

Linby Neighbourhood Development Plan 2018 - 2032



Final Plan
March 2019

Linby Neighbourhood Plan

2018-2032

Produced by Linby Neighbourhood Plan Steering Group on behalf of
Linby Parish Council:

- Councillor Denise Ireland (Chair)
- Councillor Claire Hardstaff
- Roberta Norris
- Charlotte Harrison
- Janet Brothwell
- Ian Griffiths
- Keith Tunstall
- Dan Walker
- Mike Hardstaff
- Bob Brothwell
- Liz Gretton



The Parish Council received professional planning support from Dharmista Patel, Planning and Design (Phase 1) and Hannah Barter from Urban Vision Enterprise CIC (Phase 2).

For any query relating to the Neighbourhood Plan contact:
Liz Gretton – Clerk to Linby Parish Council

Tel: 07971700434

Email: liz.linbypc@sky.com

Linby Parish Neighbourhood Development Plan

Contents

Foreword	Page 4
Acknowledgements	Page 5
Section 1 – The Neighbourhood Plan	
Introduction	Page 7
The Neighbourhood Plan Area	Page 7
Purpose of the Neighbourhood Development Plan	Page 10
The Scope of the Neighbourhood Plan	Page 10
The Neighbourhood Plan Process	Page 11
The Local Plan	Page 13
Background on Linby	Page 14
History on Linby	Page 15
Special Designations	Page 18
Key Views and Vistas	Page 19
Role in Gedling	Page 19
Community Facilities	Page 20
Local Green Space	Page 21
Community Engagement Strategy	Page 24
Vision and Objectives	Page 29
Linby's Policies	Page 31
Housing – Policy HSG1	Page 34
Place – Policy DES1	Page 39
Character and Built Heritage – Policies CBH1 and CBH2	Page 43
Landscape and Rural Character – Policies NE1 and NE2	Page 47
Traffic and Transport – Policy TRA1	Page 50
Employment and Infrastructure – Policies EMP1 and EMP2	Page 53
Community Facilities and Assets – Policy COM1	Page 55
Developer Contributions – Policy DC1	Page 58
Implementation and Delivery	Page 59
Monitoring and Review	Page 61
Glossary	Page 62
Appendix 1 – Schedule of Listed Heritage Assets	Page 65
Appendix 2 – Descriptions of Designated Local Green Spaces	Page 66
Appendix 3 – Critical Junctions	Page 75
Appendix 4 – Community Valued Assets	Page 76
Community Aspirations – Non-planning Policies	
Non-Planning Matters	Page 78
Community Aspirations	Page 78
Managing the Impact of Traffic	Page 78
Protect and Enhance Linby's Natural and Historical Environment and Setting	Page 82
Involvement in Major Planning Applications	Page 83
Top Wighay Safeguarded Land	Page 83
List of Evidence and Sources	Page 88

Linby Parish Neighbourhood Development Plan

Foreward

The Linby Neighbourhood Plan sets out the vision, objectives and policies to ensure the village maintains its uniqueness over the period 2018 to 2032.

The Neighbourhood Plan will seek to protect and enhance the natural and built environment of the village and the wider parish, which forms the character of where we live.

The Neighbourhood Plan has been drawn up by a Working Group made up of Parish Councillors and local residents, working under the guidance of Linby Parish Council which is the designated body for the plan area and secured the funding and support to enable the plan to go ahead.



This Neighbourhood Plan has been developed through involving residents and key stakeholders through an extensive consultation process. We undertook consultation in June 2016 and in May 2017.

The Neighbourhood Plan sets down a series of planning policies which, once adopted by means of a local referendum, will ultimately form part of Gedling Borough Council's wider statutory development plan when it has been adopted, a process legally known as being 'made'. The Neighbourhood Plan will form part

of the statutory development plan for the area, together with adopted local plan documents.

For the Neighbourhood Plan to be accepted it will require the majority of those voting in referendum to vote yes. In the event of a "yes" vote, Gedling Borough Council will proceed to "make" the Neighbourhood Plan for the Parish of Linby.

It is intended that the policies will be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant.

Acknowledgements



Linby Parish Council would like to extend their thanks to all those who have been involved with the formation of the Neighbourhood Plan. In undergoing this process, we have seen, at first-hand, the passion that our community has for our village and how it develops over the coming years.

A working group drawn from the Parish Council and local residents have spent many hours working through the plan and developing it in to the high-quality document you see here and we are very grateful for their time, commitment and valuable input.

We would especially like to thank the general public who have actively participated throughout the process. Without all their contributions, the Neighbourhood Plan would not exist and we would not have the opportunity to decide the village's future as we do now.

Additional thanks to:

- All those who have contributed
- Representatives from the Local Groups, landowners and businesses who have helped provide input into the Neighbourhood Plan
- Rob Hollins – Traffic Consultant

The Parish Council also acknowledges the support received from officers at Gedling Borough Council and Nottinghamshire County Council. The Parish Council is also grateful for the financial support of the DCLG grant programme operated by Locality.

