

Calverton Neighbourhood Plan



**Evidence
Base**

November 2016



Evidence

Calverton Neighbourhood Plan 2016-2028

Submission Plan

Submitted to Gedling Borough Council in accordance with Regulation 15 of Neighbourhood Planning Regulations 2012

Evidence Base - November 2016

Produced by the Neighbourhood Plan Working Group on behalf of Calverton Parish Council:

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Councillor Emily Quilty
Helen Lee
Reverend Mike Arnold
Dave Musson
Chris Peck
Gareth Bott (Clerk to the Council)
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The Parish Council received professional planning support from Anthony Northcote at NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK



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Introduction

1. This document has been prepared to accompany the submission to Gedling Borough Council of the Submission version of the Calverton Neighbourhood Development Plan (“the Neighbourhood Plan”) under the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”). The relevant local planning authority is Gedling Borough Council. NEIGHBOURHOOD-PLAN.CO.UK have been instructed by Calverton Parish Council and the Calverton Neighbourhood Plan Working Group to produce this document.
2. This document was firstly produced in January 2016 to inform the Issues stage consultation and was then utilised to support the production of the Pre-Submission Draft Plan. It has been re-published to support the Submission version of the Calverton Neighbourhood Development Plan.



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Section 1

The Original Document

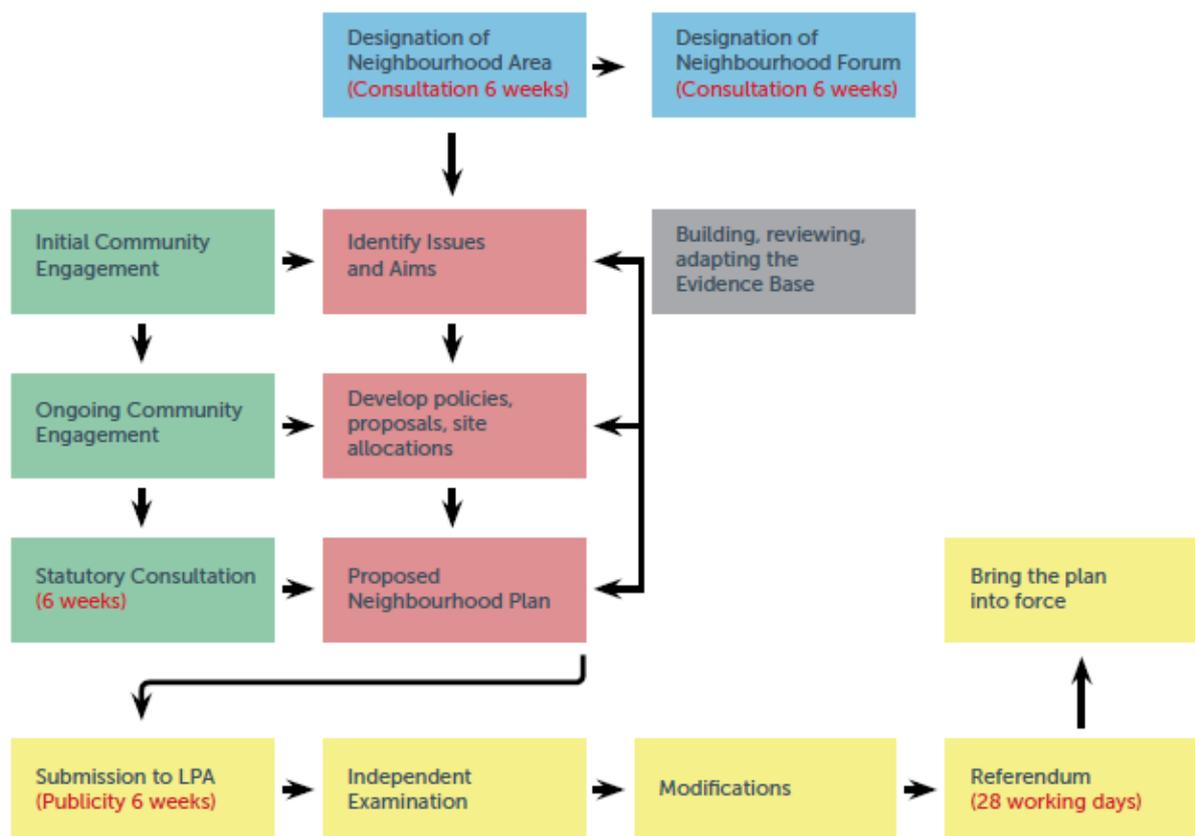
(Firstly produced in January 2016)



The Neighbourhood Plan Process

- The Neighbourhood Plan process involves three main overarching stages: Designation of a Neighbourhood Area; Plan Production; and Examination. The [diagram](#) below sets out a more detailed set of steps:

Process Diagram



© Locality

- [NEIGHBOURHOOD-PLAN.CO.UK](#) were appointed in late November 2015 to provide Calverton Parish Council with professional assistance in the production of the Calverton Neighbourhood Plan.

Designation of Calverton Parish as a Neighbourhood Planning Area - 2012/2013

- A formal [application](#) was made by Calverton Parish Council in August 2012 requesting that they be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.

6. Gedling Borough Council publicised this application to produce a Neighbourhood Plan for a 6 week period during October/November 2012 and no comments were received. In response to the application submitted by the Parish Council, the Borough Council has acknowledged that a neighbourhood plan area that reflects the Parish boundary would be a logical and appropriate area for the preparation of a neighbourhood plan.
7. As such, Gedling Borough Council designated the Parish of Calverton as a neighbourhood area (as requested by the Parish Council) on 16 January 2013. The name of the neighbourhood area is the 'Calverton Neighbourhood Area'.
8. The [plan](#) below identifies the designated Neighbourhood Area:



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Calverton Parish

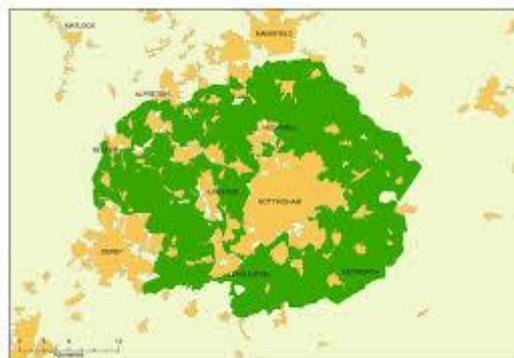
9. The village of Calverton is a Nottinghamshire parish, of some 3,300 acres (1,300 ha), about seven miles north-east of Nottingham, situated, like nearby Woodborough, and Lambley, on one of the small tributaries of the Dover Beck. The 2011 census found 7,076 inhabitants in 2,987 households. About two miles to the north of the village is the site of the supposed deserted settlement of Salterford.
10. The parish is bounded on the south-east by Woodborough, to the south-west by Arnold, Papplewick and Ravenshead, to the north by Blidworth, and to the north-east by Oxtun and Epperstone.

11. During most of its existence Calverton was a forest village, in that part of Sherwood known as Thorney Wood Chase, with a rural economy limited by a lack of grazing land, in which handicrafts (like woodworking and the knitting of stockings), must in consequence have assumed a more than usual importance.
12. The parliamentary enclosure of 1780 brought some agrarian progress to the village, but it was not until the opening of a colliery by the National Coal Board in 1952, that the village began to assume its present identity, with new housing estates and marked population growth. The colliery closed in 1999 and while a small industrial estate provides some local employment, Calverton has taken on the character of a large commuter village.

© www.calvertonvillage.com

Previous Neighbourhood Plan Consultation - 2013/2014

13. Between November 2013 and January 2014 early work was undertaken by the Parish Council on the potential options for the Neighbourhood Plan. Public consultation was undertaken via an online questionnaire available on the Parish Council website and via a paper based [questionnaire](#).
14. The early Calverton Neighbourhood Plan consultation identified that the Neighbourhood Plan should seek to protect the ridges to the south of the village and the setting of the Scheduled Ancient Monuments and to protect the Conservation Area and its setting from inappropriate development. It also seeks:
 - a distinctive central core for retail and commercial development
 - that all new development should be designed to enhance Calverton's rural character
 - recognition that Calverton is mainly a brick built settlement
 - to recognise the serious issue of flooding on Main Street
15. Following that early consultation the following recommendations and options for moving forward was identified as follows:
 - The greenbelt boundary on the south side of Main Street to be maintained and not altered.
 - The greenbelt boundary along Carrington Lane to be maintained and not altered.
 - All new- build development and extensions within the Conservation Area or its setting should: be limited to 2 storeys in height; be built with appropriate heritage range bricks; have a clay pantile roof with an appropriately-scaled chimney; have windows of wooden construction and painted white; have wooden garage doors.
 - All new-build development outside the Conversation Area not impacting on the setting of the Conservation Area to be limited in height to 2 ½ storeys; be brick built; have a clay-coloured pantile roof.
 - All new retail and commercial development limited to a core central area to promote the development of a single core to enhance development of a distinctive centre.



