Infrastructure Required' and 'Any Other Comments' as we found when reviewing comments that in practice the split between the three was not perhaps as clear-cut as had been anticipated.

Transport and traffic

One of the most frequently mentioned locations in the transport and traffic comments was the Larch Farm junction at the north-west corner of the village, where the A60 Nottingham Road intersects with the B6020 Kirkby/Main Road. Consultees stated that traffic was heavy here, particularly in the morning peak, with northbound traffic queueing as far as the junction with Longdale Lane. Some consultees wanted to investigate the possibility of adding a right turn

filter to the traffic lights to allow traffic to leave the A60 more easily. Other consultees focussed on the junction of Longdale Lane and the A60, stating that it is currently dangerous and needs traffic lights to be added.

Some other residents mentioned that traffic can be heavy on Chapel Lane along the east side of the village. This problem is exacerbated by a lack of pedestrian pavements along most of its length.

The remainder of transport and traffic comments focussed on parking and public transport. Parking is felt to be constrained at the local centre, at busy times it is difficult to find somewhere to park, and there are reports that people from outside the village drive to the centre, park and then travel by bus elsewhere.

Equally, parking and congestion is felt to be an issue around both primary schools at pick-up and drop-off times in particular, Abbey Gates, which is very close to the congested parking at the village centre. A school bus service was suggested as a potential solution.

There is a bus route along the A60, with both Pronto buses and the 141 (which is felt by some not to be a good service). Some residents suggested that with new housing development, some or all bus services up and down the A60 could be re-routed so that they serve the village centre and/or the south of the village. For example, one consultee asked if buses could leave the A60 at Longdale Lane, travel past the Cornwater/Swallow Crescent development and the entrance to the Leisure Centre, then go down Kighill Lane to rejoin the A60.

Some consultees suggested that if new development were to be provided on land close to the A60, it should not take direct access onto the road. Others asked for the provision of a footpath between Longdale Lane and the A60.

Housing

Many of the housing comments focussed on a perceived need for retirement housing, although consultees differed on what could be provided, with some favouring sheltered accommodation, others warden schemes and still others bungalows. McCarthy and Stone were referenced as providing high standard retirement properties. Most consultees, however, stated that they did not want retirement housing to be in the form of flats.

The majority of consultees were displeased with the recent Cornwater/Swallow Crescent development, and pointed to it as an example of the kind of development they would not welcome. Local residents generally consider it to be too high density, with not enough parking, and with overly small housing units compared to the rest of the village context. By contrast, some consultees pointed to the Chapel Fields development at the northeast corner of the village as an example of what better new housing development might look like.

There appears to be little appetite for further infill development, which has been perceived as rapid in recent years across the village.

Medical services

There is a strong feeling that the existing medical practice is at capacity, waiting lists are reported to be long and it can be difficult to get an appointment. Additionally, the practice is shared with the neighbouring village of Blidworth, and there are reports that some Ravenshead residents have had to travel to Blidworth for appointments, which is undesirable.

Consultees suggested that one potential solution could be to provide a new or expanded surgery.

Education

Both primary schools are felt to be at capacity, as is the secondary school serving the village (Joseph Whitaker, in the nearby village of Rainworth). There were reports that part of the reason the primary schools are full is that children are transported in from elsewhere.

Flooding/drainage

Consultees agreed that there is a long-standing surface water flooding issue at the junction of Longdale Lane and Chapel Lane at the southern edge of the village. However, consultees differed on where they thought the water was coming from. The majority suggested that it is flowing downhill along Chapel Lane but others thought it may be originating from Longdale Lane itself. Some consultees suggested that after heavy rain there can be sewage overflow.

Shopping/local centre

A majority of consultees agreed that the shopping centre is too small for the size of the village and that new shops need to be provided. Most people agreed that there is no space to expand the existing centre, as it is constrained on all sides by existing development, and there were some who welcomed new shops elsewhere as a result. One consultee supported a new Sainsbury's at Larch Farm.

Quality of place

A strong message on this topic area was that the village's rural feel is valued by its residents, and that new development should not compromise this. One consultee suggested that 'garden grabbing' should be restricted in this regard, and other consultees commented on Ravenshead's 'leafy' feel. The views across woods and open countryside east from Chapel Lane are considered particularly valuable.

Coalescence

Consultees were clear that they did not want Ravenshead to merge with any other settlements. In particular, growth to the north was not popular as it would reduce the distance between the village and the southern edge of Mansfield.

Services and facilities

It was pointed out that the public toilets at the village centre need to be re-opened, and that the Church Hall needs refurbishment.

Spatial comments

The SHLAA site north of Beech Avenue had its overall suitability for development questioned by some consultees, who stated that it was unsuitable due to being a former quarry, important for wildlife and with underground streams. Furthermore, there is considered to be poor access to the site from Beech Avenue, which is a private, unadopted road.

Other comments

One consultee asked if the car boot sale site off the A60 south of the village could be removed. Another stated that there need to be sufficient playing and recreation areas for young children.

Employment

Some consultees highlighted the fact that there is very little employment in the village itself, and that people have to travel for employment opportunities.

Table exercise

As with the Post-it note comments, some consultees opposed to the housing numbers 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. 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 direction for growth.

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

Photograph number	Number of houses placed		
	North of village	South of village	East of village
1	125	200	
2	125	200	
3	150	75	100
4	175	150	
5	200	125	
6		325	
7	125	200	
8		200	
9		150	
10	125	200	
11			325
12		325	
13		325	
14	125	75	125
15	150	175	
16		325	
17		325	
18	125	75	125
19		325	
Houses placed (total number)	1425	3775	675
Houses placed (percentage of total)	24.3	64.2	11.5

Note: No houses were placed to the west of the village

Table 2 2 demonstrates a strong majority preference for housing to the south rather than to the north or east of the village. Of development to the north or east, there is a preference for development to the north rather than the east by a ratio of more than two to one. The results of Table 2-2 are illustrated in Figure 4 below.

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



2.3 The second masterplanning workshop

2.3.1 Workshop methodology

A second masterplanning workshop was held on Friday November 15th at Ravenshead Leisure Centre, attended by 31 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 Ravenshead masterplanning workshop



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

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

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

2.3.2 Post-it note comments

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

Transport

One consultee stated that there was no reference to the concerns raised about the lack of a bus service from the interior of the village to Nottingham or Mansfield. One consultee pointed to double parking on Longdale Lane during icy or snowy conditions.

Education

One consultee asked for a new school to be built south of the village to replace Abbey Gates and Swinton Rise schools, which could be replaced by sheltered accommodation for the elderly and for general housing respectively. Another comment agreed, stating that there is insufficient room for additional places at the current school sites. One comment stated that the pressure on school places and parking problems across the village would be eased by fewer out of catchment area applicants being accepted.

Housing

When asked what type of housing would be most suitable for the elderly, some consultees pointed to The Hollies, on Longdale Lane, as a good example of what may be required.

Medical services

One consultee wanted to clarify that rather than the village needing a new doctors' surgery, comments from the first workshop suggested a requirement for additional staff at the current surgery.

Shopping/local centre

One consultee asked who would be responsible for managing any parking restrictions or charges at the shops as the land is privately owned. Another consultee suggested using the village hall car park as an overflow car park for shops at peak times.

Flooding/drainage

One consultee reported surface water flooding on Main Road and at the corner of Bretton Road and Ashford Drive after heavy rain.

2.3.3 Questionnaire

The questionnaire for Ravenshead 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.

1. Most or all of the new housing should go to the south of the village (between Longdale Lane and the A60) rather than the north (north of Main Road).

Results: Strongly agree 14, Agree 5, Disagree 5, Strongly disagree 2, Of No Concern 0. Therefore a majority of respondents (73.1%) strongly agreed or agreed with this statement.

Reasons: Of those who agreed, the most frequently mentioned reasons included the importance of avoiding coalescence with Mansfield, Main Road as a defensible boundary, and the fact that development to the south would be better for access, have less impact on the village and have less impact on the green belt. Of those who disagreed, the main reason was

that development should be spread around the village rather than concentrated in one place, as well as concerns about exacerbating flooding on Longdale Lane.

2. If development is to be built to the south of the village, it should stay north of Kighill Lane.

Results: Strongly agree 7, Agree 9, Disagree 6, Strongly disagree 2, Of No Concern 3. Therefore a small majority of respondents (59.3%) strongly agreed or agreed with this statement.

Reasons: Those who agreed saw Kighill Lane as a good boundary to use to protect against what they termed 'urban sprawl', and one consultee pointed out that there should be enough land north of Kighill Lane for all the houses. Those who disagreed pointed out that the area south of Kighill Lane is already built up, that density could be reduced by building on both sides of Kighill Lane and that the Tarmac Quarry site south of the village (and south of Kighill Lane) could take some of the allocation.

3. The new Chapel Fields development (pictured) at the northeast corner of the village is a good example of what new housing should look like.



Results: Strongly agree 5, Agree 14, Disagree 1, Strongly disagree 3, Of No Concern 2. Therefore a clear majority of respondents (76%) strongly agreed or agreed with this statement.

Reasons: Those who agreed with the statement pointed to the perceived attractiveness of larger family homes at a lower density than the recent Cornwater/Swallow Crescent development, and with green space visible around them. A number of respondents also stated that the architectural appearance was in keeping with the existing village. Among those who disagreed with the statement, their reasons were that the houses appeared to be townhouses and therefore less suitable for a rural context.

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

Results: Strongly agree 10, Agree 13, Disagree 3, Strongly disagree 2, Of No Concern 2. Therefore a clear majority of respondents (82.1%) strongly agreed or agreed with this statement.

Reasons: The reasons for agreeing with this statement were varied, and included that houses of over two storeys would not be in keeping with the village, that they could cause overlooking issues, they would be visually intrusive and that they would not be suitable for older people.

Among the minority disagreeing, reasons included that three storeys or higher is an efficient use of land and that it offers some larger units, thus helping to provide a mix of housing.

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

Results: Strongly agree 8, Agree 10, Disagree 4, Strongly disagree 1, Of No Concern 3. Therefore a majority of respondents (69.2%) strongly agreed or agreed with this statement.

Reasons: Among those agreeing, many pointed out that older people now have a longer period of time that they are able to live independently and that they would value free-standing homes as a result. However, among those both agreeing and disagreeing, some pointed out that a mix could be appropriate, with some bungalows alongside a care home. Among those disagreeing, it was pointed out that the answer to the question should be provided by housing needs assessment rather than the views of workshop consultees.