Section 1

The Neighbourhood Plan



Introduction

This Neighbourhood Plan will set out the direction for the parish of Linby until 2032. It has been brought forward as part of the Government's Localism Act 2011, which aims to give local people more say in the future land use of the parish. Although the Government's intention is for local people to influence what goes on in their Neighbourhood Plan area, the Localism Act sets out important legal requirements. In accordance with such legislation, the Neighbourhood Plan must meet the basic conditions:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework and Planning Policy Guidance;
- Contribute to the achievement of sustainable development;
- Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations;
- Be in general conformity with the strategic policies of the development plan for the area.

In relation to the latter the Linby Neighbourhood Plan must reflect the strategic policies of the adopted Greater Nottingham Aligned Core Strategy (Part 1 Local Plan) and the adopted Gedling Borough Local Planning Document (Part 2 Local Plan).

Within these constraints, the Neighbourhood Plan still gives the opportunity for local people to have control over the future of their parish by actively planning where other development should go and what benefit it would bring to the area. Furthermore it can improve and increase the local environmental and recreational resources of the area for the benefit of the health and well being of local residents.

It can also incorporate other wider policies that go beyond land use considerations and demonstrates support for wider strategic improvements.



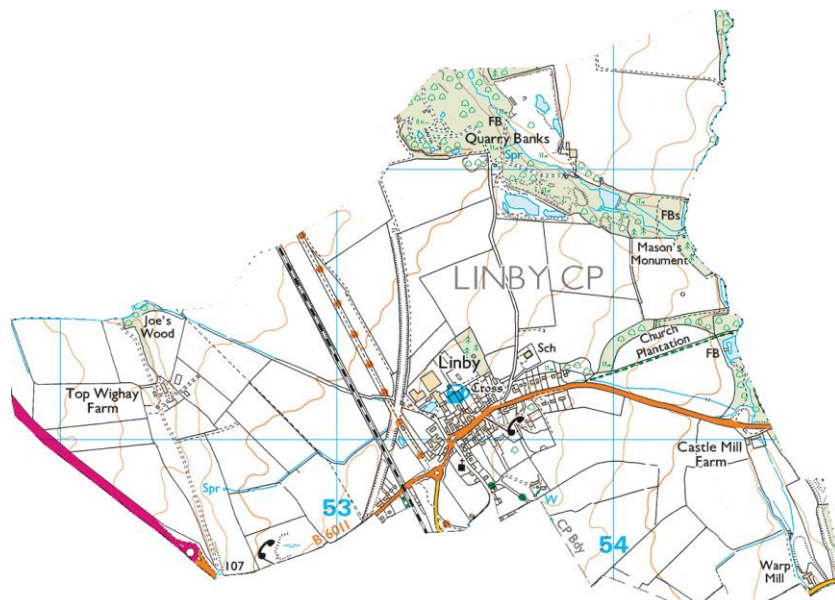
The Neighbourhood Plan Area

In 2011 the Localism Act came into force, enabling local communities in England to take the lead in planning how their own neighbourhoods will develop. Many communities around the country have seized this opportunity to influence the future of their areas. Linby Parish Council has produced a Neighbourhood Development Plan for the parish in order to shape the future development of the area.

Linby Parish Neighbourhood Development Plan



The Neighbourhood Area is the area that will be covered by the Neighbourhood Plan. The Linby Neighbourhood Area is the same as the area defined by the Linby Parish boundary and was designated by Gedling Borough Council on 25th April 2016. The Council's decision empowers Linby Parish Council to produce a Neighbourhood Plan for the Parish.