The Greater Nottingham Aligned Core Strategy - Adopted 2014

16. The Greater Nottingham Aligned Core Strategy was adopted in September 2014, it covers Broxtowe, Gedling and the City of Nottingham.
17. The [document](#) sets out the strategic policy direction for future development in Gedling Borough. It will be used to help decide planning applications and guide the location and design of development in the borough.
18. The Core Strategy:
 - provides a broad guide to development and growth in the Borough, setting out locations for major sites (over 500 houses)
 - sets out key issues faced by the Borough to 2028
 - co-ordinates policies, priorities and programmes together with the public resources to deliver them
19. The Core Strategy does not:
 - set out specific sites for smaller developments (less than 500 houses)
 - set out detailed policies to control future development
20. A legal challenge to the Aligned Core Strategies was submitted to Broxtowe Borough, Gedling Borough and Nottingham City Councils by Calverton Parish Council. The challenge was subject to a High Court Hearing which took place on 24th March 2015 *Calverton Parish Council v Nottingham City Council; Broxtowe Borough Council; and Gedling Borough Council [2015] EWHC 1078 (Admin)*.
21. This challenge involved an application brought under section 113 of the Planning and Compulsory Purchase Act 2004 (“the Act”) to quash, in part, the Greater Nottingham - Broxtowe Borough, Gedling Borough and Nottingham City - Aligned Core Strategies (“the ACS”), adopted by the Defendants in September 2014. The ACS is part of the development plan for each of the three Council’s areas. The challenge related to the approach of the ACS to the review of the Green Belt.
22. The [judgement](#) was published on the 21st April 2015 and the legal challenge was unsuccessful such that the Aligned Core Strategy remains a statutory part of the Development Plan.
23. The main implications of the Aligned Core Strategy on Calverton are:
 - Calverton is a designated ‘Key Settlement’ in Aligned Core Strategy and emerging Gedling Local Planning Document
 - Calverton is surrounded by the Nottingham/Derby Green Belt
 - Aligned Core Strategy proposes Calverton to have up to 1,055 homes



The Gedling Local Planning Document - Issues and Options 2013/2014

24. Whilst the Greater Nottingham Aligned Core Strategy sets out the overall strategic policy framework for Gedling, more detailed policies and appropriate sites to address the Borough's development needs to 2028 are to be set out in the emerging Local Planning Document.
25. Consultation was undertaken between October 2013 and January 2014 on Issues and Options. The [document](#) asked a series of questions regarding key issues that will help narrow down the alternative options and define the content of the final document.
26. The main implications of the Local Planning Document on Calverton is:
- The emerging Gedling Local Planning Document (Issues & Options) sought views on potential sites to north; north-east; and east of the village



The Gedling Local Planning Document - Calverton Masterplan 2013/2014

27. 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.
28. The [masterplan](#) report produced in April 2014 for Calverton forms 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.

29. The masterplan reports were informed by two rounds of consultation with local residents in each settlement (therefore a total of two workshops in Calverton), which were run by URS staff and attended by Gedling Borough Council, and took place during autumn 2013.



30. 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.

Housing Table Exercise © URS

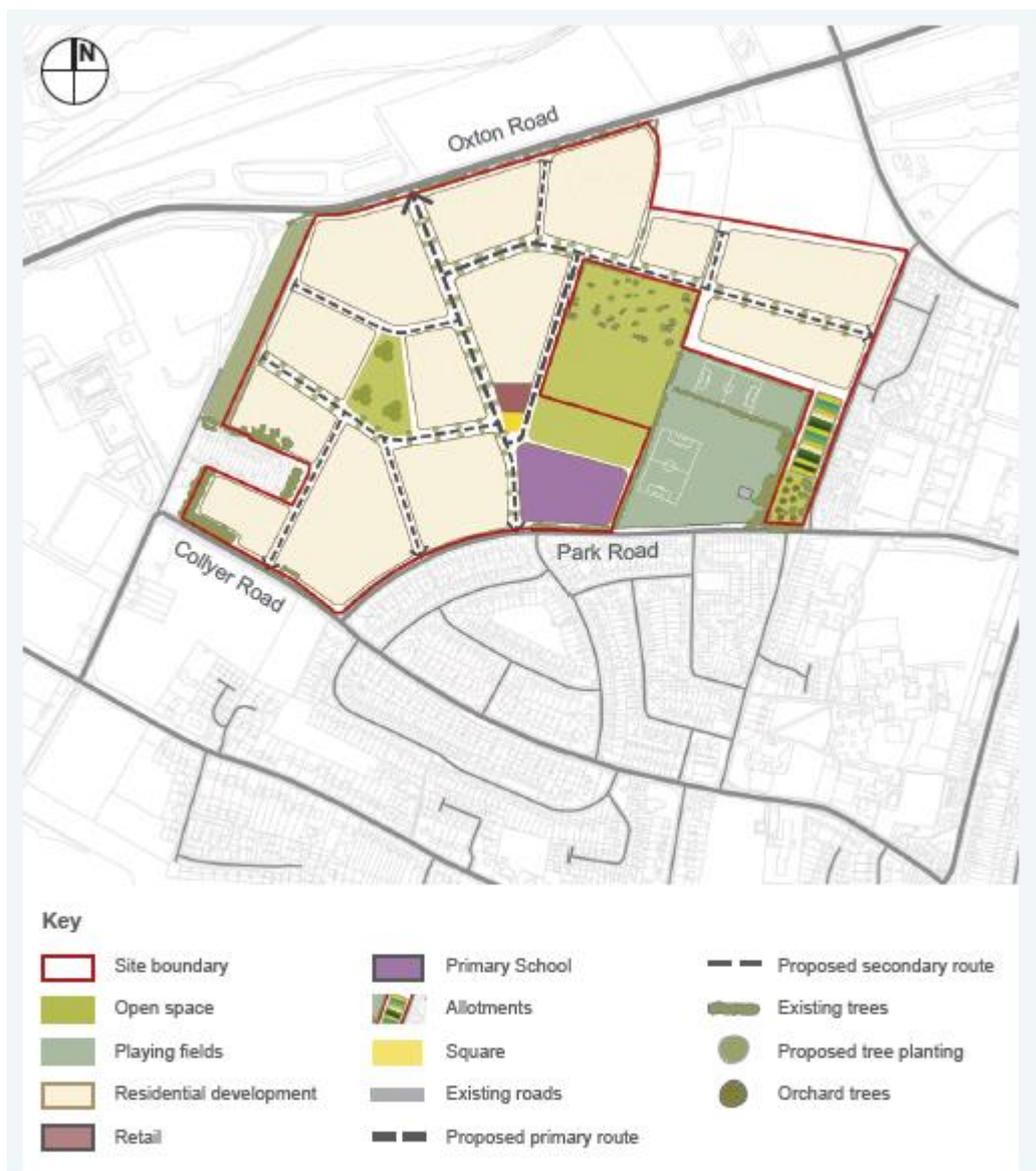
31. The intention of the masterplanning process was to move towards a defined boundary for the location of new housing development, as well as criteria setting a framework for any development applications. In determining this boundary and criteria, URS, informed by local residents, took into account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

32. Alongside and as part of the new housing development, the [masterplan](#) recommended:

- A new primary school
- A full investigation of flood relief measures for the village centre
- A mix of housing unit sizes to meet the needs of a wide range of people
- A proportion of the new housing designed for the elderly
- Retention of William Lee Memorial Park, the rugby field and pitch and putt
- High levels of open space, including new allotments and play space
- A small new shopping parade for day-to-day needs
- Improvements to the Calverton Connection bus route
- Improved junctions along Oxton Road at Main Street and Flatts Lane
- New housing to use traditional materials and design
- New housing to be typically no higher than two storeys

33. The masterplan identified a potential development option for Calverton as follows:

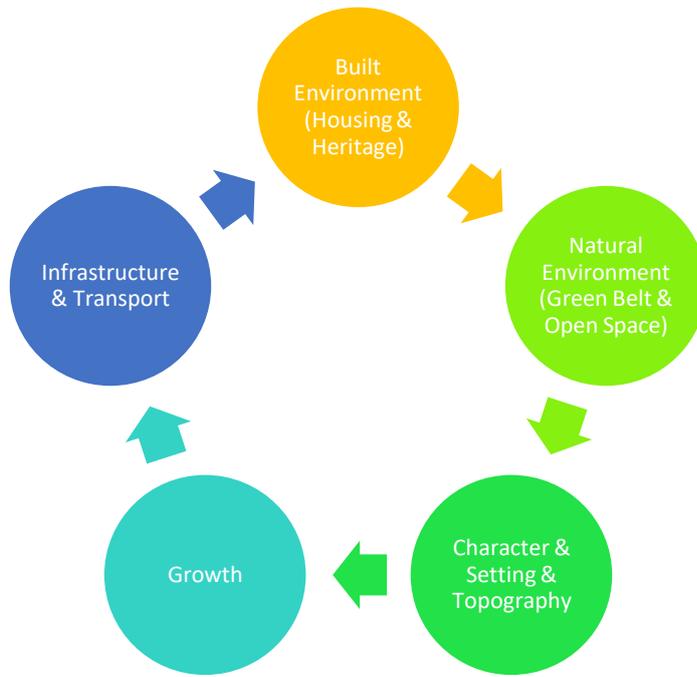


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Scoping Meeting - 2015

34. In Autumn 2014 after a period of interregnum the Parish Council agreed to move forward the production of the Neighbourhood Plan through the leadership of Councillor Mike Hope supported by external professional advisors.
35. A scoping meeting was held with the newly established working group on Thursday 17th December 2015 to discuss and identify the issues relevant to the scope of the emerging Neighbourhood Plan. The following issues were identified as a starting point for moving forward:
36. The Main Issues for the Calverton Neighbourhood Plan were identified as:





Built Environment (Housing & Heritage)



Natural Environment (Green Belt & Open Space)



Review of The Green Belt Character & Setting



Protection of Green Space, Parks, Open Land, Footpaths & Woodland

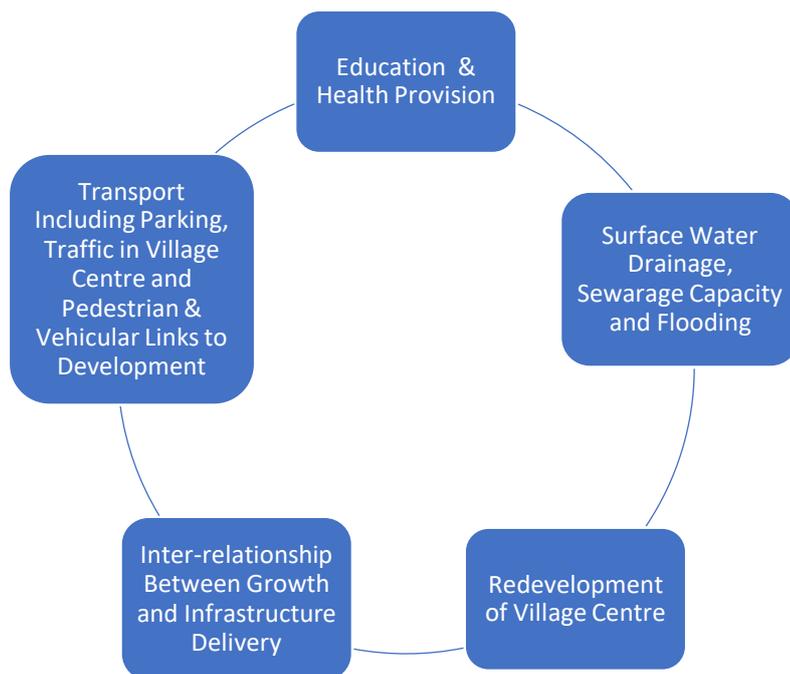
Character, Setting & Topography



Growth



Infrastructure & Transport



Other Planning Policy Evidence Base

37. Policies and proposals must be based on a robust and comprehensive evidence base, in accordance with Government guidance. The Aligned Core Strategy was based on a wide range of supporting [documents](#).