6. Any new housing development to the south of the village should have direct access onto Kighill Lane and Longdale Lane but not onto the A60 Mansfield Road.

Results: Strongly agree 6, Agree 9, Disagree 6, Strongly disagree 1, Of No Concern 3. Therefore a small majority of respondents (60%) strongly agreed or agreed with this statement.

Reasons: Those who agreed stated that the A60 is already very busy and that it would be better to have a single junction at Kighill Lane, probably with the addition of traffic lights, rather than two or more smaller junctions onto a main road. Those who disagreed perhaps misinterpreted the question, as a reason given was that the development needs some access to the A60 (which it would have indirectly via Kighill Lane) and that access to the A60 would cut out village traffic. One of the consultees disagreeing did so on the basis that the quarry site would be more suitable for development.

7. There should be parking restrictions (e.g. 2 hour limit) at the village centre to free up parking spaces for those using the facilities.

Results: Strongly agree 8, Agree 13, Disagree 3, Strongly disagree 0, Of No Concern 1. Therefore a clear majority of respondents (84%) strongly agreed or agreed with this statement.

Reasons: Of those agreeing, the perhaps unsurprising reasons were that the car park is felt to be too heavily used at present and that it is used as an unofficial 'park and ride' by people who stay parked there all day. Some pointed out that restrictions already exist but are unenforced and there are question marks over who would enforce any restrictions. Among those disagreeing, it was pointed out that use of the village hall car park would be a better alternative than parking restrictions and that enforcing restrictions would be unfair on those who park there as they work in the shops.

8. It would be better to cluster the new development in the same place rather than spread it in several locations around the village edges.

Results: Strongly agree 5, Agree 13, Disagree 2, Strongly disagree 4, Of No Concern 3. Therefore a majority of respondents (66.7%) strongly agreed or agreed with this statement.

Reasons: Those agreeing asked for new development to be clustered in the same place for reasons including the avoidance of incremental infill, to help support facilities, and the avoidance of disruption caused by construction work over a wider area. Those disagreeing had as their aim the need to prevent crowding, the aim of helping integration between newer and older residents, and the need to avoid traffic being concentrated into a single area.

9. If new development brings demand for new facilities, like shops or healthcare, they should be sited close to the new housing.

Results: Strongly agree 4, Agree 13, Disagree 3, Strongly disagree 2, Of No Concern 3. Therefore a majority of respondents (68%) strongly agreed or agreed with this statement.

Reasons: Those agreeing with the statement pointed out that doing so would reduce car use and that a new shopping centre is needed anyway as present facilities are too crowded. One consultee who agreed stated that the facilities could include healthcare for older people in the new houses. Those disagreeing questioned the need for new shops in the village at all, stated that the existing shops need to be better used, and worried that new facilities might not be close enough to the village centre.

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/60777/2116950.pdf

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

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

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

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

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

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

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

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

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

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

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

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

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

3.1.3 *Aligned Core Strategy*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 227 homes at Ravenshead through new allocations.

Other policies with direct relevance to residential development in Ravenshead 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;

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.

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

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 30% affordable housing in Ravenshead.

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

⁶ Available online at <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/localdevelopmentframework/supplementaryplanningdocuments/>

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

'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 indicates the location of the Ravenshead Special Character Area (SCA). The SCA lies in the west of Ravenshead between the A60 and Sheepwalk Lane. It comprises detached dwellings, set within large plots and provides 'an appropriate visual transition from the rural character of Newstead Abbey Park to the more typical and established urban form of Ravenshead'. Saved Policy ENV17 seeks to maintain the characteristics of the Ravenshead SCA and prevent subdivision and development of large, mature gardens and the protection of landscape features. The Proposals Map also shows Newstead Abbey Historic Park and Garden's location west of the A60, and the extensive Mature Landscape area in this direction. To the south of the village, it shows safeguarded land and the playing fields of the Leisure Centre as protected open space.

3.2 Other plans, strategies and documents

3.2.1 *A Plan for Ravenshead (2006)*⁸

In 2006, Ravenshead Parish Council produced A Plan for Ravenshead. Although not a statutory document, it nevertheless incorporates much useful evidence about the settlement.

It states:

- Access to the Tram at Hucknall and the Community Project for internal Village travel has improved our travel provision, although external bus services remain limited.
- The two village schools, Abbey Gates and Ravenshead C of E Primary, both provide good education provision and good pre-school Nursery provision is also available. Secondary education is provided for outside the village, at Joseph Whitaker in Rainworth, Colonel Frank Seeley in Calverton and at National School in Hucknall.
- More and more people are using the limited retail provision available in the Village Precinct where choice, range of goods and value for money is improving.

⁸ Available on application to Ravenshead Parish Council (<http://host27.qnop.net/~ravenshe/>)

- The library, post office and pubs are well patronised and the central facilities of the Church Hall, Village Hall, Leisure Centre and Ravens Lodge (Scout Headquarters) are all successful and viable organisations.
- Significant improvement in Ravenshead leisure provision has been provided by the Parish Council at our two Play Parks and at the Longdale Lane Leisure Centre
- We are fortunate to have our own doctors' surgery which is part of a joint practice shared between Ravenshead and Blidworth. A Patients Participation Group has recently been established and there is an active voluntary sector in the village. An ageing population and the prospect of new housing will put pressure on facilities.
- Whilst there is general satisfaction regarding the service provided by the doctors there is concern about the availability of doctors and the appointments system. In addition, some of the services are available in the neighbouring village of Blidworth. The village also lacks an optician and an NHS dentist.
- The village has developed a very effective voluntary support system for the elderly and disabled but lacks suitable warden aided, residential and nursing accommodation
- Ravenshead has been growing, within its green belt envelope, for many years and is attractive to developers because of price expectation. The pace of this growth has quickened, with not only infill, but also "back-garden" and "knock-down and rebuild" developments.
- The character of the Village is changing with increased density, unconventional structures and potential tree loss. The "Special Character Area" between Nottingham Road and Sheepwalk Lane is intended as a buffer between Newstead Abbey Park and the developing village.
- Most, but not all, residents have opposed the development of housing in our Green Belt for many years. However, the Local Plan has determined that parts of Cornwater/Swallow Crescent Fields be allocated for up to 140 houses, with the Inquiry Inspector suggesting that this high density would increase diversity in the Village's housing stock. The other half of Cornwater/Swallow Crescent is designated as land available for housing development should there be a pressing need within the plan period.
- The questionnaire asked about the perceived need for housing provision in five special areas of "low cost" and "supported" accommodation. Of the almost 1000 responses to this part of the questionnaire, only 22% suggested low cost provision compared with a significant 50% to 70% suggesting Residential and Nursing Homes, Retirement Homes and warden aided accommodation. The other major category, "infill housing", only attracted 6% support – 94% were against such development.
- Extra comments made included some suggested need for young people to stay within the community and space to build a Day Centre. These issues were further identified at the later consultation meeting within the Village.
- We have a SusTrans cycle pathway (Route 6) passing right through the village linking us with Sherwood Forest and Nottingham. Around the village there are many footpaths giving access to the countryside.

3.2.2 Green Space Strategy⁹

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 Ravenshead as deficient in childrens' play space and casual play areas.

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

3.2.3 Infrastructure Delivery Plan¹⁰

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 Ravenshead, the IDP identifies the following requirements following amendments after the Core Strategy hearings:

- 69 primary school places, able to be accommodated through existing capacity. Should this change (i.e. existing capacity is found not to be sufficient), a contribution of £790,395 would be required
- 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.
- 52 secondary school places, likely to be accommodated within existing schools but will require contributions at a total cost of £897,520
- A low/medium impact on waste water provision, with upsizing of sewers likely to be required for large sites to the south. Sites to the north and smaller sites unlikely to cause too many issues, subject to hydraulic modelling.
- The Kighill water supply site may require extensive off site mains, otherwise capacity can be provided from the outlet of local booster pumps.

3.2.4 Strategic Housing Land Availability Assessment¹¹

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.) At Ravenshead, one specific comment that may be relevant to the masterplan is the presence of a Site of Importance for

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://gossweb.nottinghamcity.gov.uk/IDP.pdf>

¹¹ Available online at

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

Nature Conservation (SINC) on the west side of Longdale Lane north of its junction with Kighill Lane¹².

3.2.5 *Sustainable Community Strategy*³

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.

3.2.6 *Greater Nottingham Landscape Character Assessment*¹⁴

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

3.3 Other relevant considerations

3.3.1 *Ravenshead Housing Needs Study*¹⁵

Following concern expressed by Ravenshead Parish Council about the lack of choice in housing types and tenure to serve an aging population, especially for those wishing to

¹² Please note that this SINC is not in fact shown on the Gedling Borough Replacement Local Plan Proposals Map, but the Council were able to advise URS of its precise location.

¹³ Available online at

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

¹⁴ Available online at <http://cms.nottinghamshire.gov.uk/lcagrnottmreport.pdf>

¹⁵ Available online at

<http://www.gedling.gov.uk/media/documents/housing/Ravenshead%20Housing%20Needs%20Study%20report%202009.pdf>

downsize or move into residential care or supported housing, Gedling Borough Council agreed that a Housing Needs Survey was required and carried out a survey in partnership with the Parish Council during March 2009.

The objective was to obtain clear evidence of the housing need in Ravenshead, to inform the type and tenure of housing that would be required in the village in the future to meet local needs.

Over three quarters of respondents owned their home outright. This is clearly linked to the over-representation of older people, who are more likely to have paid off their mortgage. Again, it is not completely representative of Ravenshead as a whole, although the village does have extremely high rates of home ownership compared to the Borough and the national averages.

The majority of those who indicated that they needed alternative accommodation stated that they needed a smaller unit. Twelve respondents indicated a need for rented (including social rented) accommodation and fourteen indicated a need for some form of affordable ownership homes. The affordable housing already negotiated on the site at Longdale Lane (also known as the Cornwater/Swallow Crescent development) should meet some of this need, but more may be required on future sites.

The largest group needing rehousing consists of older residents, most of whom would prefer sheltered/extra care or residential/nursing home type of accommodation at varying points in the future.