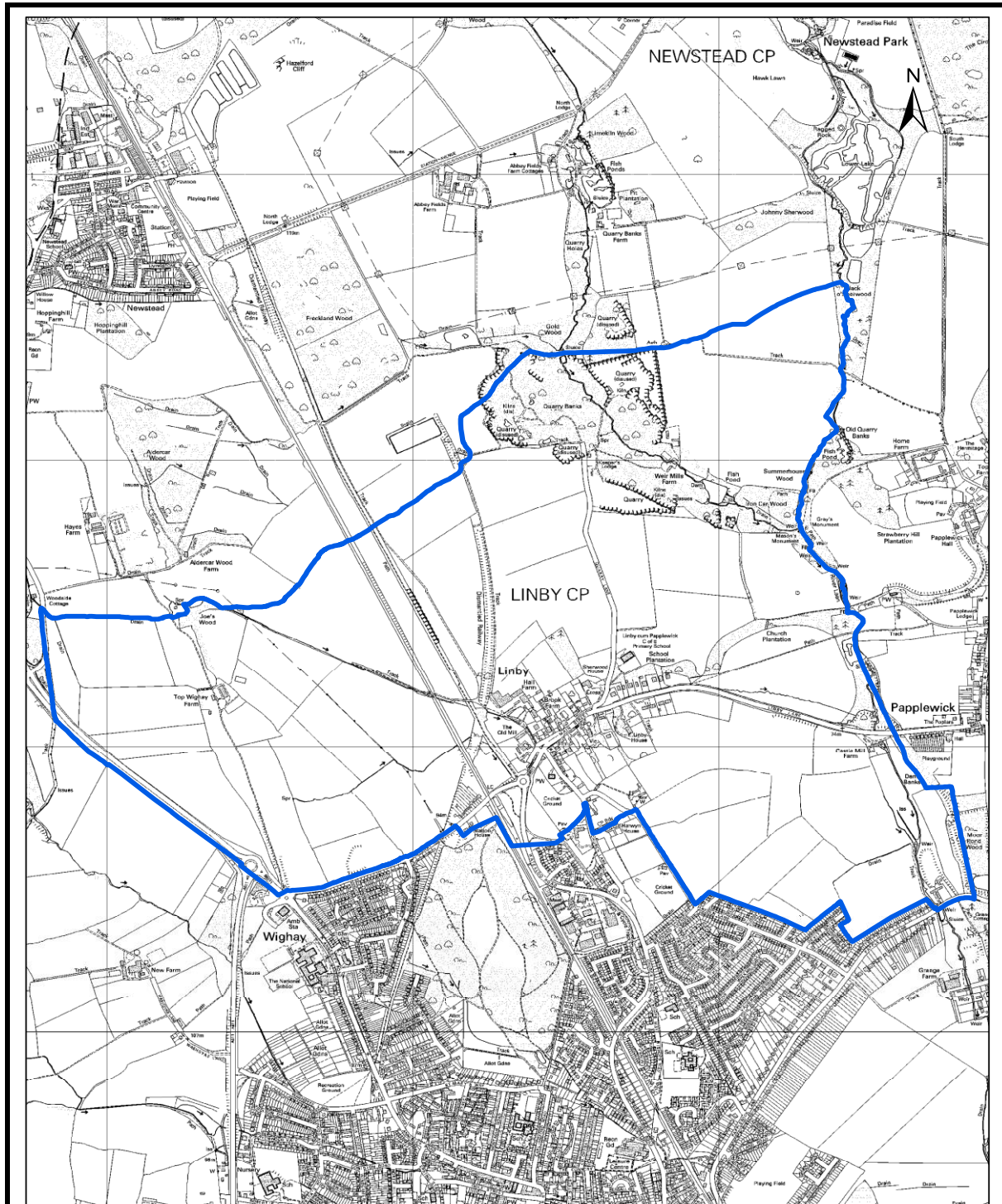


Although this Neighbourhood Plan encompasses the whole Parish of Linby, because the majority of the population lives in the village of Linby this plan will mainly focus on the village settlement. The Neighbourhood Area is shown in the following map below.

Linby Parish Neighbourhood Development Plan

The Linby Neighbourhood Plan Area

The Plan below identifies the designated Neighbourhood Area:



Gedling
Borough Council

Linby Parish

1:15,500

Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Purpose of the Neighbourhood Development Plan

Neighbourhood Plans are part of the statutory planning system. This means that when decisions are made on planning applications the policies and proposals in the Neighbourhood Plan must be taken into account by the local planning authority, Gedling Borough Council.



Neighbourhood Plans are a new type of statutory plan. They are intended to be produced by local people for their own areas. Unlike national planning policy, which is approved by Parliament, or district planning policy, which is approved by the local authority, a Neighbourhood Plan must be the subject of a vote by residents of the area covered by the Neighbourhood Plan.

The Linby Neighbourhood Plan will be a statutory planning policy document supported by a majority of local people, which will enable Linby Parish Council to have a greater and more positive influence on how the area develops over the plan period 2018 to 2032.

The Scope of the Neighbourhood Plan

The purpose of Neighbourhood Plans is to allow local people to have a greater say in the development of their areas. However, each Neighbourhood Plan must be in line with and not contradict higher level planning policy. It is a legal requirement for Neighbourhood Plans to have appropriate regard to the National Planning Policy Framework and to be in general conformity with local strategic policies. A key implication of these requirements is that, where the Local Plan has a growth allocation for an area, the Neighbourhood Plan must provide scope for at least the level of growth specified in the Local Plan. This is discussed in more detail in the Local Plan section.