Strategic Housing Land Availability Assessment

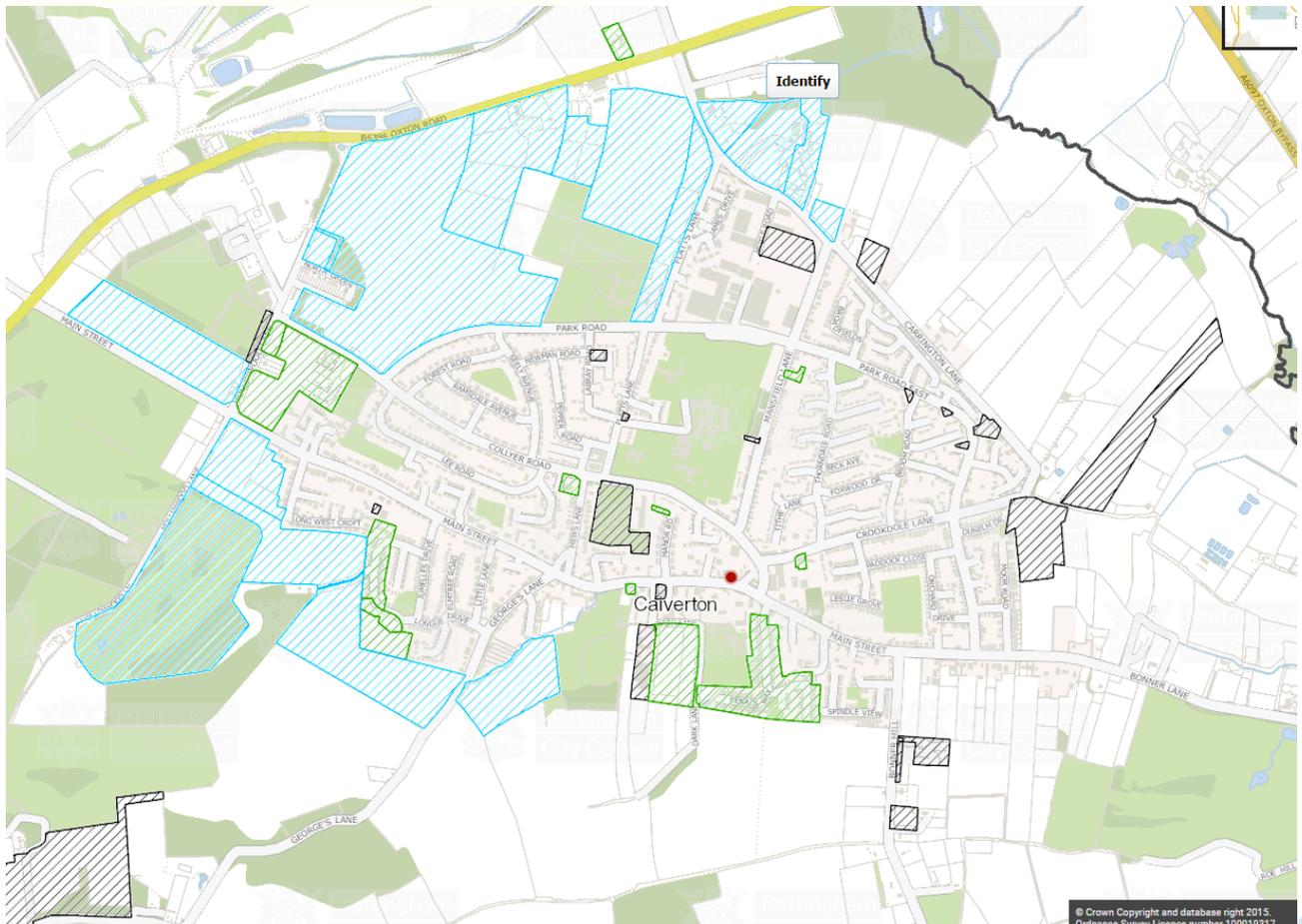
38. The [SHLAA](#) undertaken during 2015 across Nottingham City, Broxtowe and Gedling sought suggestions for potential sites that may be suitable for housing.
39. The Strategic Housing Land Availability Assessment is an annual review of potential housing sites. Its purpose is to help us understand where and when housing could be built in the future.
40. Sites in the Strategic Housing Land Availability Assessment are assessed against a range of criteria to establish their suitability, availability and achievability for development. The results of the Strategic Housing Land Availability Assessment feed into the production of development plan documents including this Neighbourhood Plan and the Gedling Local Planning Document.
41. The assessment includes land that has come forward from a range of sources, including sites that have already been granted planning permission and sites that have been put forward by landowners and developers.
42. It is important to note that inclusion in the Strategic Housing Land Availability Assessment process does not in itself allow for development to occur on site and that planning permission must still be granted. Some of the sites in the assessment can only come forward

if planning policy is changed. Decisions to change planning policy are taken through the development plan process.

43. The SHLAA is an online tool, the snapshot below illustrates the latest position following the 2015 call for sites.

SHLAA - assessment

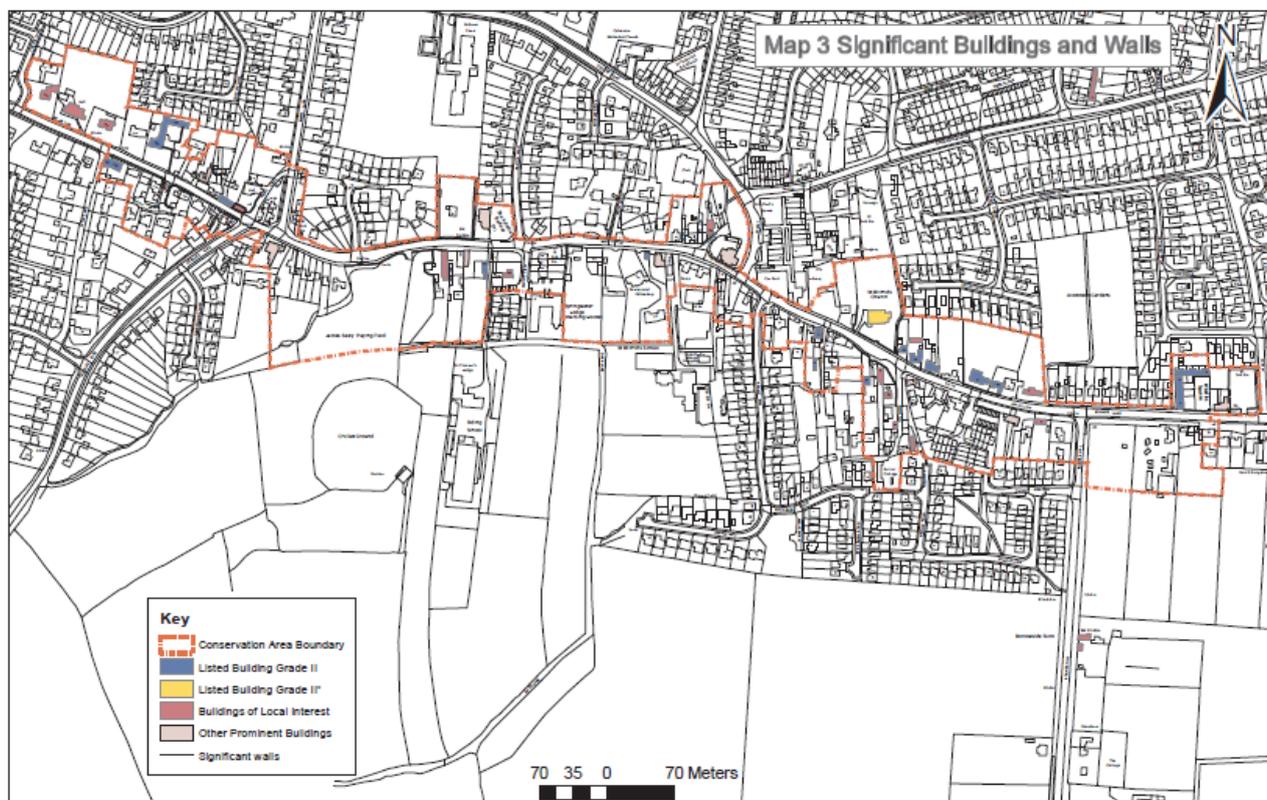
-  - Deliverable
-  - Developable
-  - Not deliverable or developable
-  May be suitable subject to policy change
-  = Suitable
-  = May be suitable
-  = Not suitable
-  Excluded from assessment
-  = Excluded from final assessment
-  Not assessed
-  Not yet entered here - See More Information
-  Achievable
-  Available (not achievable)
-  Suitable (not available)
-  Not suitable



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Calverton Conservation Area Appraisal

44. Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations.
45. The Calverton Conservation Area [Appraisal](#) is intended to highlight qualities of the area that are seen worthy of protection and enhancement.