The study concludes by stating that Ravenshead would probably benefit from some form of private investment to provide retirement accommodation for older people in the village. Although there is no land presently allocated for this use, this could be addressed through the finalisation of the Local Development Framework.

3.3.2 *Greater Nottingham Habitats Regulations Assessment*¹⁶

The Habitats Regulations Assessment comments 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 which would preclude urban extensions at Ravenshead west of the A60 and north of Ricket Lane.

3.3.3 *Condition of Nottinghamshire Report (2009)*¹⁷

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

¹⁶ Available online at <http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Greater%20Nottingham%20combined%20HRA%202012.pdf>

¹⁷ Available online at <http://www.nottinghamshire.gov.uk/living/business/economicdata/conditionofnotts/>

4 SPECIALIST REVIEW

4.1 Introduction

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

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

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

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

4.2 Community Facilities

4.2.1 Introduction

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

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

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

4.2.2 Establishing the baseline

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

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

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

Existing population

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

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

The proportion of children aged 0-17 in Ravenshead (17.0%) is lower than the England average (21.4%)¹⁸

The existing population aged over 60 years (36.5%) is significantly 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 2013¹⁹ 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 Ravenshead 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)²⁰, as it is impractical to aim for an exact match between the numbers of pupils (demand) and the available places (supply).

Drawing on Department for Education (DfE) data, an overall deficit in provision of primary school places has been identified within the two schools in Ravenshead or within 2.9km of its boundary, as outlined in Table 4-1 below. If considering surplus/deficit, not taking account of the assumption that a school is at capacity when it reaches 95% occupancy, there remains a deficit of 61 primary school places between the two schools.

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

Name	Capacity	Roll	Surplus/deficit	Surplus/deficit at 95% capacity
Abbey Gates Primary School	260	-50	-61	260
Ravenshead C of E Primary School	431	-11	-32	431
Total	691	-61	-93	691

¹⁸ KS102EW - Age structure, (2013), Census 2011, Office for National Statistics

¹⁹ Available online at <https://www.gov.uk/government/publications/national-travel-survey-2012>

²⁰ Trading Places: A Review of Progress on the Supply and Allocation of School Places, (2002); Audit Commission.

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. There are nine schools within this catchment area. As with primary provision, guidance from the Audit Commission considers secondary schools to be ‘at capacity’ when at 95% occupancy.

Drawing on DFE data, an overall surplus in provision of primary school places has been identified within the Joseph Whitaker School, 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 85 secondary school places at the Joseph Whitaker School.

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

Name	Capacity	Roll	Surplus/deficit	Surplus/deficit at 95% capacity
Joseph Whitaker	1,203	85	-21	1,203
Total	1,203	85	-21	1,203

The Greater Nottingham IDP²¹ 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 is one early years provider within and surrounding Ravenshead, as outlined in Table 4-3 below. While there is no information regarding the current capacity of the facility, it accommodates up to 120 children and is therefore has the potential to satisfy a reasonable level of demand for early years education within Ravenshead.

²¹ Greater Nottingham (Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe) Infrastructure Delivery Plan, (2013), Nottingham City Council

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

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

Name of provider	Type of provision
Longdale Nursery and Children's Centre ²³	<ul style="list-style-type: none"> Privately run Day nursery Accommodates up to 120 children Accepts children from 1 month 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 practice in Ravenshead, as outlined in Table 4-4. GP provision is somewhat limited, given that it is shared with neighbouring Blidworth. Indeed, in official NHS listings, Ravenshead does not appear, rather being listed under the Blidworth practice. There is no dental provision in Ravenshead and therefore residents will be forced to access dental facilities outside the village and are likely to have to rely on public transport, or a car.

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

Name of surgery	Type of provision	Number of GPs/dentists
The Surgery- Ravenshead and Blidworth (Longdale Avenue)	GP	8

There are eight GPs registered at the above practice²⁴. The ratio of registered patients per GP is 1,465; a better level of provision than the target patient list size of 1,800 per GP recommended by the Department of Health.²⁵

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 Study²⁶ 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".

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

²⁴ Department for Health, (2012); Patient list sizes and GP count 2012

²⁵ Ibid

²⁶ Greater Nottingham Infrastructure Capacity Study, (2009); Nottingham City Council

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

The baseline for libraries and community facilities therefore considers premises within Ravenshead 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.

The village hall and church hall offer a reasonable variety of space for meetings and other activities. If residents wish to hold larger meetings or events, due to the somewhat limited capacity of these two venues, Ravenshead Leisure Centre may be a suitable venue.

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

Name	Type of facility
Ravenshead Library	Library
Ravenshead Village Hall	Village Hall
St Peter’s Church Hall	Church Hall
Ravenshead Leisure Centre	Leisure Centre (but available for other uses)

Shopping and retail facilities

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

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

There is a small shopping precinct within Ravenshead, offering a limited number of local shops selling convenience goods. A Post Office and several local pubs are also situated within the village, and are well patronised according to the Ravenshead Village Plan. The Plan identifies that there has been a recent increase in people using “the limited retail provision available” in the village shopping precinct, where “choice, range of goods and value for money” are improving. It is also important to note that there are currently no vacant units within the local centre.

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 space²⁷ 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;
- 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

²⁷ 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.

- 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 low level of public open space provision within and surrounding Ravenshead, as outlined in Table 4-7 below. The only space within the relevant catchments is Newstead Park Wood, a woodland managed by Nottingham City Council.

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

Type of open space	Name
Parks and gardens	-
Amenity green space	-
Natural and semi natural green space	Newstead Park wood
Allotments and community gardens	-

Play space

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

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

Ravenshead has two LEAPs and one NEAP, as outlined in Table 4-10 below.

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

Type of play area	Name
LAP	(none exist)
LEAP	Haddon Road Play Area Abbey Gates
NEAP	Leisure Centre Teen Area
SEAP	(none exist)

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

Sports and leisure facilities

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

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

Ravenshead Leisure Centre hosts a range of both indoor and outdoor activities, for all ages. In addition, there are dedicated football, rugby and cricket facilities at clubs within the village, and two golf courses. Overall provision within and surrounding Ravenshead is very good and is likely to cater to the majority of people's interests in terms of participating in sport. It is noted however that there are no swimming facilities.

Table 4-11: Sports facilities in or within 800m of the Ravenshead study area²⁸²⁹

Venue / location	Indoor activity / club / pitch	Outdoor activity / club / pitch
Ravenshead Leisure Centre	Karate Badminton Table tennis	Football Bowls Volleyball Tennis
Pavours Rugby and Football Club		Rugby Football
Papplewick and Linby Cricket Club		Cricket
Hollinwell Golf Course		Golf
Coxmoor Golf Club		Golf

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.

²⁸ <http://www.ravensheadnewsletter.co.uk/sports.htm>

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

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	36 places
Primary education	Yes - additional 2 classrooms (on basis of around 30 children per classroom). Likely this would be provided through expansion of existing primary school.	48 places
Secondary education	Yes - additional 1 or 2 classrooms (on basis of around 30 children per classroom). Likely this would be provided through expansion of existing secondary school.	36 places
GPs	Insufficient existing provision locally. Healthcare providers to advise whether new surgery required, or if there is capacity at existing surgery	0.1 GPs
Dentists	No existing provision locally but demand arising from new housing not sufficient to justify introduction of dental surgery on its own (a single dentist in a facility is not generally considered to be a sustainable model for healthcare provision)	0.1 dentists
Community centres/halls	Three existing facilities likely to be meeting existing and new demand	170sqm
Shops and retail	Planning application for supermarket at Larch Farm and pressure on existing centre suggest unmet demand	Unknown-detail retail model would be needed
Parks and private gardens	Yes for parks - no existing local provision. Gardens to be provided as part of new development	2.1ha
Amenity green space	Yes - no existing local provision	0.3ha
Natural and semi natural green space	No- surrounding countryside on all sides of village meets demand	2.5ha ³⁰
Allotments and community gardens	Yes (although dependent on local demand)	6 plots
Play space (mix of equipped and playable space)	Yes. Two existing LEAPs and one NEAP	0.6ha
Outdoor sports facilities	Existing local provision likely to be sufficient	0.8ha
Indoor sports facilities	Existing local provision likely to be sufficient	0.8ha

³⁰ This figure is hypothetical, based on the Gedling Green Spaces Strategy recommended targets. Countryside within easy reach of Ravenshead significantly exceeds 2.5 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 Environment Agency – Indicative Flood Maps – accessible at <http://maps.environment-agency.gov.uk>

³² British Geological Survey – Geology of Britain Mapper – accessible 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

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

The EA's Flood Zone maps show that there are no areas within Ravenshead or the immediate vicinity of the settlement that are at risk of flooding from rivers or the sea. The maps also show that there are no reservoirs in the area which are likely to cause flooding within the Ravenshead area.

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

British Geological Survey Maps

The Geology of Britain mapper shows that Ravenshead sits upon a sandstone bedrock formation. The formation has the ability to store large volumes of water due to its likely high porosity.

There are a number of historical borehole records available for the area. A borehole taken at Newstead Colliery in 1979³⁴ encountered no water to a depth of approximately 83 metres. It can therefore be assumed that the groundwater level in the area is likely to be below that depth and is probably not at high risk of emerging above ground level and causing flooding.

*Nottinghamshire County Council Preliminary Flood Risk Assessment (2011)*³⁵

The maps accompanying the PFRA show that in Ravenshead there have been up to 5 flood incidents recorded on the DG5 register by STW, up to 50 flood incidents recorded by the Highways Asset Management System and no incidents recorded by the Fire Service. In addition to this, PFRA maps show the amount of people potentially affected by surface water flooding; the information is based on EA maps for surface water. The data shows that there are two locations in Ravenshead where between 51 and 100 people could be affected by surface water flooding. These numbers are not above the NCC thresholds that classify the areas as having flood risk issues. One of these areas is located to the south of Ravenshead and includes the junction of Chapel Lane and Longdale Lane.

The PFRA also includes mapping of Areas Susceptible to Groundwater Flooding, which show that Ravenshead is not in a location susceptible to groundwater flooding.