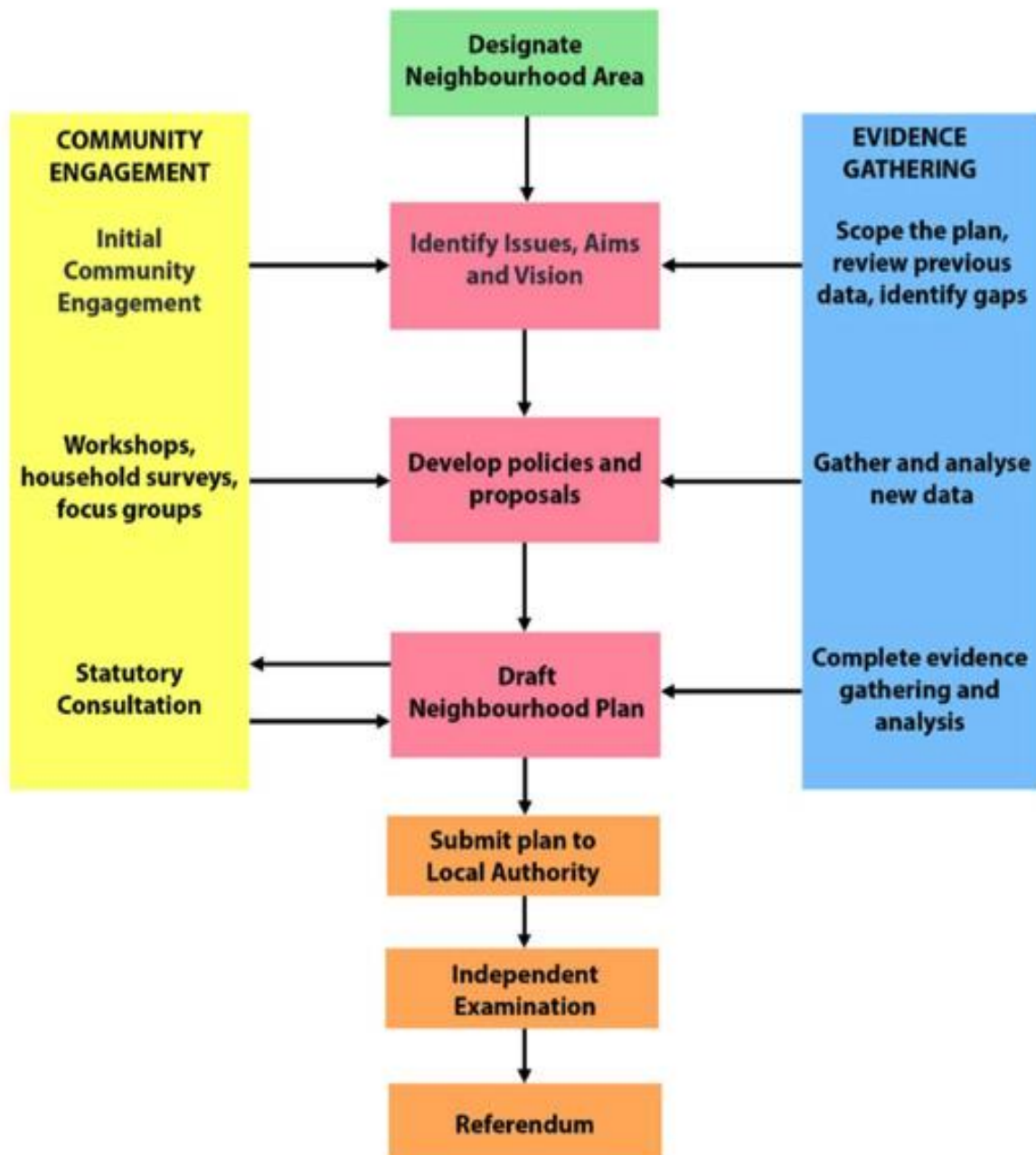
In planning the future development of their areas local planning authorities must set out the level of growth in housing and employment, which will take place over the next 10 to 15 years. In other words the total numbers of new dwellings that will be built and the total area of land for new employment are both provided by the local planning authority. The Neighbourhood Plan can determine where these dwellings or business units will go, and it can allow a higher level of growth than the local planning authority requires, but it cannot reduce the scale of these allocations.

Linby Neighbourhood Plan will be part of the statutory development plan for the area. Consequently it may only deal with the same range of matters as all other statutory development plans, namely the development and use of land. Other matters, such as the promotion of events, social and community activities, advisory support for businesses, etc., and matters which are covered by separate legislation, such as highway matters, cannot be dealt with in the Neighbourhood Plan. However, we have looked at these in Community Aspirations – Non Planning Matters

The Neighbourhood Plan Process

The Neighbourhood Plan process is set out in the Neighbourhood Planning (General) Regulations 2012. This document defines the main stages that a Neighbourhood Plan must go through before it is voted on at the referendum. Neighbourhood Plans that do not closely follow the Regulations in the way they are produced may be vulnerable to legal challenge at a later date.

The following diagram illustrates the main stages in preparing the Linby Neighbourhood Plan



Main Stages of the Neighbourhood Plan Process

Neighbourhood Plans must be based on relevant evidence about the neighbourhood area, (the Parish of Linby), and must reflect the views of the local community. The Parish Council has therefore been careful to gather the necessary evidence to inform the Neighbourhood Plan and to underpin the policies in it.

The Neighbourhood Plan itself has been led by the Linby Neighbourhood Plan Steering Group, which is made up of Parish Councillors and members of the community. In producing this draft Neighbourhood Plan the Steering Group has been supported by neighbourhood planning specialists Dharmista Patel from Planning and Design (Phase 1) and Hannah Barter from Urban Vision Enterprise CIC. Throughout the process the Steering Group has liaised with Gedling Borough Council and Nottingham County Council who have provided practical assistance and advice on key issues such as strategic local policy.

The Parish Council organised many informal consultation events to gauge local opinion at key stages in the production of the Neighbourhood Plan. The Neighbourhood Plan was the subject of a 6-week period of statutory consultation before the plan was submitted to Gedling Borough Council. This was the stage when views about the Neighbourhood Plan were formally recorded and formally responded to.



The amended Neighbourhood Plan was then submitted to Gedling Borough Council, along with a Consultation Statement and a Basic Conditions Statement, explaining how the Neighbourhood Plan satisfies the defined legal requirements.

It was the Borough Council's duty to check whether the Neighbourhood Plan had followed the proper legal process and that it has met the legal requirements for consultation and publicity.