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Scale 1:3500

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46. The Appraisal defines the special interest of the Calverton Conservation Area as being:

“Calverton’s historic core is architecturally distinct from, and has been engulfed by, the substantial post-War development that houses the vast majority of residents to the north of Main Street and west of George’s Lane. The key to Calverton’s architectural and historic interest in this core lies with the original framework knitters’ cottages (of which Calverton can justifiably claim to have more surviving examples than anywhere else in Nottinghamshire) and farm buildings, sitting along Main Street, the majority of which are of typical simple red brick and clay pantile construction. Many of the framework knitters’ cottages still retain their original wide windows designed to allow maximum light into the buildings. Although most of the farmland immediately to the south of Main Street has now been developed, the village’s rural past is nonetheless evident through the remaining small groupings of farm houses and farm workers cottages. These are often clustered around narrow historic trackways leading away from Main Street out of the village, and most front directly onto the street or are separated from it only by a narrow verge. A few examples of polite architecture exist within the Area, but these are in the minority.”

While Main Street is today a busy thoroughfare, its gently meandering course, that widens and narrows on its way through the village, remains a distinctive section of Calverton. It affords often tightly defined views of historic cottages, with wider vistas of the still open countryside climbing up the ridge to the south of the village. While there are obvious modern interventions, the visual links along its length serve to underline a sense of historic continuity and give the village a clear sense of character among its expansive modern developments. It remains the village's social core, accommodating the library, shopping centre, playing field, churches and pubs.



It was evident from the response to the initial consultation process for this Appraisal, that the sense of historic continuity manifested along Main Street is clearly valued by many residents. Consequently, it is this aspect of the Conservation Areas that should be protected and enhanced in future with any further modern interventions or conversions (both along and off Main Street) respecting the street's predominant vernacular architecture and ensuring that views up and down its length are not compromised further."

Retail

47. The 2015 [Broxtowe, Gedling, Nottingham and Rushcliffe Retail Study 2015](#) does not set out any particular requirements for Calverton village centre.

Employment

48. The [Nottingham City Region Employment Land Provision Study](#) does not set out any particular requirements for Calverton.
49. The [Land at Flatts Lane, Calverton Development Brief](#) produced in January 2005, it covers the entire area between Flatts Lane, Mansfield Lane and Park Road (East). It was a development brief produced to accompany the 2005 Replacement Local Plan in which the site was proposed for a mix of employment and residential uses.

Housing

50. Dark Lane was put forward as a housing allocation site under Policy H2 in the Replacement Local Plan. A [Development Brief](#) was prepared to inform prospective developers and other interested parties on the planning issues relating to the site, and to communicate the Borough Council's planning and design requirements to which it will have regard when processing any planning application.

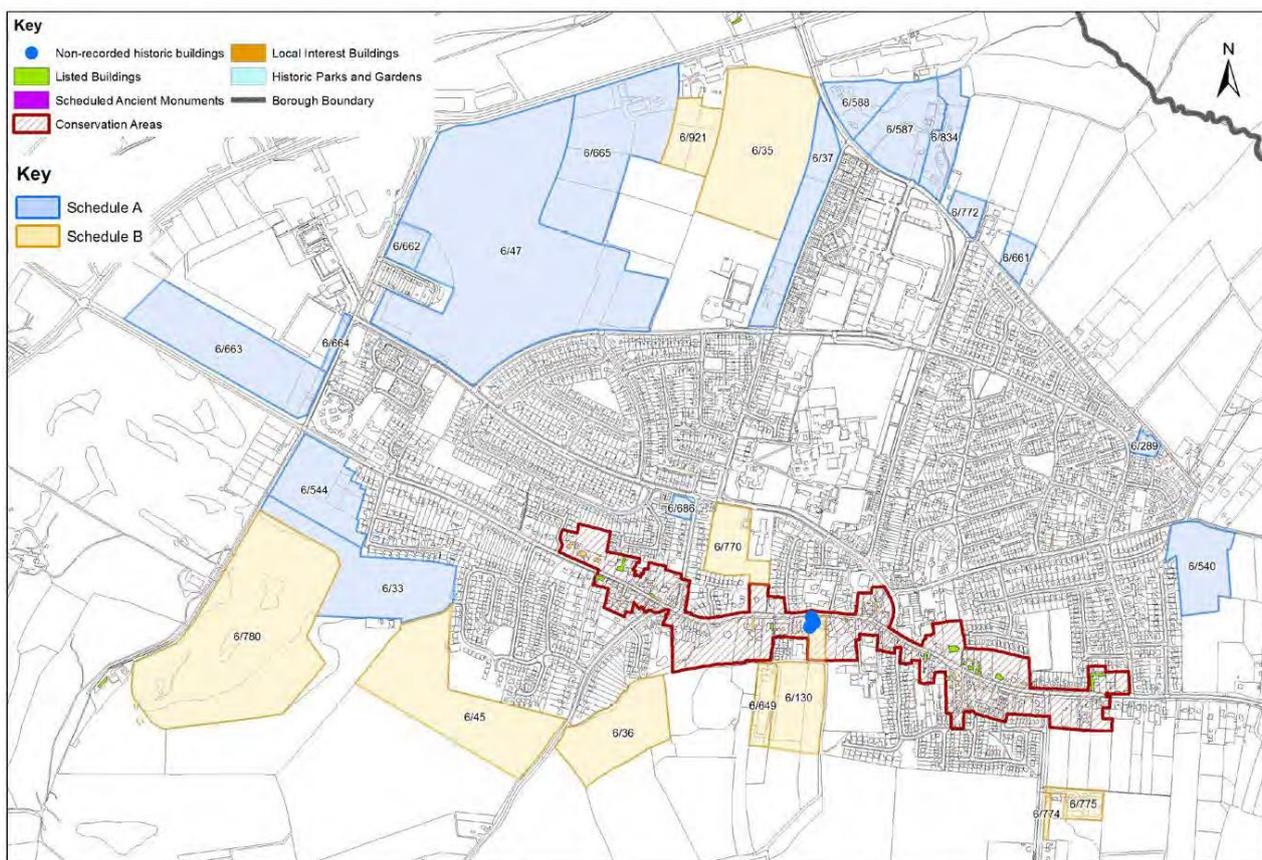


Figure 1: Site Location Plan

51. Under reference [2005/0910](#) an Outline Planning Application was submitted for the re-cladding of the existing sub-station, demolition of existing barns to the side of 115 Main Street as well as their partial rebuilding and their conversion to B1(a) offices, the construction of a new barn for 115 Main Street and the construction of 72 dwellings including the provision of a new access road to serve the development. This application was granted on the 27 November 2012, no Reserved Matters application has been submitted and the Outline Consent expired in November 2015.
52. [Affordable Housing](#) Supplementary Planning Document 2009 addresses the issue of affordable housing provision in the Borough. It will help us secure affordable housing through the planning system by providing land owners, developers and Registered Providers of Affordable Housing with clear and detailed advice on our criteria for the provision of affordable housing. This SPD requires 20% affordable housing in the Arnold/Bestwood, Calverton and Carlton sub-markets.

Heritage

53. A document was produced in October 2015 [Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council \(to inform the preparation of the Local Planning Document\)](#).
54. The purpose of the document is to assess the impact of the development of possible development sites in the Borough on the range of heritage assets, including Listed Buildings (and their settings), Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, local interest buildings and other non-recorded historic buildings.
55. In relation to Calverton this highlights that potential sites on the southern side of the village would impact upon heritage assets, whereas sites to the north with a couple of exceptions would not generally impact upon heritage assets.



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Calverton

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56. The sites in blue on Schedule A are not considered to have an impact on heritage assets. The sites in yellow on Schedule B are considered to have an impact on heritage assets.

57. The assessment draws the following conclusions with regard to the likely magnitude of impact on heritage assets.

6/35	Mansfield Lane (Flatts Hill)	Calverton	7.45	223	C
6/921	Shire Farm, Oxtan Road	Calverton	1.65	50	C
6/36	Lampwood Close	Calverton	3.42	103	A
6/45	Georges Lane/Gorse Close	Calverton	6.00	180	B
6/130	Dark Lane	Calverton	2.38	72	B
6/649	Woods Lane	Calverton	0.50	14	A
6/770	Land at Collyer Road	Calverton	1.64	60	C
6/774	Borrowside Farm Bonnerhill (Site A)	Calverton	0.13	4	A
6/775	Borrowside Farm Bonnerhill (Site B)	Calverton	0.64	30	A
6/780	Ramsdale Park Golf Course	Calverton	12.90	387	A

A Major impact on Historic Asset

B Impact on Historic Asset

C Minor impact on Historic Asset

Environment and Resources

58. A [Landscape Character Assessment](#) was undertaken by URS in December 2014. This work has been undertaken to assess the impact of development on specific sites in terms of both landscape and its visual impact and to identify any opportunities for mitigation.