*Nottinghamshire County Council Level 1 Strategic Flood Risk Assessment (2011)*³⁶

The SFRA for NCC includes a number of maps provided by the EA which show Areas Susceptible to Surface Water Flooding. The mapping shows that there is a possibility for flooding of depths between 0.1 m and 0.3 m along the majority of the length of Longdale Lane under the 1 in 200 year storm scenario with some areas experiencing depths greater than 0.3 m. The maps do not however suggest that ponding would occur at the junction with Chapel Lane, and the flood water appears to be contained within the road. This is supported by the

³⁴ British Geological Survey – Borehole Record for Newstead Colliery, Nottinghamshire.

http://scans.bgs.ac.uk/sobi_scans/boreholes/229120/images/10435977.html

³⁵ Available online at <http://www.nottinghamshire.gov.uk/enjoying/countryside/flooding/lead-local-flood-authority/pfra/>

³⁶ Available online at <http://cms.nottinghamshire.gov.uk/sfra.pdf>

PFRA data which shows a high number of flood incidents within the highways network but only 5 incidents recorded on the DG5 register. In addition to this there are a number of other locations throughout Ravenshead where a lesser degree of surface water flooding is possible.

Consultation with Nottinghamshire County Council

As Lead Local Flood Authority (LLFA), Nottinghamshire County Council was asked for their comments on flooding at Ravenshead. The County Council advised that flooding at Ravenshead has not been of a level of severity sufficient to trigger action.

4.3.4 Mitigation Options

As previously mentioned, any new development is required to manage flood risk to prevent any increase in risk as a result of the development and should where possible attempt to reduce that risk.

Development at Ravenshead 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.

As it is considered likely that surface water flooding may occur at the junction of Chapel Lane and Longdale Lane, along the length of Longdale Lane and also on Main Road, development located in these areas may therefore be at some risk of surface water flooding and should take this into account in plans. In addition, Gedling Borough Council could commission a feasibility study to determine measures to reduce the risk of flooding in the village. As flooding appears to be mainly contained to the roads, the improvements required may involve the introduction of highway drainage ditches or additional gullies to ensure that runoff on the road is captured and conveyed into the drainage network.

4.4 Transport

4.4.1 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. If developed in one location, a development of this size could be served by one access if the route into the site was classed as a Major Residential Access Road (i.e. 6.75m carriageway width). If served by a narrower road, then two accesses would be required.

Access to/from potential development plots to the north of the village would be onto B6020 (Main Road). This is a relatively straight road and there may be an opportunity to provide a compact roundabout to replace the existing Main Road / Sheepwalk Lane junction, subject to geometric feasibility. A crossroads arrangement is unlikely to be accepted by the local highway authority. The road passing the site is currently governed by a 40mph speed limit though it may be appropriate to lower this to 30mph depending on the layout of the site and how it integrates with the B6020.

There is some existing housing to the north of Main Road with private driveways running to the back of these properties. It is unlikely that these private driveways would be suitable to access a larger development given their length and narrowness.

Any development would need to tie into the existing highway infrastructure and formal crossings of Main Road may be required. Routes to / from the village centre would likely be via Sheepwalk Lane or Summercourt Drive though it is noted that each are narrow and not

designed for large volumes of through traffic. These routes are also likely to be used via pedestrians / cyclists.

South: Access to a potential development plot could either be onto the A60 or onto Longdale Lane (or both). Both options would likely be priority junctions (with right-turn harbourage for the access onto the A60) as per TD 42/95 (from the Design Manual for Roads and Bridges). However, any junction onto the A60 would need to be designed with attention to the nearby Kighill Lane junction. An alternative strategy would be to provide access onto Longdale Lane though this would likely add traffic to the Kighill Lane junction as described below. This latter option would, however, have the advantage of minimising the number of junctions on the local strategic network which is often an objective of a local highway authority when dealing with roads such as the A60.

There is a footway on Longdale Lane, though this is initially on the opposite side of the road than the proposed development. There may be an opportunity to provide a footway as part of the development.

4.4.2 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 4-2 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 4-2: 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
	227 units	45	125	118	73

From the potential northern development plot, vehicles are likely to route to the signalised junction with the A60 before turning either north (towards Mansfield) or south (towards Nottingham). No assessment of this junction has been undertaken as part of this work, but the majority of traffic would be added to the minor arm.

From the potential southern development plot, vehicles could route either north (towards Mansfield) or south (towards Nottingham). The development impacts would therefore naturally diffuse across the network, since vehicles could route either via Longdale Lane, or via a new access onto the A60, or via Kighill Lane.

Both the junctions of A60 / Main Road and A60 / Longdale Lane are noted as being accident clusters according to data contained in CrashMap (2008 – 2012, inclusive). There have also been four collisions in five years (2008 – 2012, inclusive) at the junction of the A60 / Kighill Lane. Any increase in traffic on Kighill Lane may therefore require a contribution to a local safety scheme.

4.4.3 Public transport

The main bus service is the Pronto service offered by Trent Barton. This service operates between Chesterfield and Nottingham. The route and timing of this service means that a diversion into Ravenshead is considered unlikely. A development to the north of Main Road would be at the upper limit of the normal threshold of considering an accessible bus service (400m); and a development off Longdale Lane would be within the normal threshold of considering an accessible bus service (400m), given the provision of direct pedestrian linkages to stops on the A60).

The size of the development and regularity of the bus service means that it is unlikely the development would cause a capacity issue on local bus services.

4.4.4 Congestion

The Nottinghamshire LTP3 identified that the A60 was subject to congestion, south of Ravenshead (near the location of the railway underpass) and at the A60 / Kighill Lane junction. There is likely scope (subject to feasibility work) to signalise this junction, given that it already benefits from a lengthy right-turn harbourage.

4.4.5 Parking

It is understood that parking in Ravenshead is currently constrained and may be being used by those “parking and riding” into Nottingham. It is unlikely that the development would deliver enhanced parking capacity, but contributions to additional management of existing space could be a potential strategy. For instance, options to address this could be to introduce a residents’ parking system (including within the town centre via a local residents badge), time-limited parking, or the introduction of parking charges. Management and enforcement costs would be the key limitation on introducing a scheme.

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:

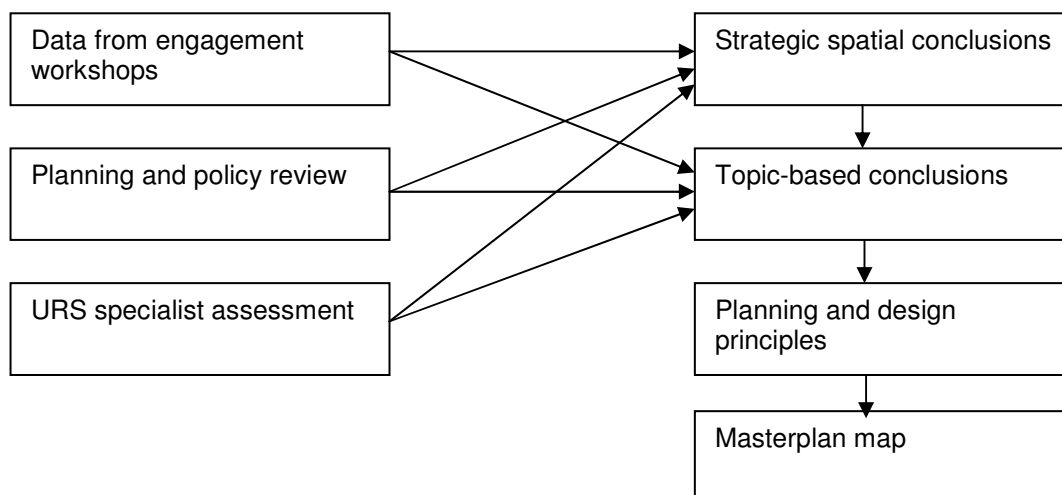
- Where should new development take place and why?
- In which locations should new development be avoided and why?

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 1 below.

Figure 1: 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*

- Large majority of respondents (64%) preferred growth to south of Ravenshead rather than north (24%), east (12%) or west (0%)
- Desire to avoid northward growth due to risk of coalescence with Mansfield
- Site north of Beech Avenue considered unsuitable
- Rural views to east of Chapel Lane valued
- Lack of desire to break 'defensible boundaries' of Chapel Lane and Main Road
- All development in single place is preferable to a 'spread' of development

5.2.2 *Planning and policy evidence base*

- National Planning Policy Framework (NPPF) states it is preferable to develop on land of lesser environmental value, including agricultural value
- The NPPF states that green belt boundaries should be physical features which are likely to be permanent
- The Aligned Core Strategy (ACS) supports permanent defensible boundaries for green belt, and the use of green belts to avoid coalescence
- The ACS Habitats Regulations Assessment states that development west of the A60 or north of Ricket Lane should be avoided
- SHLAA commentary highlights that there is a Site of Importance for Nature Conservation north of Kighill Lane and west of Longdale Lane
- The Replacement Local Plan proposals map shows the Special Character Area on the western edge of the village
- The Replacement Local Plan proposals map shows a large area of Mature Landscape west of the A60, safeguarded land to the south of the village, and Ravenshead Leisure Centre playing fields to the south as Protected Open Space
- The Greater Nottingham Landscape Character Assessment highlights that some land to the south of the village is within Sherwood Forest

5.2.3 *URS specialists*

- On transport grounds, development to the south is preferable to development to the north as there are more routes to/from strategic road network and access easier
- Growth to the east is less suitable on flooding grounds
- There are surface water flooding issues to the south but confined to the road channel of Longdale Lane; land for development has low flood risk

5.2.4 *Masterplan conclusions and recommendations- strategic spatial options*

The three sources of evidence used are consistent in suggesting that the south of the village is the best location for housing development. We agree with this assessment. Additionally, we agree with the view of the majority of workshop consultees that the growth should be concentrated in a single place to reduce infill development as well as construction and visual impact. Concentrating the development in a single location would also provide a critical mass of population to support new facilities and services nearby.

West of the village

Taking each strategic direction in turn, growth to the west of the village is not supported by local residents, would impact on the Special Character Area, and would be contrary to the Habitats Regulation Assessment recommendation. Additionally, once the A60 is breached, there is no logical defensible Green Belt boundary. There would also be the potential for negatively impacting the setting of Newstead Abbey and Park, and development would entail the loss of a significant area of mature landscape. Growth to the west is likely to be the most suitable direction in terms of flood risk, as it is the highest land, but the combination of other constraints rules out growth in this direction entirely.

North of the village

Consultees were concerned that development north of Main Road would increase the risk of coalescence with Mansfield. We do not consider this risk significant, as even if all homes were developed north of Main Road, the Habitats Regulation Assessment recommends no development north of Ricket Lane in any case. Ricket Lane is still 1.4 miles south of the edge of Mansfield, and separated from it visually by Harlow Carr Wood.