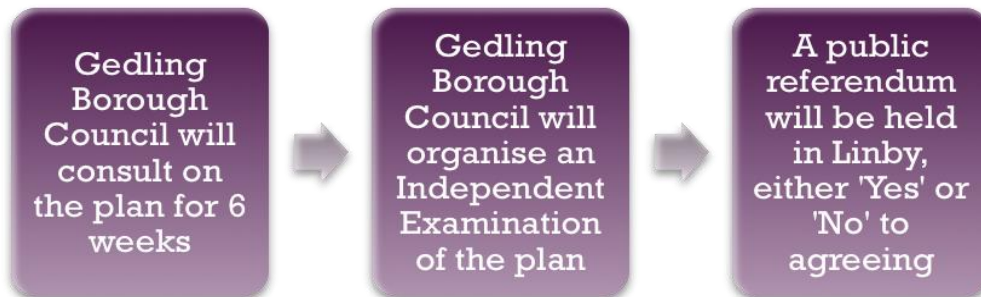
Following a 6-week publicity period Gedling Borough Council appointed an independent examiner to consider the Neighbourhood Plan and representations made at this stage. The independent examiner's duty was limited to considering whether the Neighbourhood Plan meets the basic conditions.

The independent examiner prepared a report, recommending that the Neighbourhood Plan proceeded to a referendum with appropriate modifications.

All people on the electoral register who live in the Neighbourhood Area (Linby Parish) will be entitled to vote in the referendum arranged by Gedling Borough Council. If more than 50% of the votes cast support the Neighbourhood Plan then the Neighbourhood Plan will form

Linby Parish Neighbourhood Development Plan

part of the Development Plan and be given full weight in the determination of planning applications and decisions on planning appeals in the plan area (in accordance with section 3 of the Neighbourhood Planning Act 2017), unless the Borough Council subsequently decides the Neighbourhood Plan should not be 'made'.



The Local Plan

The Neighbourhood Plan has a role to play in ensuring that the parish of Linby plans for the proposed growth so that any future development meets the needs and aspirations of the community.

In the preparation of the Neighbourhood Plan the following local strategic documents have been used:

- The Greater Nottingham Aligned Core Strategy (Part 1 Local Plan) was adopted in September 2014.
- The Gedling Borough Council Local Planning Document (Part 2 Local Plan) was adopted in July 2018.



Background on Linby

The parish of Linby is located in Gedling Borough in central Nottinghamshire. This small rural parish is situated in the Leen Valley, approximately nine miles north west of Nottingham, 6 miles south of Mansfield, 5 miles from junction 27 of the M1 motorway and is located north east of Hucknall, which is the closest town within Ashfield District. The parish consists of the main settlement of Linby village, the new development on Wighay Road and some individual dwellings and agricultural sites within the countryside.

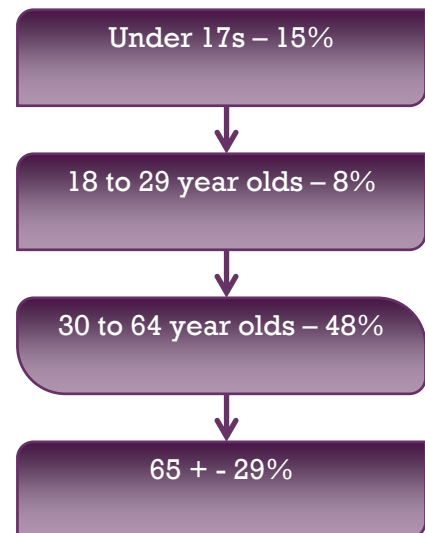


Linby village is of linear development situated along Main Street and includes many listed buildings and special features such as Linby Docks and two stone crosses. Predominantly the village lies within the Linby Conservation Area.

Linby Parish covers an area of 370 hectares. Population density at the time of the 2011 Census (people per hectare) is 0.60.

It has seen limited growth over the last 10 years. At the time of the 2001 Census, there were 221 people living in the parish, occupying 94 dwellings, increasing to a population of 232 at the 2011 census, occupying 101 dwellings.

The population profile in the 2011 census was:



Linby has numerous community and social groups, a village hall, located in Papplewick, a pub, The Horse and Groom, Brook Farm and St Michael's Church.



History of Linby

Domesday Book:

The Domesday Book records the place of Linby with a population of 12 villagers, 2 smallholders and 1 priest. As is today the woodland was recognised as a resource 2 plough lands and a mill. (<http://opendomesday.org/place/SK5351/linby/>)

“It is clear from the entry for Lidebi in the Domesday Book (1086) that the settlement was established before the Norman Conquest (1066). The name is Old Scandinavian (that is, Norse, or Viking) in origin, meaning farmstead or village where lime trees grow (1). The village name, and the lack of archaeological evidence of earlier occupation, would suggest that the village was not established before the 8th century.”

Linby Old Hall Farm:



The farmhouse is recorded as 15th Century, refenestrated in the late C17. The farmhouse building forms a wing of an earlier manor house. Externally, the Hall is a three-storeyed, seventeenth century house of symmetrical elevation, and one room deep with matching end turrets, all under a common roof. The south end has thicker walls of four different widths 3 feet, 4 feet, 4.5 feet, and 5 feet and, as at Strelley Hall, they indicate the existence of a

medieval tower incorporated in a later rebuilding. A thirteenth century date has been suggested, built by a successor to William St Michael, a London merchant whose family held the manor of Linby between 1198 and 1286.”