FIGURE 3: RELATIVE RANKING OF LANDSCAPE/VISUAL SENSITIVITY OF DEVELOPMENT SITES IN CALVERTON

Site No	Site name	Landscape Value	Landscape Susceptibility	Landscape Sensitivity	Visual Value	Visual Susceptibility	Visual Sensitivity	Overall	Rank
6/662	Hollinwood Lane/North Green	13	9	22	10	9	19	41	1
6/664	Calverton Miners Welfare, land adj Hollinwood Lane	14	9	23	10	9	19	42	2
6/544	Main Street/Hollinwood Lane (Land Adj To)	12	9	21	10	11	21	42	2
6/587	Mansfield Lane (Whitehaven Farm)	10	13	23	10	11	21	44	4
6/772	Broom Farm, Mansfield Lane	13	9	22	13	11	24	46	5
6/588	Mansfield Lane (250)	12	13	25	13	11	24	49	6
6/37	Long Acre Lodge	13	9	22	13	15	28	50	7
6/36	Lampwood Close	16	9	25	13	13	26	51	8
6/540	Land to the South of Crookdole Lane	13	9	22	16	13	29	51	8
6/649	Woods Lane	15	9	24	19	13	32	56	10
6/834	Woodview Farm	16	11	27	19	11	29	56	10
6/33	Hollinwood Lane/Long West Croft	13	17	30	13	15	28	58	12
6/661	Land at Broom Farm	15	19	34	13	13	26	60	13
6/45	Georges Lane/Gorse Close	18	15	33	13	19	32	65	14
6/665	Warren Place	16	11	37	15	17	32	69	15
6/774	Borrowside Farm Bonnerhill (Site A)	19	17	36	15	15	36	72	16
6/35	Mansfield Lane (Flatts Hill)	15	11	36	18	19	37	73	17
6/775	Borrowside Farm Bonnerhill (Site B)	19	11	35	15	13	34	74	18
6/47	Park Road/Hollinwood Lane	19	15	42	15	19	38	80	19

59. The assessment does not indicate any clear pattern of likely impact, for example a north-south split. From the top 12 sites identified with a 'Green' overall conclusion, 8 of these are predominantly northern sites with the remaining 4 being southern sites. The analysis does not consider all of the sites identified in the latest SHLAA. The largest potential sites in the north-west quadrant tend to score the worst in landscape impact terms, there is a general correlation between site size and magnitude of landscape impact.
60. Calverton sits in the Mid Nottinghamshire Farmlands overall landscape character area.
61. The [Green Space Strategy](#) 2012-2017 prepared by Gedling Borough Council provides a vision and objectives for how the Council publicly owned green spaces should be planned and managed. It highlights some key data relating to Calverton as follows:
- Calverton has 9.99Ha of equipped and casual play space, based on population the required provision would be 5.52Ha giving a current over provision of 4.47Ha
 - Calverton Minors Welfare FC has a future requirement for an all weather pitch to enable mini soccer matches throughout the winter
 - Calverton has two allotment sites (Bonner Lane/Paddock Close 2.5Ha for 60 plots and Collyer Road 1.89Ha for 66 plots) - At the time of the 2012 study there was a waiting list for 5 plots
 - St Wilfrid's Church graveyard is at full capacity
 - The Calverton Parish Council burial ground has 25 years capacity left, the potential extension area would provide a further 200 years of capacity
62. The [Greater Nottingham Strategic Flood Risk Assessment](#) does not raise any significant issues for Calverton. It was prepared by Black & Veach in June 2008 (updated October 2008 and October 2010) in consultation with the Environment Agency to inform how future development should take place and to assist emergency planning in Greater Nottingham.
63. Data produced by the Environment Agency highlights the following areas at risks of flooding in Calverton:

Calverton Neighbourhood Plan - Evidence Base November 2016

Map legend

- Risk of Flooding from Rivers and Sea
- High
- Medium
- Low
- Very Low
- Other national environmental organisations
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

Map of Calverton, Nottinghamshire at scale 1:15,000

Data search



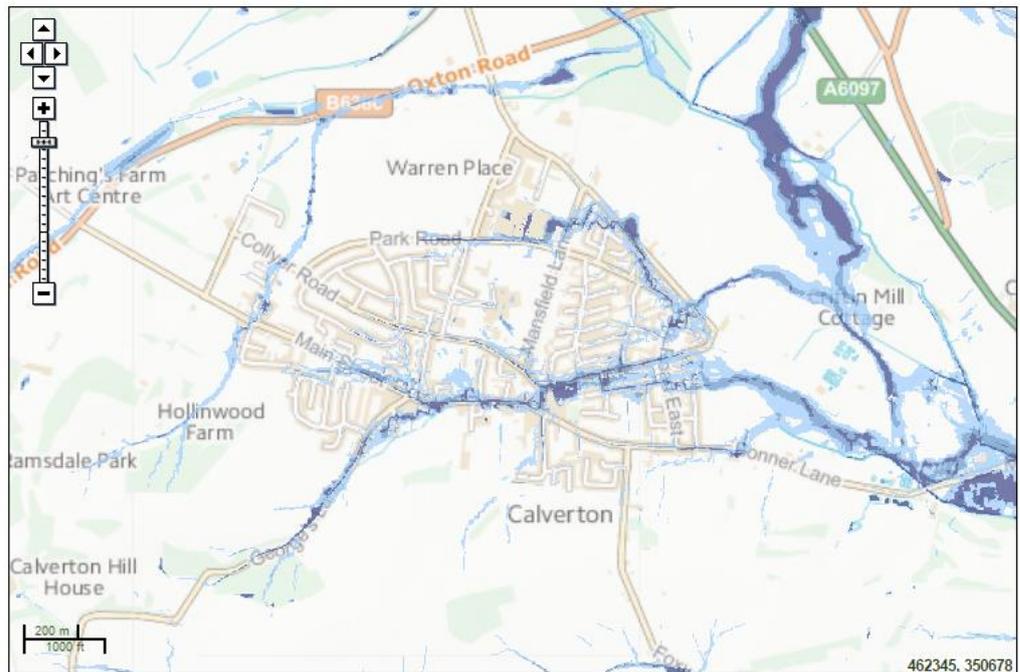
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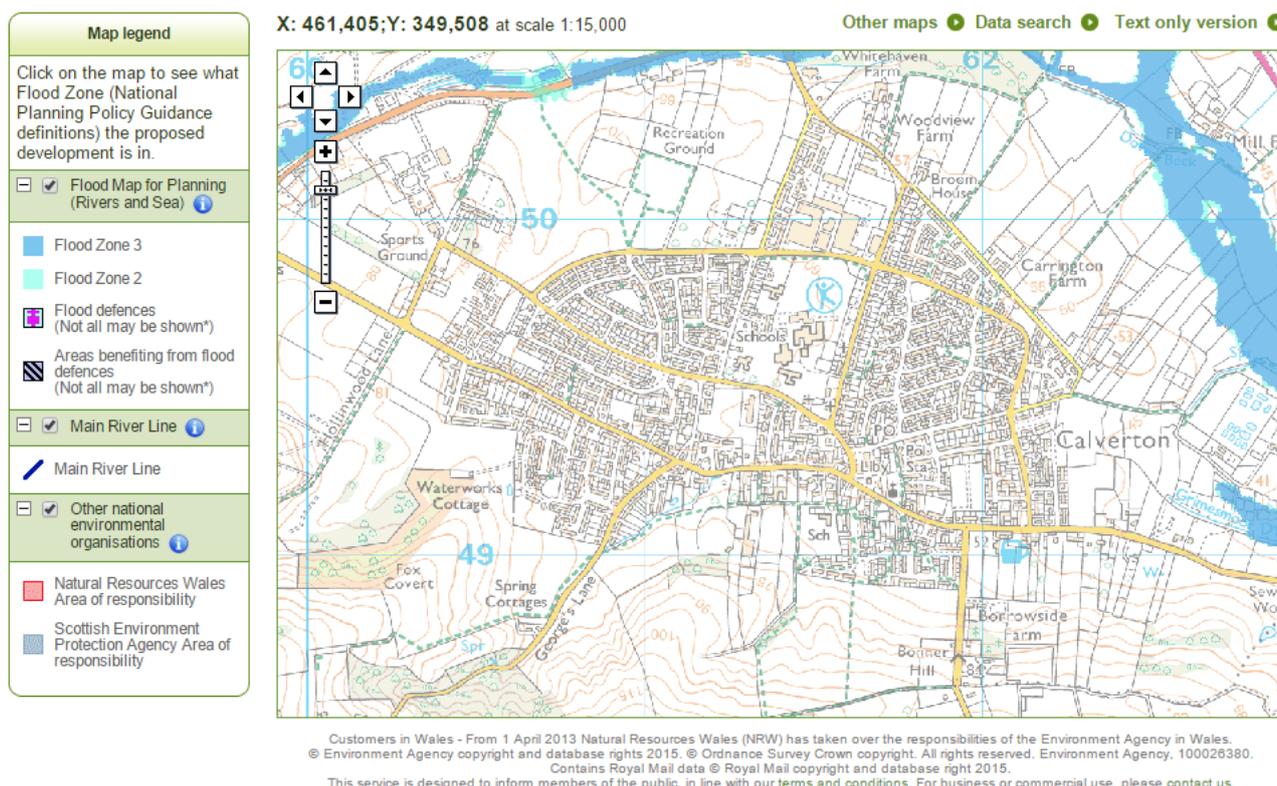
- Risk of Flooding from Surface Water
- High
- Medium
- Low
- Very Low
- Other national environmental organisations
- Natural Resources Wales Area of responsibility
- Scottish Environment Protection Agency Area of responsibility

Map of X: 461,500; Y: 349,500 at scale 1:15,000

Data search



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64. Surface water flooding potential poses a limited constraint on future development opportunities within Calverton.

65. The [Greater Nottingham and Ashfield Outline Water Cycle Study February 2010](#) prepared by Entec consultants, considers in more detail the likely water related constraints and impacts of the development levels set out for Greater Nottingham and Ashfield. In relation to Calverton it identifies the following findings:

- Existing wastewater capacity only exists for approximately 500 dwellings before increased capacity is required. Severn Trent Water have identified no likely constraints on the ability to increase capacity.