However, we agree that development to the north is not suitable on the grounds of Main Road forming a strong defensible boundary to the Green Belt. Additionally, the land rises fairly steeply on the north side of Main Road, meaning that development here would have a significant visual impact, particularly close to or on Twin Hill.

The Aligned Core Strategy (ACS) identifies sites which are potentially suitable for growth in the Strategic Housing Land Availability Assessment (SHLAA), one of which is the site north of Beech Avenue. We consider that, in addition to the other issues constraining growth north of Ravenshead, this site is particularly unsuitable on the grounds of accessibility (Beech Avenue is a private and unadopted road) and deliverability (the site is a former quarry and has numerous changes of level).

East of the village

We consider that development to the east of Ravenshead would break the defensible Green Belt boundary of Chapel Lane, and that although Robin Hood Way could be used as the next defensible boundary, the amount of land thus unlocked would be disproportionate to the amount of land needed for the number of houses required, even at a low density. In any case, it is reasonable to consider a paved road with housing on one side and countryside on the other as a more defensible and permanent Green Belt boundary than a rural footpath through open countryside. Workshop consultees also stated that the rural views east from Chapel Lane are attractive and add value to Ravenshead's quality of place. We agree with this assessment, and also note that our flood specialists suggested that east was the least suitable direction for growth on the grounds of flood risk.

South of the village

Development to the south, by contrast, appears the most suitable for a number of reasons. If housing stayed north of Kighill Lane, which was the preference of the majority of workshop respondents, development would remain adjacent to the village but contained within a strong defensible boundary; it appears to be the only location where this is the case. The strong defensible boundary of Kighill Lane will help prevent urban development spreading towards Sherwood Forest to the south. Additionally, development here is supported by a majority of workshop consultees and would make use of the only location in Ravenshead removed from the Green Belt as safeguarded land. The land here is of relatively lower environmental quality than other locations around the edge of the village, would not result in the development of particularly high quality agricultural land, and is relatively flatter than in other locations, particularly along Kighill Lane and Longdale Lane. The protected open space forming the Leisure Centre playing fields would have to be retained.

In transport terms, there is little difference in terms of accessibility to local services and facilities between the northern and southern development sites. The site to the south, however, has the potential to offer more routes to / from the development to the local strategic network than that off Main Road. Access to the site in the north would be more complex to achieve, given the existing development fronting Main Road and the requirement to amend an existing junction layout.

In terms of flooding, there are no fluvial, groundwater or artificial sources of flood risk identified for Ravenshead. However, surface water flood maps should be considered in the location of development. The maps show that there is a possibility of surface water flooding along Longdale Lane in the south and on Main Road to the north of Ravenshead. There is also a possibility of flooding to the east of the village. Therefore, development to the north or the south is considered more favourable than development to the east of Ravenshead as surface water flooding in these areas appears to be contained to the road channel whereas in the east it appears to be more widespread.

Commentary on the SHLAA highlighted that there is a Site of Importance for Nature Conservation (SINC) and tree preservation orders (TPOs) to the west of Longdale Lane north of its junction with Kighill Lane. The TPOs need not be a constraint as long as the woodland is retained as part of any development in this location, and in any case, TPOs are likely to be a constraint in most other locations for growth.

Likewise, although the loss of a SINC is not desirable, the site is not statutorily protected (unlike, for example, a Site of Special Scientific Interest) and has the potential to be replaced with an equivalent or better SINC in another location through biodiversity offsetting if it is considered that the cumulative benefits of development in this location outweigh the costs. The new SINC would also have the potential for public access, which is not possible at the existing SINC.

In this case, it is considered that the case for development to the south, but north of Kighill Lane, is strong on a wide enough range of criteria, including transport, flooding, Green Belt, the preference of local residents, and visual impact to outweigh the loss of the SINC as long as its loss is compensated for appropriately elsewhere. Likewise, the woodland protected by TPOs can and should be retained as part of the development.

We have discounted the quarry site further south along Longdale Lane, which was suggested as suitable for housing development at one of the consultation workshops, as it would form standalone development half a mile or more from the existing edge of the village, and we have taken it as a fundamental principle of the masterplan report that development should adjoin the existing village to promote sustainable use of land, build on existing facilities, and to minimise unsustainable travel patterns.

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

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

Direction for growth	Key constraints	Key opportunities
North	<ul style="list-style-type: none"> Not supported by majority of local residents SHLAA site north of Beech Avenue considered unsuitable Main Road forms defensible boundary Not supported by Habitats Regulation Assessment north of Ricket Lane Surface water flooding along Main Road Likely visual impact of development Enabling works for transport access relatively difficult Likely tree preservation orders 	<ul style="list-style-type: none"> Sites promoted for development through SHLAA process Ricket Lane would be a defensible boundary Relatively accessible to local services and facilities
East	<ul style="list-style-type: none"> Not supported by most local residents Value of rural views Chapel Lane forms defensible boundary; Robin Hood Lane less defensible Flood risk highest of any direction No evidence of landowner intention to develop 	
South	<ul style="list-style-type: none"> Surface water flooding along Longdale Lane (but confined to road channel) Site of Importance for Nature Conservation (SINC) Tree Preservation Orders (TPOs) Leisure centre playing fields are protected open space Sherwood Forest to south of village 	<ul style="list-style-type: none"> Supported by majority of local residents Sites promoted for development through SHLAA process Except for SINC, land of lower environmental quality Trees with TPOs can be retained Kighill Lane offers potential for strong new defensible boundary, protecting Sherwood Forest Preferred direction on transport grounds due to access to road network Developable land has low flood risk Uses safeguarded land and thus less Green Belt land Relatively flat land compared with other directions for growth Relatively accessible to local services and facilities Opportunity to offset loss of existing SINC through creation of SINC of better quality and/or with public access
West	<ul style="list-style-type: none"> Not supported by any local residents Not supported by Habitats Regulation Assessment Lack of defensible boundaries once A60 breached Newstead Abbey and Park mature landscape area Ravenshead Special Character Area No evidence of landowner intention to develop Likely Tree Preservation Orders 	<ul style="list-style-type: none"> Best direction in terms of flood risk

There are a number of other reasons why development south of Ravenshead but north of Kighill Lane is relatively more suitable than other locations. These reasons will be set out where relevant throughout the rest of this chapter.

5.3 Topic Based Conclusions

5.3.1 Education

Workshop feedback

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

- Primary schools are at capacity
- Children are being bussed in from elsewhere, leading to traffic congestion at both school sites
- A suggested option for replacing existing schools with housing and creating a new school to the south of the village

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 69 primary school places can be accommodated through existing capacity
- The IDP also states that 52 secondary school places can be accommodated through existing capacity

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 (capacity for up to 120, and 36 places needed)

Masterplan conclusions and recommendations- education

The evidence on education provision in Ravenshead appears to point towards primary schools that are at capacity, but only because children are being bussed in from outside the village to fill that capacity. If this is indeed the case, then more pupils living in Ravenshead itself as a result of the new housing may help reduce school traffic movements.

The IDP states that 72 places will be required but our own specialist assessment (which suggests 61 places are needed) shows a current shortage. This may be because capacity is currently taken up by children from other villages.

We recommend that Nottinghamshire County Council work with Gedling Borough Council to determine and publicise as appropriate whether extra capacity is needed and/or will be provided at Joseph Whitaker School. We consider that the option of demolishing both primary schools, replacing them with housing and creating a new school south of the village is not viable, as the disruption caused would be likely to be disproportionate to the number of additional school places needed, particularly in the current funding climate.

5.3.2 Flooding and drainage

Workshop feedback

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

- Flooding at junction of Chapel Lane and Longdale Lane
- Potential for sewage overflow after heavy rain
- Some flooding on Main Road to north and at other locations to north of village

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 for larger development sites south of Ravenshead, upsizing of sewers will be necessary

URS specialists

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

- Ravenshead has a low risk of river and groundwater flooding
- Development east of Ravenshead is the least desirable in flooding terms
- There is the potential for residents to be affected by surface water flooding south of Ravenshead, close to the Longdale Lane/Chapel Lane junction
- The surface water flooding appears to be confined to the road channel(s)
- Funding for a feasibility study for alleviating flooding of roads in this location should be sought
- The new development should be designed so as to ensure no net additional surface water runoff

Masterplan conclusions and recommendations- flooding and drainage

It appears that there is a surface water flooding issue along Longdale Lane after rain. However, evidence suggests that there are similar issues along Main Road to the north and that development to the east would be even more affected by flooding.

Our evidence base suggests that the flooding to the south is confined to the roads themselves, which offers the potential for mitigation through drainage channels. We recommend that as part of any new development, the Borough Council could explore the possibility of commissioning a study investigating options for flood relief, including addressing foul water drainage, in this location. To accord with the Infrastructure Delivery Plan, sewers should be upsized, and the impacts of doing so should be taken into account in any flood relief study.

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 Kighill or Longdale Lanes, 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.

5.3.3 *Housing*

Workshop feedback

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

- Retirement housing is needed, if possible similar to The Hollies on Longdale Lane
- Further infill development/'garden grabbing' should be avoided
- There is more support for individual units for the elderly and less support for apartments within a care home

Planning and policy evidence base

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

- The NPPF seeks a wide choice of high quality homes based on local needs
- The ACS seeks a mix of housing tenures, types and sizes, and requires the needs of the elderly to be taken into account
- The ACS seeks 30% affordable housing
- The Ravenshead Housing Needs Study stated a need for both retirement units and a nursing home. There is no present allocation for these uses.
- A Plan for Ravenshead states that the village lacks suitable warded aided, residential and nursing accommodation
- A Plan for Ravenshead states that infill development is not popular

Masterplan conclusions and recommendations- housing

We recommend that a significant proportion of the new housing should be designed for the elderly. Based on the evidence, this suggests a mix of individual detached and terraced one-storey units with small gardens to enable independent living. Some of these units should be owner-occupied and others could form part of a sheltered housing and/or warden scheme. Workshop participants pointed to The Hollies on Longdale Lane as a good example of what is needed; it consists of terraced single-storey units. We also recommend that a small nursing home should be provided as part of the development, in an accessible location.