St Michael's Church

The Parish Church was probably built in the late part of the XII century, possibly on the site of the church hinted at in Domesday, the earlier building most likely of wattle and daub.

The present church has traces of Norman work in the north and east walls which are two and a half feet thick. It is built of local limestone, with stones of handy sizes not laid in horizontal courses.” (<http://www.nottshistory.org.uk/butler1953/linby4.html>)

Internally the plaster was removed approximately 100 years ago revealing the rough work of the waller. This was repointed using a mixture of lime and coal dust mortar to give the appearance of the black mortar mix. St Michael's Church, which is still used, today stands at the Western boundary of Linby Village, located on one of the higher points in the settlement.



Linby Parish Neighbourhood Development Plan

By the end of the 17th century the village had the form that we recognise today with the two crosses either end of Main Street.



In the 18th century framework knitting was an important industry. Elsewhere in the parish, cotton spinning was introduced in 1778, by George Robinson and Sons. Although three of the six mills were in Linby parish, the workers' housing was all in Papplewick. The closure of the mills in 1828 led to emigration of the workers. Castle Mill, which is on the River Leen survived and was converted to grind corn. By 1847, most of the framework knitters' cottages in the village had been pulled down, and replaced with homes for farmworkers.

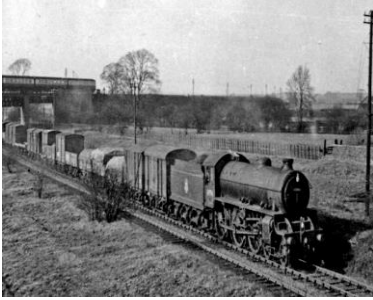


(1847 map of the Montagu Estate)

In the nineteenth century, farming became the most important occupation in the village. The farms used waterpower to drive machinery. Three wheels still survive in the village.

Linby Colliery opened on the edge of the parish in 1875, but the mine had little impact on the village. The mine closed in 1988, and modern houses now occupy part of the site. The Neighbourhood Area lies within the current defined coalfield.

Linby Parish Neighbourhood Development Plan



With the opening of the Midland Railway in 1849, Linby was linked to Nottingham and Mansfield. A station was provided for local traffic. The station was demolished in the 1960's, but the Station House survives at the western end of the village. The Great Northern Railway was constructed in 1882, and closed in the 1930s. The Station Master's house and Weigh Office still stand in the village. The Great Northern route is now the Linby Trail.

In 1870-72, John Marius Wilson's *The Imperial Gazetteer of England and Wales*, described the village of Linby or Lindeby as "a village and parish in Basford district, Notts. The village stands adjacent to the Nottingham and Mansfield railway, near the river Leen, 9.4 miles northwest of Nottingham; and has likewise two adjacent crosses, which were supposed to mark an entrance boundary of Sherwood Forest.

<http://www.visionofbritain.org.uk/place/7525>

It goes on to identify that the parish also had quarries and at that time the village of Linby only had 53 houses

Between 1921 and 1931 the population of the parish doubled, increasing from 275 people to 557. Although this increase has been attributed to residential development, in particular along Papplewick Lane, there was again very little impact on the village core. The north side of Linby Lane began to be developed between 1920 and 1938. By 1955 four large detached houses had been constructed, with a further four to the south side of the lane. The east side of Church Lane was also developed between 1938 and 1956. Development within the village since 1956 has been set well back from Main Street, or has been confined to extensions, alterations and conversions of existing building.

Other key dates in Linby's history are listed below:

- 1973 – Linby Conservation Area Designated
- 1975 – Flagpole erected on site of former Maypole
- 1978 – Bypass abandoned
- 1986 – Wirescape Project – removal of overhead lines in the vicinity of the Bottom Cross
- 1987 – Building Preservation Notice served on BT to protect K6 type telephone boxes
- 1994 – Linby Conservation Area Enhancement Scheme – Brook Farm to Top Cross
- 1995 – Restoration of the Linby Docks
- 1995 – Top and Bottom Cross get Scheduled Ancient Monument Status
- 2000 – Maypole sited at Hanson House
- 2000 – Traffic Calming Linby Village
- 2011 – Linby Conservation Boundary Area Extension to the south and west

Special Designations

Linby village was designated as a Conservation Area in 1973. Within the Conservation Area, which is designated for its special architectural or historic interest, there is a duty on local planning authorities to ensure that the character or appearance is preserved or enhanced.