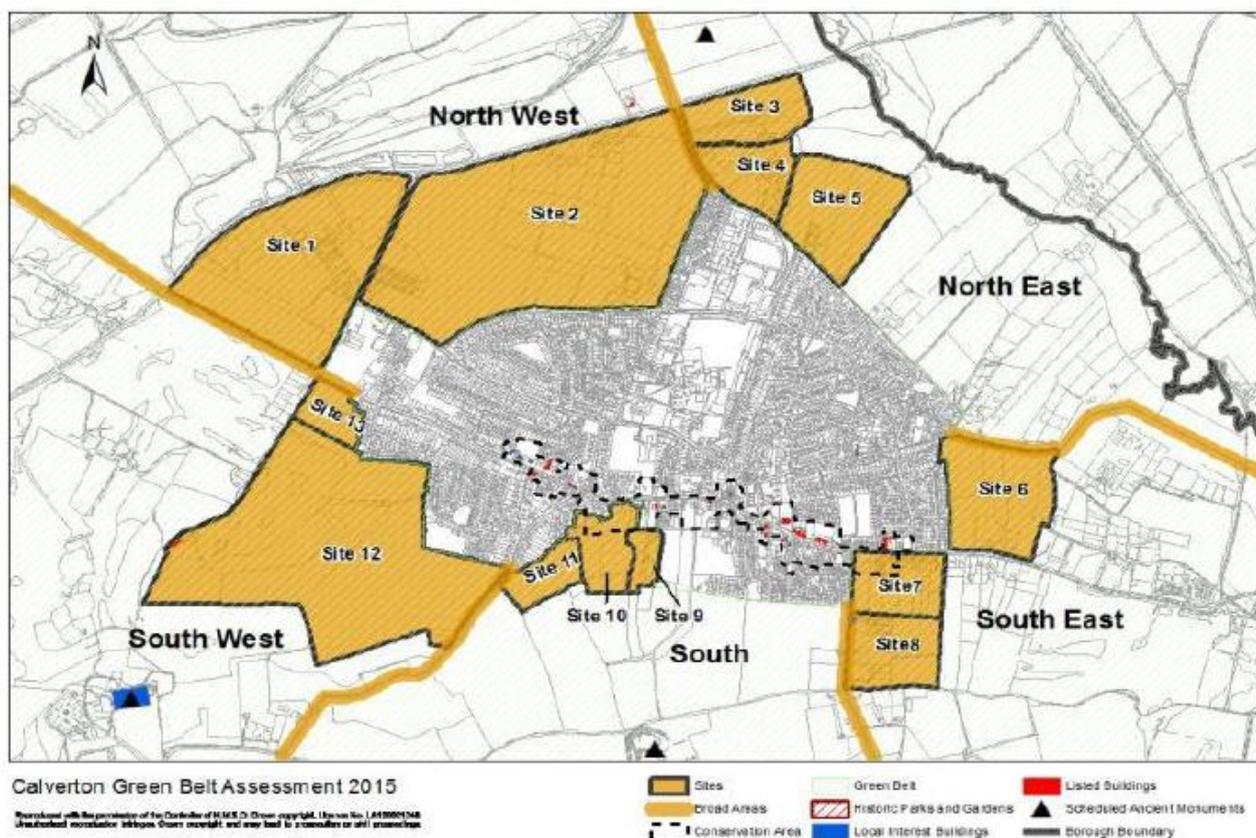
66. A number of documents have been prepared regarding the issues associated with a review of the Green Belt. The [methodology](#) framework was prepared by Ashfield, Broxtowe, Gedling and Nottingham City Councils to establish a common means of assessing the purposes of the Green Belt as part of a robust assessment of Green Belt boundaries within their area. If required, more detailed methodologies informed by local circumstances will be set out by each local authority in their Green Belt review documents.

67. Gedling has undertaken an [assessment](#) of broad areas and specific sites against the purposes of the Green Belt. The Green Belt Assessment does not itself determine whether or not land is included in the Green Belt or not. It is the role of the Local Planning Document to formally revise Green Belt boundaries and to allocate land for development.



68. This assessment reaches the following headlines for Calverton:

- The Green Belt to the South East and South of Calverton is the most valuable around Calverton. The Green Belt here helps protect the setting of the Conservation Area and includes, mainly in the South East, the gap to Woodborough, although there are small parts of the Broad Areas which would not cause coalescence.
- By contrast the Green Belt to the west of the village, both south-west and north west, is less valuable as it is further from the Conservation Area and includes a significant amount of encroachment (associated with the former Calverton Colliery site).
- The compact character of this urban/suburban settlement and surrounding topography is such that the settlement does not make an important contribution to the openness of the Green Belt.



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69. The site by site assessment identified score. Lower scores mean that a site is, overall, less valuable in terms of the Green Belt. Whilst a site may have a low overall score, it may score particularly highly for one single Green Belt purpose. In these instances, it could be considered to be of sufficient importance on that one single purpose for the site to be retained as Green Belt. This will be particularly important for the following Green Belt purposes:

- Check the unrestricted sprawl of settlements.
- Prevent neighbouring towns from merging into one another.
- Preserve the setting and special character of historic settlements.

70. Whether sites are so important for one of the Green Belt purposes that they should not be removed from the Green Belt will be considered as part of making decisions about which sites should be allocated. The three sites which score the lowest are sites 1, 2 and 9. Site 9 in the south is that which previously benefitted from planning permission and is allocated under Policy H2 of the Replacement Local Plan. Sites 1 and 2 are both located in the north-west quadrant.

Stage 2		
1	7	The Site contains significant existing development and is well contained by strong defensible boundaries. There is only one part of the eastern boundary shared with the existing settlement although a large part is shared with Site 2 to the east. The Site is distant from the Conservation Area and other heritage assets.
2	8	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
3	13	Although the Site is away from heritage assets it does not adjoin the existing settlement and has little existing development. There would be some moderate impact on the gap to Oxton.
4	11	The Site would form a wedge into the countryside and reduce the gap to Oxton. The Site includes a degree of inappropriate development, including a timber yard, and is considered to be 'urban fringe'. The Site is distant from the Conservation Area and other heritage assets.
5	13	The Site would form a wedge into the countryside and is disconnected from the settlement. While there is some development, the majority of the Site is open countryside and development would reduce the gap to Oxton. The Site is distant from the Conservation Area and other heritage assets.
6	11	The Site has one boundary with the settlement, weak defensible boundaries and only contains farm buildings. There would not be a reduction in the gap with another settlement and limited impact on the setting of the Conservation Area.
7	10	The Site joins the settlement on two sides is visually connected with reasonable defensible boundaries and includes a high degree of encroachment from the residential uses. The Site would not significantly reduce the gap with Woodborough but would cause impact on the setting of the Conservation Area and nearby listed buildings.
8	15	The Site is separated from the existing settlement, visually disconnected and would significantly reduce the gap with Woodborough. The Site contains residential uses and buildings associated with farming. Due to the location overlooking the Conservation Area there would be some impact on the historic environment.
9	8	The Site has two boundaries with the settlement but only field boundaries to the south and west. Development of the Site would not reduce the gap with Arnold and already contains a significant amount of built inappropriate development. There would be an impact on the historic

		environment.
10	9	The Site adjoins the settlement to the north and west. Defensible boundaries are strong but the Site is visually disconnected. The uses on Site mean it is urban fringe rather than open countryside and development would not reduce the gap with Arnold. There would be an impact on the Conservation Area.
11	12	The Site has no development and only one boundary with the settlement. Field boundaries to the South are reasonably strong and the site is reasonable visually connected to the settlement. There would be no reduction of the gap with Arnold but some minor impact on the setting of the Conservation Area.
12	10	While the Site has two boundaries with the settlement it would form a long limb into the countryside where there is minimal encroachment. Defensible boundaries are strong the east and west but weak to the south. The Site is isolated from the Conservation Area and Listed Buildings.
13	9	There are two boundaries with the settlement and strong defensible boundaries but the Site only has a limited degree of visual connection with the Settlement. There is no existing development but the Site would not impact on the historic environment or reduce the gap with other settlements.

71. The [Habitats Regulation Assessment](#) (HRA) Screening Record was undertaken for the Core Strategies. This found that there could be potentially significant effects on parts of the prospective Sherwood Forest Special Protection Area. It concluded that a precautionary approach should be followed and that policies should not encourage further visitors to this part of the Greenwood Community Forest.
72. Supplementary Screening Records in reference to Calverton and Top Wighay Farm in Gedling were subsequently undertaken. The Screening Record for Top Wighay concluded that the scale of development would not be likely to have significant impact on any European site. Potential affects on the Sherwood Forest prospective Special Protection Area could not be ruled out. Following consultation with Natural England, a number of appropriate mitigation measures are identified and required to be in place to avoid significant effects from development at Calverton. The following measures are required:
- Management of car parking provision in the vicinity of the prospective SPA habitat;
 - Avoiding the provision of a footway along Main Street west of Hollinwood Lane down to the B6386;
 - Maintaining further use of arable fields on the perimeter of Watchwood Plantation;
 - Maintaining the integrity of the fence along the B6386;
 - Provision of Suitable Alternative Natural Green Space (SANGS);
 - Providing high levels of open spaces and attractive green infrastructure within the development to facilitate dog walking and to promote routes to other less sensitive sites;
 - Reviewing the alignment of footpaths in the plantations relating to the location of breeding territories;
 - Provision of good quality information for walkers and dog walkers;
 - Review of mitigation measures should the prospective SPA be confirmed;
 - Establishing a forum to explore co-ordination of activities to maximise recreational potential without significant adverse impact on breeding populations;
 - Ongoing dialogue with neighbouring Local Authorities regarding ‘in-combination’ effects

Growth and Infrastructure

73. The [Greater Nottingham Infrastructure Delivery Plan](#), considers infrastructure requirements related to the Core Strategies of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe Councils. It seeks to ascertain what additional infrastructure is needed to support the level of growth, when it is required and the resources needed to deliver it. The report also considers the viability of strategic sites.