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

5.3.4 *Medical services*

Workshop feedback

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

- Currently, GP services are at capacity

- Ravenshead shares a practice with Blidworth and this is not convenient as residents have to travel there for some appointments
- There is a desire for more doctors at the current surgery on Longdale Avenue rather than a new surgery

Planning and policy evidence base

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

- A Plan for Ravenshead states a concern about the availability of doctors, with patients having to go to Blidworth. Additionally, the village lacks an optician and NHS dentist.

URS specialists

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

- The medical practice is shared with Blidworth, and there are 8 GPs covering both villages
- The ratio of registered patients per GP is 1,465, an acceptable level of provision given the target patient list size of 1,800 per GP recommended by the Department of Health
- No NHS dentists, but demand from new housing on its own unlikely to lead to provision

Masterplan conclusions and recommendations- medical services

Difficulty in getting doctors' appointments has been highlighted as a long-standing issue in Ravenshead.

Our analysis reveals that based on target numbers of patients per GP, services are of an acceptable level. However, The IDP has not been informed by feedback from the Nottingham North and East Clinical Commissioning Group (CCG), which is a significant information gap.

Given Ravenshead's population of over 65s, which is far higher than the England average, the new housing development and the fact that the surgery is shared between two villages, we recommend that the CCG, as part of its responsibility to plan for medical services needed on the basis of existing and new population, investigate whether the eight GPs shared by Ravenshead and Blidworth are providing a sufficiently high-quality service to Ravenshead. Potential solutions to address the reported problems in getting doctors' appointments might include reallocating GPs on the basis of Ravenshead's demographic characteristics or splitting the practice to establish a permanent base in Ravenshead.

At the same time, the CCG needs to consider the requirement for an NHS dentist in Ravenshead. Our analysis suggests that demand from the new development on its own is not sufficient to justify introduction of a new surgery (a single dentist in a facility is not generally considered to be a sustainable model for healthcare provision), but this should be verified by the CCG, together with a statement of future plans for dental provision and a justification for the current lack of NHS dental services in the village even before the new housing is built.

5.3.5 Open space and leisure

Workshop feedback

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

- There is a need for playing and recreation areas for children

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 Gedling Green Space Strategy states that Ravenshead is deficient in children's open space and casual play areas

URS specialists

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

- There are no parks, no amenity green space, no allotments, and no community gardens in Ravenshead
- The new development would provide demand for 2.1 hectares of parks and gardens, 0.3 hectares of amenity green space, at least 6 allotment plots, and 0.6 hectares of children's play space.
- Ravenshead Leisure Centre is considered to offer a good range of facilities and other sports facilities are available nearby

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 is clear that Ravenshead is deficient across a range of public open space. The new development can help address this deficit. There are no specific guidelines for which type of play area should be provided (LAP, LEAP, NEAP or SEAP³⁷) but the evidence from our in-house specialist suggests that around 600-700 square metres for play area(s) would be sufficient to meet the needs of the new housing. This could be some combination of LAP, LEAP and/or NEAP at different locations within the development.

³⁷ Local Area for Play, Locally Equipped Area for Play, Neighbourhood Equipped Area for Play and Settlement Area for Play.

We also recommend that play areas and amenity green space to be shared between the existing and new population should be provided at relatively more accessible locations, for example along the frontage of the development rather than deep inside.

Ravenshead Leisure Centre is performing well and development to the south of the village will help support this valuable facility further, as well as increasing the number of users able to walk or cycle rather than drive to the Centre. Thanks to the proximity of the leisure centre, we do not anticipate that the new development will need to include any new indoor or outdoor sports facilities.

We recommend that land for at least six allotment plots be set aside. There are currently no allotments in Ravenshead but based on the size of an average allotment plot at nearby Calverton, which is 222 square metres, this indicates that allotments of around 1,330 square metres (0.13 hectares) could be provided.

Ravenshead lacks a park, and this should also be provided as part of the new development. Our calculations indicate that 2.1 hectares should be set aside for parks and (private) gardens. However, it is not practical for the new development to address the entire settlement's existing park deficiency on its own. We estimate, based on the likely land area available, that a small park of around 4000 square metres (0.4 hectares) could be provided as part of the 2.1 hectares required. Again, providing this park on the edge of the development where it faces the existing village will enable it to be used by existing as well as new residents, as well as providing a buffer to lessen the impact on existing housing.

We also recommend, based on the Gedling Green Spaces Strategy, that the development provide 0.3 hectares of amenity green space, in addition to the park.

5.3.6 Other services/facilities

Workshop feedback

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

- The public toilets at village centre need to be re-opened
- The Church Hall needs refurbishment

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
- A Plan for Ravenshead suggests the possibility of a young people's centre

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

Existing community facilities appear to be broadly adequate, and the adjacent leisure centre offers capacity for community uses other than sport. On this basis we do not consider that there is a requirement for the development to provide any new community facilities, although

the Council could investigate the possibility of developer contributions towards public toilets at the village centre and refurbishment of the Church Hall.

5.3.7 Shopping/local centre

Workshop feedback

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

- The shopping centre is too small for the size of the village
- There is no space to expand the local centre at its current location
- Parking at the local centre is constrained
- There is some support for new retail facilities away from the existing centre
- There is support for parking restrictions at the local centre
- Difficult to enforce parking restrictions at the local centre due to private ownership

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 promotes a mix of uses in new development, including retail alongside housing
- The NPPF states that edge of centre and out of centre retail should be located at accessible sites connected to the town centre
- A Plan for Ravenshead states that more and more people are using the limited village centre shops

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

We propose that the promotion of a small quantum of retail alongside the new development, with adequate space to park, would address several issues at once.

It would reduce the pressure at the existing local centre, which appears to suffer parking issues linked in part to heavy use. Evidence that there is currently unmet demand for convenience retail is provided by the recent application for a mini supermarket at Larch Farm.

The evidence suggests that there is no possibility to expand the existing centre. Therefore, if new housing helps further increase retail demand, shops should be provided near comprehensive development of homes, which can help support them. The centre should be located to serve as many existing village residents as possible as well, ideally those relatively far from the existing centre and any new retail development at Larch Farm. The south of the village is ideal in this regard and providing shops here would follow the sequential approach

recommended by the NPPF as there appears to be no further capacity at the village centre. New shops promote mix of uses.

One of Ravenshead's current problems is a large-scale separation of uses, with much housing located at a distance from retail facilities, promoting driving from houses to shops. The new development can help to mitigate this pattern. By offering the opportunity to create a small parade of shops in the south 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 pressure on the existing centre.

Additionally, unlike the existing centre, which is tucked away within the village, a new parade of shops could be made more economically sustainable by locating it on a main road to capture passing trade (a strategy already deployed by pubs at Larch Farm and The Hutt). Longdale Lane appears to be the most suitable location for such a parade, as the new shops could build on the emerging cluster of service facilities along this route (petrol station/shop and leisure centre).

Alongside the provision of new shops, we recommend that the Council attempts to work with the owners of the existing village centre to address the parking issues highlighted by local residents, including the restriction of all-day parking (with an exemption for shop workers).

5.3.8 Transport and movement

Workshop feedback

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

- The Larch Farm junction (A60/B2060) is busy and may need improvement
- The junction of Longdale Lane and A60 may need traffic lights
- Chapel Lane lacks pavements
- There are no buses from the centre of the village to elsewhere
- There is double parking on Longdale Lane during snowy and icy conditions
- There should be no direct access to the A60 if development is built south of the village

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
- In the Strategic Housing Land Availability Assessment (SHLAA) it was recommended that a footway be provided on the west side of Longdale Lane if southern sites were developed
- In the SHLAA, road access from Longdale and Kighill Lanes was recommended for development to the south of the village
- The Condition of Nottinghamshire report states that there is low accessibility in terms of public transport use and travel time to essential facilities long.

URS specialists

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

- Local highways objectives likely to be met best by access onto Kighill Lane but not directly onto A60, although either option is feasible
- There is the opportunity to provide a footway on the west side of Longdale Lane
- The main bus service is the Pronto between Chesterfield and Nottingham. The route and timing of this service means that a diversion into Ravenshead is considered unlikely.
- A development off Longdale Lane would be within the threshold of 400 metres distance of a bus stop, if there are direct pedestrian linkages to stops on the A60
- The size of the development and regularity of the bus service means that it is unlikely the development would cause a capacity issue on local bus services.
- There is scope to signalise the A60 and Kighill Lane junction and for the development to contribute to road safety at this location
- There is an opportunity to introduce a residents' parking system at local centre. However, management and enforcement costs are key constraints

Masterplan conclusions and recommendations- transport and movement

The evidence suggests that the best transport layout for the development would be to ensure that it has access to Kighill Lane but not directly onto the A60. We therefore recommend that the development should have a main access to Kighill Lane in a location minimising the impact on existing housing along Kighill Lane. This would suggest an access west of Kighill Farm but east of the A60 junction. By avoiding a direct connection onto the A60, traffic speeds within the development will be reduced and it will more pedestrian and cycle-friendly as a result.

In order to connect the development appropriately to the existing village and its services and facilities, the development should also have an access onto Longdale Lane. If this access were connected to the Kighill Lane access, it could form a spine road through the development, thus increasing permeability and legibility and helping reduce existing traffic levels on Kighill Lane by offering existing residents in the south of the village an alternative access onto the A60.

We recommend that the junction of Kighill Lane and the A60 be signalised, as it is an existing accident blackspot. In this way, the development can contribute to road safety as well as regulating traffic flows and reducing queues.

A footway should be provided on the west side of Longdale Lane and any houses directly facing Kighill Lane or Longdale Lane should be provided with off-street parking.

The development benefits from proximity to the Pronto bus corridor along the A60. We recommend that direct pedestrian routes to existing bus stops are provided within the development. However, it appears that diversion of the bus service down Longdale Lane, Kighill Lane and then back onto the A60 is unlikely to be feasible. We encourage the Council to continue to seek bus services serving the existing village centre of Ravenshead.

Providing a mix of uses within a walkable distance from new and existing housing, as outlined above, may help reduce traffic emissions and congestion across the village.