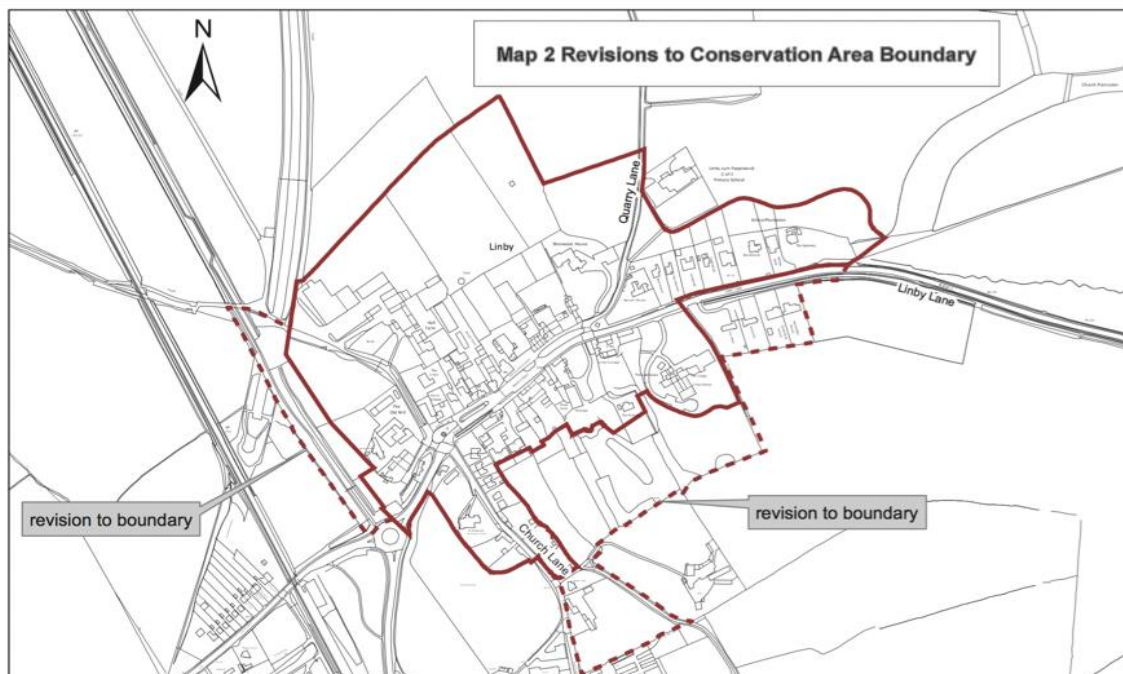
Linby Parish has a number of heritage assets including 27 listed buildings and items. Listed Building status is afforded to those buildings recognised as being of special architectural or historic interest. Protection is afforded by the Planning (Listed Buildings and Conservation) Areas Act 1990. The NPPF and local plan include policies for heritage protection.

A comprehensive list of these can be found in **Appendix 1**.



Map of Revised Linby Conservation Area Boundary

The Gedling Borough Council, Linby Conservation Area Appraisal, shows the amended Conservation Area boundary.



GEDLING P. Bagulry BA(Hons), M.C.D., M.R.T.P.I.
BOROUGH COUNCIL Head of Planning and Environment
Civic Centre, Amos Hill Park, Amos
Nottingham NG5 8LU

--- Revisions to Linby Conservation Area Boundary
— Existing Boundary Linby Conservation Area

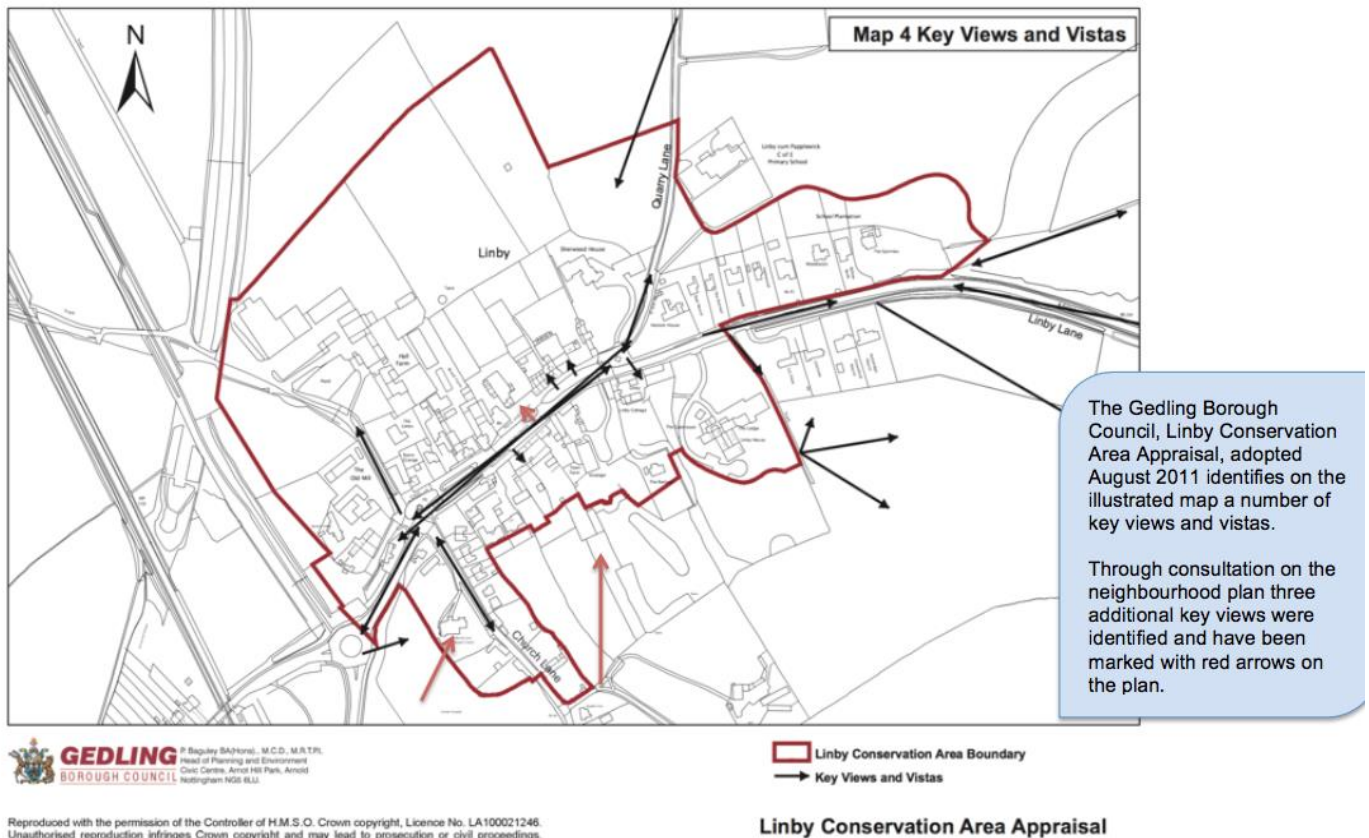
Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Scale 1:5000