74. This study identifies the following in relation to Calverton:

- The sites in Calverton are likely to be delivered in the periods 6-10 years and 11+ years
- Electricity - Will need to update an existing 33/11kV primary at Calverton - may also need to build a new 33/11kV primary in the area
- Overall no showstoppers have been identified in terms of strategic transport requirements
- The strategic location falls outside of the flood zone but a watercourse runs along the northern edge of the village which has an associated flood zone. The flood zone may be misaligned away from the watercourse
- The impact on GP and Dentists - Capacity and requirements needs to be confirmed by CCG
- Calverton has an existing local centre - the need for further provision is unknown
- Development in Calverton will generate a need for 319 Primary School places - The capacity to expand existing schools needs to be reviewed. Otherwise a new primary school may be required
- Development in Calverton will generate a need for 243 Secondary School places - These are likely to be accommodated within existing schools but may require contributions for new places
- Primary provision will cost £3.6m to £5.5m
- Secondary provision will cost £3.6m



75. The following scores were identified for Calverton:

- Strategic Highways - B
- Public Transport - B
- Rail - C
- Walking and Cycling - C
- Air - C
- Water Resources - B
- Waste Water/Sewerage - C
- Sewer Flooding/Surface Water - B
- Water Quality - B
- Gas Transmission - C
- Gas Supply/Distribution - C
- Electricity Transmission - C
- Electricity Supply/Distribution - B
- Green Energy - C
- Flood Risk - C
- Ground Water Flooding - C
- Reservoir Flooding - C
- Hospital - C
- GP/Dentist - Unknown
- Local Services - Unknown

- Police - C
- Fire - C
- Ambulance - C
- Proximity to Scheduled Ancient Monuments. Conservation Area and Listed Buildings - B

Key

A - Constraints identified which may affect delivery (including costs and phasing) and require mitigation particularly relating to critical infrastructure.

B - Potential constraint for which mitigation may be required, or minor cost/phasing impact.

C - No major constraints based on the evidence available. No further assessment required at present

76. The Delivery Plan identifies that *“with the exception of the strategic location at Calverton, no critical phasing or dependencies have been identified. Further consultation with Natural England will inform the detailed delivery arrangements and timing of mitigation measures associated with development at Calverton.”*

77. Within Calverton therefore the delivery of the necessary mitigation measures to prevent adverse impacts on the Sherwood Forest prospective Special Protection Area will need to be integral to the delivery of growth. The delivery of green infrastructure within development in Calverton is therefore imperative.

78. The overall indicative assessment of strategic growth at Calverton in the Delivery Plan is:

“No major infrastructure constraints to development are identified. However, the location of a prospective Special Protection Area near to Calverton will require careful management, including mitigation measures as set out in the Habitats Regulation Assessment Screening Report (February 2012). Phasing of development and contributions

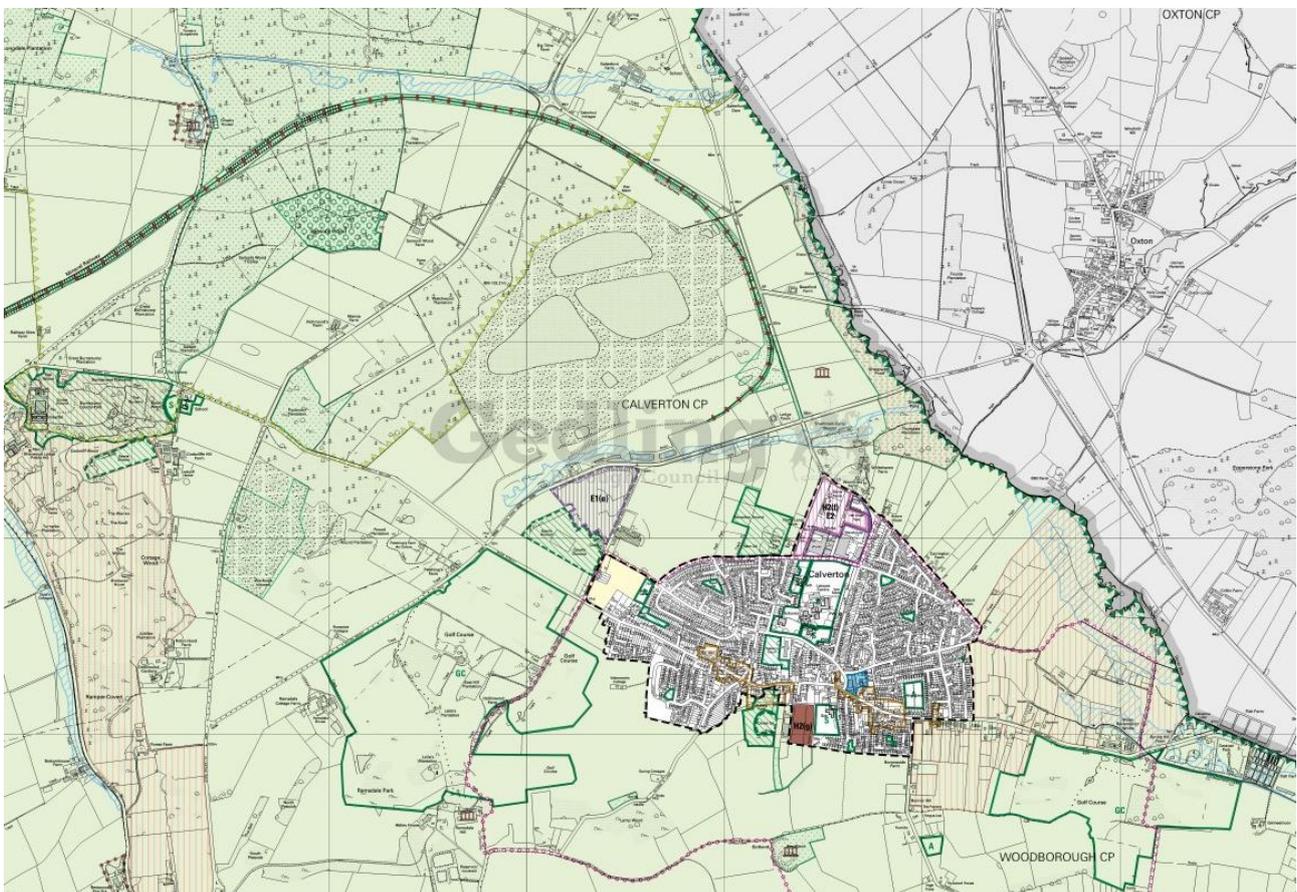


relating to school provision will be particularly important to ensure capacity meets development need. Further development of transport impacts and mitigation measures is required including dialogue with all infrastructure/service providers as more detailed proposals emerge.”

79. [Parking Provision for Residential Developments](#) Supplementary Planning Document from 2012 sets out to ensure that new development is supported by the appropriate level of parking provision to accommodate demand, without exceeding demand which would lead to poorly designed developments that are dominated by the car, and without resulting in a shortfall which could lead to potential problems for highway safety.

The Gedling Replacement Local Plan 2005

80. The Local Plan, which was adopted on 12 July 2005, provides the current planning framework for the Borough alongside the Aligned Core Strategy. The Local Plan will be replaced by the emerging Local Planning Document once it is adopted.
81. The Local Plan identified particular areas as suitable for housing, industry, retail and other uses. It also includes specific policies to control the location and design of development within the Borough and to protect its heritage and local character. Planning applications are assessed against the Local Plan.
82. The Local Plan identifies a number of designations which are relevant to the Calverton Neighbourhood Plan including:
- Sherwood Forest
 - Nottingham and Derby Green Belt
 - Greenwood Community Forest
 - Sites of Importance for Nature Conservation
 - Ancient Woodland
 - Mature Landscape Areas



Extract from Replacement Local Plan Proposals Map © Gedling Borough Council

		Policy Number:	
	Borough Boundary		
	Conservation Areas	ENV13-ENV15	
	Important Open Spaces within Conservation Areas	ENV15	
	Special Character Areas	ENV16, ENV17	
	Scheduled Ancient Monuments	ENV23	
	Historic Parks and Gardens	ENV25	
	Green Belt	ENV26-ENV29 ENV27 deleted	
	Infill Boundary	ENV30	
	Safeguarded Land	ENV31	
	Primary Ridgelines	ENV32	
	Secondary Ridgelines	ENV32	
	Site of Special Scientific Interest	ENV35	
	Sites of Importance for Nature Conservation	ENV36	
	Local Nature Reserves	ENV36	
	Proposed Local Nature Reserves	ENV36	
	Mature Landscape Areas	ENV37	
	Areas Potentially at Risk of Flooding	ENV41	
	Ancient Woodlands	ENV45	
	Public Transport Corridor	Paragraph 2.5 (H1)	
	New Housing Allocation	H2-H6	
	Arnold Major District Centre Primary Shopping Area	S1-S5, S16, S17	
	Arnold Major District Centre Secondary Shopping Area	S1-S6, S16, S17	
	Carlton Square District Shopping Centre	S1-S4, S7, S16, S17	
	Mapperley Plains District Shopping Centre	S1-S4, S8, S16, S17	
	Netherfield District Shopping Centre	S1-S4, S9, S16, S17	
	Local Shopping Centres	S1, S3, S10, S16, S17	
	Out of Centre Non-Food Retail	S12	
	Out/Edge of Centre Food Retail	S12	
	New Employment Allocation	E1	
	Calverton Mixed Use Development	E2	
	Protected Employment Site	E3	
	Calverton Colliery Redevelopment	E8	
	Inappropriate Employment	E10	
	Gedling Access Road	H3, T3	
	A612 Southern Link Road	T3	
	Safeguarded Passenger Railway Line	T3	
	Former Gedling Station	T3	
	Nottingham Express Transit Extension	T3	
	Proposed Park and Ride Sites	T4	
	National Cycle Route	T9	
	Proposed Cycle Routes	T9	
	Trentside Path	T11	
	Protected Open Space - Public	R1	
	Protected Open Space - Private	R1	
	Protected Open Space - School Playing Fields	R1	
	Gedling Colliery Park / Protected Open Space	R1, ENV44	
	Golf Courses	R4	
	Allotments / Protected Open Space	R5	
	Sherwood Forest	R7	
	Greenwood Community Forest within Gedling Borough	R7, ENV43	
	Calverton Mineral Line - Recreational Route and Safeguarded Passenger Railway Line	R0, T3	

Statutory Records

83. The Statutory list of Listed Buildings cites the following in Calverton:

Grade II*

- Church of St. Wilfrid, Main Street

Grade II

- Corner Cottage, The Avenue
- Weavers Cottage, 6 The Avenue
- 1-8 Windles Square, Bonner Lane
- Hollinwood House and attached outbuilding, Hollinwood Lane
- Calverton House, Main Street
- 14 and 16 Main Street
- 18 Main Street
- 22 Main Street
- Former Minta's Printing Works, Main Street
- 150 Main Street
- Church View, 49 Main Street
- 135 Main Street
- Museum Cottage, Main Street
- 221 and adjoining 215 Main Street
- Lodge Farmhouse and adjoining stables, Oxton Road



84. The Statutory list of Ancient Monuments cites the following in Calverton:

- Cockpit Hill, Ramsdale Park
- Fox Wood Earthworks
- Two Roman camps 350m north east of Lodge Farm



Review of Existing Evidence Base

85. The Neighbourhood Plan has the benefit of evidence produced for the Greater Nottingham Aligned Core Strategy and the Gedling Local Planning Document (Issues & Options).