5.3.9 Planning and design principles

Workshop feedback

- The recent Cornwater/Swallow Crescent development is considered to be too dense
- The Chapel Fields development is seen more favourably
- There is support for development being no higher than two storeys

Planning and policy evidence base

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

Masterplan conclusions and recommendations- planning and design principles

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

The views we heard from local residents, as well as our own experience and judgement, suggest that the density to be applied should be relatively lower than other recent developments in the village. A relatively lower density would be justified based on a number of factors, including:

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

We therefore recommend, based on the views of local people, the existing context, and the need to make best use of available land within the existing village envelope, densities should be lower than recent developments in the village. Ideally, densities as low as 25 dwellings per hectare³⁸ 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, 227 homes would require 9.08 hectares of land.

³⁸ 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 5-3 below.

Housing should be semi-detached or detached, and designed around appropriate landscaping, including gardens and flood swales, as appropriate for a semi-rural context. The design of developments such as Cornwater/Swallow Crescent is considered as less appropriate for the existing context. 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 be designed along the lines of the Hollies development located on Longdale Lane.

We understand that tree preservation orders apply both to the strip of trees alongside the A60 to the north west of the site and the small area of unnamed woodland to its south east. Development should therefore retain both areas of woodland.

Transport layout should take the form of a single spine road connecting Longdale Lane and Kighill Lane but not opening out onto the A60 directly. Given the need to preserve the unnamed woodland to the south-east, the most appropriate location for this road appears to be running south-west to north-east through the development, south of the Leisure Centre playing fields but north of the retained woodland. Smaller residential streets would then connect to this spine road.

The Leisure Centre playing fields should likewise remain undeveloped. As the playing fields extend west to the A60, the north-west corner of the undeveloped land south of the village (i.e. the farm west of the Leisure Centre) is therefore cut off from the remainder of the undeveloped land along Kighill and Longdale Lanes.

We therefore recommend that the farm to the west of the Leisure Centre remains undeveloped, as development here would be entirely cut-off from the rest of the village due to Kighill Wood to its north, the Leisure Centre to its east, the Leisure Centre playing fields to its south and the A60 to its west.

We recommend that the most appropriate locations for non-housing uses, including open space and proposed retail space, are along the edges of the land, specifically along the Leisure Centre access road, Longdale Lane and Kighill Lane. This will enable existing as well as new residents to access these facilities, as well as reducing the impacts of new development on existing housing, such as overlooking. Our assessment of the village suggests that there is no other land available for retail development closer to the village centre and that it is therefore best provided here. Any traffic-generating development, including retail and/or other services, facing existing roads should offer off-street parking.

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). SHLAA site boundaries have been used in particular where the red-line boundary includes existing buildings. This means, for example, that some houses along Kighill Lane have been included within the red-line boundary, as it is public knowledge that there is an intention to redevelop.

The western portion of the undeveloped land within the red line boundary (i.e. Trumper's Park) was not included in the SHLAA. For this reason Kighill Farm itself has been excluded from the red line, as there is no currently known intention for it to be redeveloped.

5.4 Summary of conclusions and recommendations

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

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

Topic area	URS conclusions and recommendations
Strategic spatial options	<ul style="list-style-type: none"> • South of the village most appropriate for housing development • Development should be concentrated in single location • All development should be located north of Kighill Lane • Woodland protected by TPOs should be retained • Site of Importance for Nature Conservation needs to be offset elsewhere
Education	<ul style="list-style-type: none"> • Likely to be capacity at existing primary schools • Nottinghamshire CC to clarify capacity provision and requirements at secondary school (Joseph Whitaker)
Flooding and drainage	<ul style="list-style-type: none"> • Flood relief feasibility study for Longdale Lane area, including investigation of foul water drainage, should be commissioned • Maximise spin-off benefits from sustainable urban drainage system (e.g. landscaping, green infrastructure, biodiversity)
Housing	<ul style="list-style-type: none"> • A significant proportion of housing should be designed for the elderly • A small nursing home should be provided in an accessible location • Mix of other unit sizes and tenures based on housing needs study • New housing units should be houses rather than flats
Medical services	<ul style="list-style-type: none"> • Nottingham North and East CCG should verify information and future plans for GP provision in Ravenshead • CCG to verify information and future plans for dental services in Ravenshead
Open space	<ul style="list-style-type: none"> • Adhere to the minimum open space requirement of 10% alongside new residential development • Types of open space to be provided guided by Green Space Strategy • Around 600 square metres of new play area should be provided • New open space should be located at accessible points to facilitate use by existing population • At least six allotment plots should be provided (1,330 square metres), with space for future expansion • A park of approximately 0.4 hectares should be provided • Amenity green space of 0.3 hectares should be provided
Other services/facilities	<ul style="list-style-type: none"> • There does not appear to be a requirement for the development to provide other community facilities
Shopping/the local centre	<ul style="list-style-type: none"> • A small quantum of retail could be promoted as part of the new development • The west side of Longdale Lane appears to be the most appropriate location for small-scale retail development, with off-street parking • The Council should work with the owners of Ravenshead village centre to address its parking and related capacity issues
Transport and movement	<ul style="list-style-type: none"> • There should be road access onto Kighill Lane west of Kighill Farm but not directly onto the A60 • The junction of Kighill Lane and the A60 could be signalised • The development should have access from Longdale Lane • A footway should be provided on the west side of Longdale Lane • Direct pedestrian routes to existing bus stops on the A60 should be provided • The Council should work with transport providers to seek new bus services to and from Ravenshead village centre
Planning and design principles	<ul style="list-style-type: none"> • Site-wide density should ideally be 25 dwellings per hectare • Housing semi-detached and detached • Houses should respond to local character • Houses should not exceed two storeys in height • Design and density of Cornwater/Swallow Crescent to be avoided • Woodland protected by tree preservation orders to be retained • Farm west of Leisure Centre and east of A60 should remain undeveloped • Non-housing uses should be provided along Kighill and Longdale Lanes • Landowner intention informs red-line boundary

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 Ravenshead Masterplan red-line area³⁹

Land use	Land area needed (hectares) ⁴⁰
227 housing units, including nursing home ⁴¹	9.0
Childrens' play space	0.6
Allotment plots	0.1
Park	0.4
Amenity green space	0.3
Retail units, including off-street parking ⁴²	0.1
Total of all land uses	10.61

³⁹ Incorporating minimum 10% open space requirement

⁴⁰ These figures are rounded to the nearest single decimal place

⁴¹ There is no commonly-accepted standard for residential densities for nursing homes. In the absence of such information, we have made the conservative assumption that care home units would be provided within the overall site-wide density for 227 housing units.

⁴² This site area has been estimated on the basis of a proposed retail parade slightly less than half the size of the existing village centre

Figure 2: Final Ravenshead Masterplan map



5.6 Viability and deliverability

5.6.1 Introduction

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

In almost all circumstances, unless a development is considered 'viable' it will not be deliverable. Deliverability and its relation to viability is highlighted in the National Planning Policy Framework (NPPF). The heading to paragraph 173 is 'Ensuring Viability and Deliverability', emphasising their 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 30% in Ravenshead.

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 Ravenshead (within CIL Zone 3) a charge of £70 per square metre of new residential development.

5.6.2 Viability

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

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

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

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

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

“Housing activity is set to strengthen further in the short term, and to contribute materially to overall economic growth.”⁴³

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.

Notwithstanding this, Ravenshead remains a popular village located within easy commuting distance of Nottingham. According to Rightmove⁴⁴, the average asking prices within Ravenshead over the last twelve months are £366,737 for a detached house and £178,319 for a semi-detached house.

One of the most recent new developments in the village is the scheme at Swallow Crescent, located off Longdale Lane. Here, detached houses achieved sales of between £195,000 and £292,000 up to June 2012. In our discussions with local agents and house builders active in the area, the range of residential land values in the Ravenshead area is between £190.00 psf and £210.00 psf.

Although we are not aware of any recent residential land transactions in the village, the CIL evidence points to base land values across Gedling as being between £1.2 million to £1.48 million per hectare before deductions for affordable housing, s106 or any other Local Authority contributions.

5.6.3 Site specific assessment of deliverability

It was highlighted that in order to deliver the new homes required to meet the Aligned Core Strategy target, greenfield land would be needed.

The greenfield land considered most suitable for development is located to the south of the village between Longdale Lane, Kighill Lane and Mansfield Road, and has the potential to accommodate a range of new homes.

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.

⁴³ Council for Mortgage Lenders – Press Release, 20 November 2013.

⁴⁴ Data available at <http://www.rightmove.co.uk/>

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

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

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

In summary, the land at this location is considered capable of meeting housing requirements for Ravenshead. An initial assessment indicates that a development of the site would be viable.