86. In addition evidence produced for the Calverton Masterplanning process in 2013/14 can be utilised to inform the Neighbourhood Plan.

87. Following a scoping exercise the following evidence base has been identified:

Topic	Evidence Available at Gedling Level	Evidence Available at Calverton Level
Housing		
Strategic Housing Need	✓	
Broad Affordable Housing Need	✓	
Parish Housing Needs		X
Housing Constraints	✓	✓
Employment and Retail		
Employment Need	✓	?
Retail Need	✓	?
Built Environment		
Heritage	✓	✓
Natural Environment		
Green Belt	✓	✓
Nature Conservation	✓	✓
Green Infrastructure	✓	✓
Landscape Character	✓	✓
Local Green Space		?
Infrastructure		
Village Services and Facilities		✓
Strategic Transport	✓	
Local Transport		✓
Parking Capacity		X
Play, Sport and Recreation	✓	✓
Education	✓	✓
Health	✓	✓
Sewerage, Drainage and Flooding	✓	✓
Other Utilities	✓	✓

Links to Existing Evidence Base

The relevant links to the evidence already published are:

Topic	Link
Housing	
Strategic Housing Need	Strategic Housing Needs Assessment Update
Broad Affordable Housing Need	Affordable Housing SPD Strategic Housing Needs Assessment Update
Housing Constraints	Strategic Housing Land Availability Assessment Dark Lane Development Brief Calverton Masterplan
Employment and Retail	
Employment Need	Nottingham City Region Employment Land Provision Study Land at Flatts Lane, Calverton Development Brief Calverton Masterplan
Retail Need	Broxtowe, Gedling, Nottingham and Rushcliffe Retail Study 2015 Calverton Masterplan
Built Environment	
Heritage	Conservation Area Appraisal Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (to inform the preparation of the Local Planning Document)
Natural Environment	
Green Belt	Green Belt Methodology Broad Green Belt Assessment
Nature Conservation	Habitats Regulation Assessment
Green Infrastructure	Green Space Strategy
Landscape Character	Landscape Character Assessment
Local Green Space	Calverton Masterplan
Infrastructure	
Village Services and Facilities	Calverton Masterplan
Strategic Transport	Greater Nottingham Infrastructure Delivery Plan
Local Transport	Calverton Masterplan
Parking Capacity	Parking Provision for Residential Developments
Play, Sport and Recreation	Green Space Strategy Calverton Masterplan
Education	Greater Nottingham Infrastructure Delivery Plan Calverton Masterplan
Health	Greater Nottingham Infrastructure Delivery Plan Calverton Masterplan
Sewerage, Drainage and Flooding	Greater Nottingham Strategic Flood Risk Assessment Greater Nottingham and Ashfield Outline Water Cycle Study February 2010 Calverton Masterplan
Other Utilities	Greater Nottingham Infrastructure Delivery Plan

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Section 2

Updates to Document

(Updated in November 2016)



The Gedling Local Planning Document - Publication Draft 2016

88. As highlighted earlier, whilst the Greater Nottingham Aligned Core Strategy sets out the overall strategic policy framework for Gedling, more detailed policies and appropriate sites to address the Borough's development needs to 2028 are required to be set out in the emerging Local Planning Document. The preparation of the Local Planning Document has now reached the Publication Draft Stage. This is the version of the Document that the Borough Council think is sound and want to adopt.



89. The [Local Planning Document](#) was available for a six week period (23rd May to 4th July 2016) to allow interested parties to make formal representation. These representations will now be considered by the Independent Inspector at examination.



90. The Local Planning Document was submitted to the Secretary of State for examination in October 2016. Gedling have submitted the plan with a number of proposed [modifications](#).



91. Consultation has produced a number of objections to the plan, many of them fundamental to the overall spatial strategy, the distribution of development and the sites proposed for allocation. The public examination will therefore need to resolve and adoption is not expected until Summer 2017. As the Neighbourhood Plan is to be submitted in November 2016 it is likely to be 'made' by a similar timeframe.

92. The main proposals of the Publication Version Local Planning Document having a specific impact on Calverton are:

- The spatial distribution strategy and settlement hierarchy (Policy LPD63*)
- The allocation of the main housing site to the north of Park Road (Policy LPD66 - H16*)
- The allocation of a secondary housing site south of Main Street (Policy LPD66 - H15*)
- The allocation of an existing committed housing at Dark Lane (Policy LPD66 - H14)
- The allocation of an employment site at Hillcrest Park within the main Industrial Area (Policy LPD66 E2)
- The protection of the main Industrial Area (Policy LPD43)
- The review of the Green Belt Boundary (Policy LPD16*)
- The identification of safeguarded land removed from the Green Belt north of Park Road (Policy LPD16*)
- The identification of the village centre (Policy LPD48)
- The protection of Open Space and identification of Local Green Space (Policies LPD20 and LPD 22)



- Landscape protection (Policy LPD19)
- Heritage protection (Policies LPD26 to LPD31)
- Protection of community facilities (Policy LPD56)
- Flooding (Policies LPD3 and LPD4)

93. The full range of other development management policies on topics such as residential amenity, highway impact are also relevant to Calverton. (** Note these policies are subject to objections relating to their impact on Calverton from various parties*)

Links to Additional Evidence Base

94. The Local Planning Document Publication version was published in May 2016 and has subsequently been submitted to the Secretary of State for examination in October 2016, the evidence published alongside the Local Planning Document Publication version has been considered as to whether there is any additional evidence available. The relevant links to the evidence now published in the [Examination Library](#) are:

Topic	Link
Sustainability	
Sustainability Appraisal	Sustainability Appraisal Publication Draft Main Report (including Non-Technical Summary) Sustainability Appraisal Publication Draft Appendix A: Scoping Report Update
Policies	Sustainability Appraisal Publication Draft Appendix B: Reasonable Alternative Options for Policy Topics Sustainability Appraisal Publication Draft Appendix G: Appraisal of Development Management Policies
Site Allocations	Sustainability Appraisal Publication Draft Appendix D: Reasonable Alternative Sites for Housing in the Key Settlements Sustainability Appraisal Publication Draft Appendix F: Reasonable Alternative Sites for Employment Sustainability Appraisal Publication Draft Appendix H: Appraisal of Site Allocations for Housing and Employment Sustainability Appraisal Publication Draft Addendum: Alternative Sites to the Site Allocations for Housing
Habitats	Habitats Regulations Assessment
Growth	
Housing	Housing Background Paper
Sites	Site Selection Document - Main Report Site Selection Document Appendix C - Calverton Site Selection Document Addendum
Infrastructure	Infrastructure Delivery Plan and Addendum
Natural Environment	
Green Belt	Green Belt Assessment Addendum Safeguarded Land (March 2016)

Neighbourhood Plan Evidence Base

95. The Neighbourhood Plan contains a number of locally distinctive policies which are based on locally derived and produced evidence. This includes the following:
- Local Green Space - See Appendix in Neighbourhood Plan
 - Open Space - See Appendix in Neighbourhood Plan
 - Existing Employment Areas - See Appendix in Neighbourhood Plan
 - Safeguarded Land for Community Facilities - See Appendix in Neighbourhood Plan
 - Educational Facilities - See Appendix in Neighbourhood Plan
 - Allotments - See Appendix in Neighbourhood Plan
 - North-West Quadrant - See [Calverton Masterplan](#)
 - Southern Ridge Area - See below

Neighbourhood Plan - Southern Ridge Area

96. The Green Belt to the south of the village, i.e. to the south of Main Street and to the south of Bonner Lane including the land around Bonner Hill/Foxwood Lane, George's Lane and Hollinwood Lane is considered by local residents to be particularly special to the overall setting of Calverton.
97. In the Neighbourhood Plan the area of topography south of the village which incorporates the ridgeline and the surrounding area is referred to as the 'Southern Ridge Area'. This area incorporates land to the south of Main Street and Bonner Lane up to and including the ridgeline to the Parish boundary. The ridgeline extends into the Parish of Arnold to the south, however the Calverton Neighbourhood Plan can only cover the geographical extent of the designated area which is the Parish of Calverton.
98. A separate detailed document titled 'Calverton's Neighbourhood Plan: Evidence Southern Ridge Area - November 2016' has been produced and published. This details the evidence relating to this designation in full detail.

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Calverton Neighbourhood Plan 2016-2028

Evidence Base - November 2016

Calverton Neighbourhood Plan is led by a Working Group made up of local volunteers supported by Calverton Parish Council

For any query relating to the Neighbourhood Plan contact:

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