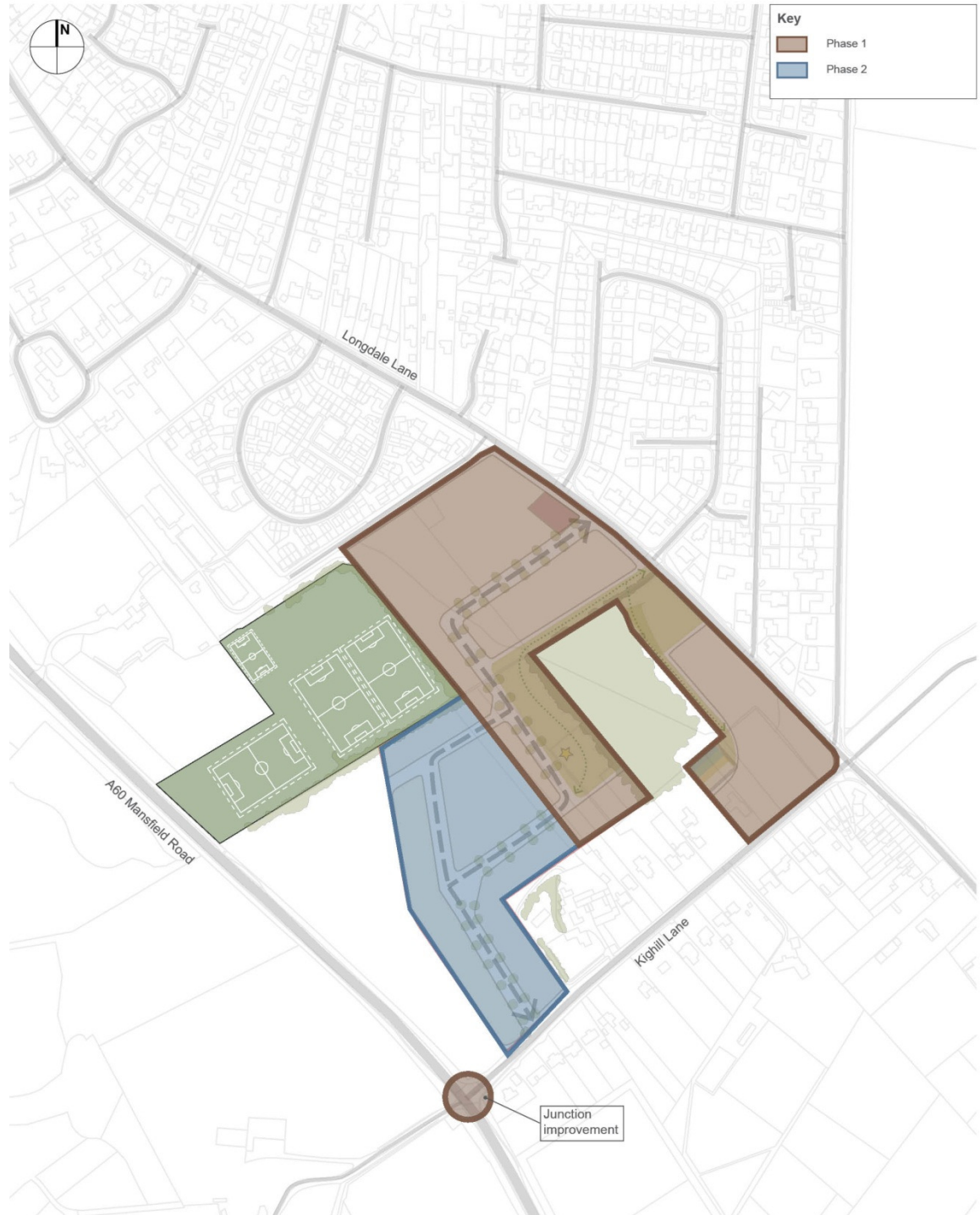
5.6.4 *Priority order of development*

We consider it 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 edges to the north and east of the site, then progressing gradually south and west as houses are built out. However, we recommend that the first task in Phase 2 should be the construction of the spine road through the development linked to Kighill Lane. Signalling should be added to the Kighill Lane/A60 junction as part of Phase 1 before housebuilding commences on the western (Trumper's Park) portion of the site.

It is recommended that development is concentrated around the new spine road allowing a buffer to the west close to the Mansfield Road boundary.

Our recommendations for broad priority order of development, based approximately on known landholdings and development intentions, are illustrated in Figure 3 overleaf.

Figure 3: Recommended priority order of development



6 APPENDICES

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

Tell us about your village

Transport and traffic

- At Larch Farm junction: lights need right filter between Mansfield and Nottingham
- At Larch Farm junction: Change phase to Kirkby Road Main Road together with right filter
- At Larch Farm junction: Long queues northbound
- Traffic queues down Nottingham Road past Longdale Lane junction at AM peak (from Larch Farm lights)
- Longdale exit onto A60 very dangerous- traffic lights needed
- Pronto bus between Mansfield and Nottingham runs up and down A60
- 141 bus runs along Main Road (but not a good service)
- Parking a problem at shops
- Traffic congestion
- Worried about traffic, particularly on Chapel Lane
- Need pavement on Chapel Lane

Spatial comments

- SHLAA site north of Beech Avenue: former quarry, underwater streams, wildlife
- Poor access from Beech Avenue to Main Road. Privately owned.

Coalescence

- Need to ensure there is a gap between Ravenshead and other villages/towns. Don't want to become a suburb of Mansfield.

Other

- Get rid of car boot site on A60

Flooding

- Flooding a problem at junction of Longdale Lane and Chapel Lane- water originates on Chapel Lane
- Flooding at junction of Longdale Lane made worse by Cornwater/Swallow Crescent sewers overflowing and ploughing

- Flooding at Chapel Lane/Longdale Lane junction- always been like that- comes off Chapel Lane, not Longdale Lane

Quality of place

- Would hate to lose rural feel
- Value the views eastwards from Chapel Lane over the wood and countryside

Housing

- Make housing between Sheepwalk Lane and Nottingham Road 30 dwellings per hectare
- Slow down infill
- Cornwater/Swallow Crescent is an eyesore- density and parking unsightly
- Cornwater/Swallow Crescent development too dense and not enough car parking space per household
- Cornwater/Swallow Crescent- no bus service to south of village- so you need a car. Only space for 1 car per house.
- Development at north of Chapel Lane better thought out than Cornwater/Swallow Crescent- more space and more space for parking

Employment

- Very little employment in village

Facilities and services

- Public toilet at village centre needs re-opening
- Improve Church Hall

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

Transport and travel

- Traffic lights at junction of A60 and Longdale Lane
- Parking
- New bus service comprising a diversion of some existing bus services down Longdale Lane, then Kighill Lane rather than sticking to the A60
- Nowhere to park at precinct
- Connect to Nottingham by adding to tram network
- Junction improvements Longdale Lane/A60
- No employment in village, so excessive use of private cars

- Need more parking for shops
- Footpath from Longdale Lane to A60
- Nightmare to park at shopping centre
- Capacity in shopping area- parking already very difficult
- Parking is a problem at Mitton Court at school times: a walking bus scheme would help
- Public transport
- More car parking at shopping centre (people park here and walk to buses)
- Better public transport links- no buses from inside village to Nottingham or Mansfield
- Serious car congestion in precinct and at both schools

Medical services

- Doctors
- Doctors
- Enlarged or two health centres
- Doctors- can't cope with 6000 people- people asked to book in Blidworth
- Doctors surgery- shared with Blidworth- extra residents=longer waiting time to get appointments and limited parking
- Doctors
- Services, e.g. doctor's surgery, seems to be stretched already
- Another doctor's surgery is required
- Getting appointments at surgery

Education

- Primary school places
- Primary schools full- cater for kids from elsewhere
- Primary school places would be a problem
- Secondary school
- Primary school places
- Secondary school (Joseph Whitaker) places (over-subscribed at present)
- Secondary school
- Schools and parking for them

Coalescence

- Maintain space between village and other areas

Shopping

- A couple more shops
- Centre too small
- Support Sainsbury's at Larch Farm
- Rebuild village centre, get away from current shopping precinct
- Shopping

Housing

- Some new housing should be bungalows (not flats) for older people
- Affordable housing required

Other

- Sufficient playing/recreation areas for young children

Drainage

- Sewage- system already overflows when have heavy rainfall- global warming = more heavy rainfall
- Drainage improvements (run off) Chapel Lane and Longdale Lane junction
- Proper sewerage/drainage

Any Other Comments:

Coalescence

- Keep distance from other villages

Quality of place

- Keep leafy feel
- Restrict 'garden grabbing'

Education

- Adequate schooling

Housing

- We need retirement homes of McCarthy and Stone standard and not the rabbit hutches provided in the recent Longdale Lane development
- Development must cater for older population e.g. wardens, bungalows

(Outside our scope)

- Too many for Ravenshead- should go elsewhere
- Support new housing

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

Feedback on the results of the first workshop

Transport

- No reference to concerns raised about lack of bus service from interior of village to Nottingham/Mansfield
- Longdale Lane- double parking during snowy/icy conditions

Education

- Build a new school at Cornwater/Swallow Crescent to replace the two primary schools- Abbey Gates over to housing for old folk and Swinton Rise to housing. This will enable access to existing playing fields and enough parking.
- Seems to have taken local views into account. School places and parking problems across village would be eased by less out of catchment area applicants being accepted
- Schools at capacity

Housing

- The development of homes for the older population to be able to release homes for families.

Medical services

- Doctors' surgery at capacity
- Comment is relating to current capacity of surgery- NOT requesting new surgery which the response suggests. Insufficient capacity of current GPs/nurses etc. to cope with extra 900 patients without service being increased.

Local services

- Shops- lack of parking
- Who would manage any parking restrictions/charges? Land is privately owned. Issue is more homes = more demand for shops/parking space = more short stays not controlled by fees/limitation- no buses are available

Flooding/drainage

- Flooding- major issue
- It isn't just surface water in one location- drains on Main Road and in main body of Ravenshead houses back up and create flooded roads with sewer contents in it when heavy rainfall (Bretton Road/corner Ashford Drive)

(Outside our scope)

- I would put a case for a rural council running us rather than Gedling- urban city-led.

Any other comments

Spatial comments

- Strongly support maintenance of Main Road as the northerly defensible Ravenshead village boundary

General

- What is the evidence of unmet need- other than car parking spaces and inadequate doctor's surgery and perhaps neighbourhood policing
- Will our recommendations be listened to, or ignored as in the past?

Education

- Insufficient room for additional 69 places. Now insufficient parking facility on school sites to accommodate the school staff. Schools understandably unwilling to sacrifice their playgrounds for this purpose

Shopping/local centre

- Simply insufficient parking space at village centre. Restrictions suggested may help but will not resolve the existing problem- never mind the extra 500 cars predicted
- Could village hall car park be used as overflow car park for shops at peak times?
- I do not agree that new housing will not create a greater demand for shops

Housing

- What % of new properties would be provided for elderly people? Response unclear.
- Where are the 100 new homes agreed on Cornwater/Swallow Crescent in these considerations? They should contribute to the overall number of properties being considered.
- In view of the findings from the Housing Needs Survey, there is an urgent need to build housing for elderly people- be it bungalows , flats or retirement homes

6.1.3 Appendix C: Questionnaire from the second workshop

RAVENSHEAD MASTERPLAN – WORKSHOP 2, 15 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 Ravenshead. 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. Most or all of the new housing should go to the south of the village (between Longdale Lane and the A60) rather than the north (north of Main Road).

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

2. If development is to be built to the south of the village, it should stay north of Kighill Lane.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

3. The new Chapel Fields development (pictured) at the northeast corner of the village is a good example of what new housing should look like.



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

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

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

5. 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?

6. Any new housing development to the south of the village should have direct access onto Kighill Lane and Longdale Lane but not onto the A60 Mansfield Road.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

7. There should be parking restrictions (e.g. 2 hour limit) at the village centre to free up parking spaces for those using the facilities.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

8. It would be better to cluster the new development in the same place rather than spread it in several locations around the village edges.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?

9. If new development brings demand for new facilities, like shops or healthcare, they should be sited close to the new housing.

Strongly agree Agree Disagree Strongly disagree Of no concern

What are the reasons for your choice?