Linby Conservation Area Appraisal

Map of Key Views and Vistas within the Conservation Area

The Linby Conservation Area Appraisal identifies on the illustrated map a number of key views and vistas. Through consultation on the Neighbourhood Plan three additional key views were identified and have been marked with red arrows on the plan.



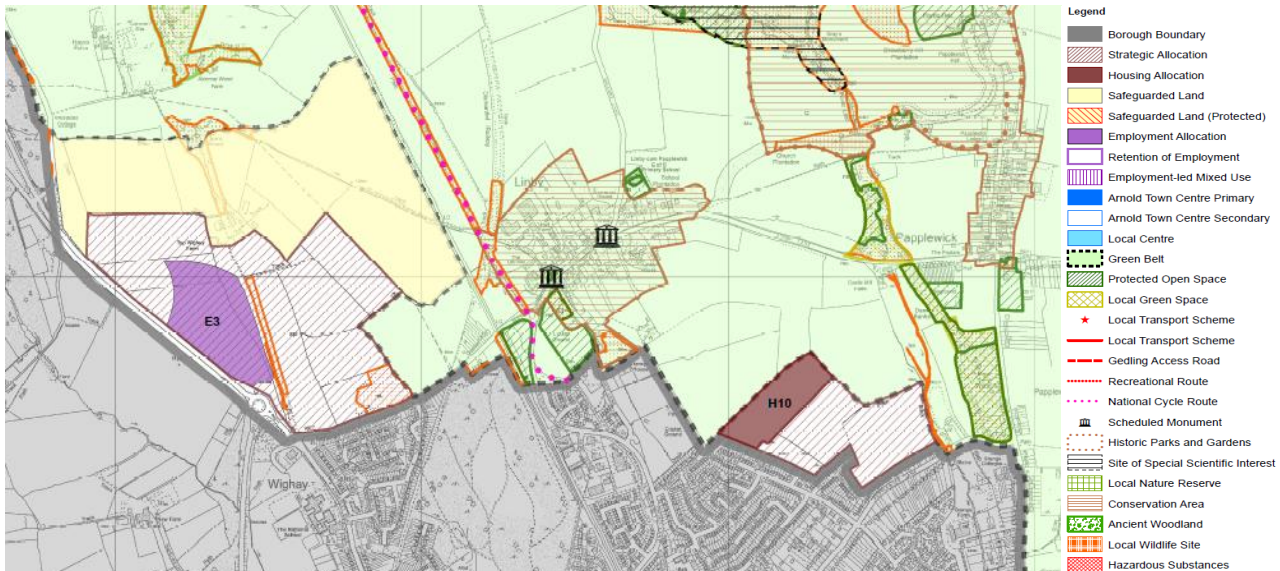
Role in Gedling

Gedling Borough is a mix of urban and rural areas with around 113,500 residents of which around 80% live within the suburbs of Arnold and Carlton. Part of the north west of the Borough adjoins Hucknall, which is located outside Gedling in Ashfield District but has close links to Nottingham City.

Significant settlements within the Borough include: Bestwood, Calverton and Ravenshead, which have good accessibility to a range of services and facilities and as such are identified as key settlements in the Aligned Core Strategy (Part 1 Local Plan). Other villages in the Borough include: **Linby**, Burton Joyce, Lambley, Papplewick, Newstead, Stoke Bardolph and Woodborough.

Linby Parish Neighbourhood Development Plan

The Parish of Linby contains the strategic site allocations 'Top Wighay Farm' and land 'North of Papplewick Lane' identified in the Aligned Core Strategy (Part 1 Local Plan). These are highlighted in the map below (extract from the Local Planning Document Part 2 Local Plan).



The Gedling Local Planning Document (Part 2 Local Plan) also proposes to extend these proposals with additional Safeguarded Land. Linby village itself is not identified for growth. The Parish abuts the parish of Papplewick to the east, which is not identified for growth in the Aligned Core Strategy (Part 1 Local Plan) and is 'washed over' by the Nottingham Green Belt. The Parish of Newstead lies adjacent to the west, which is also not identified for growth in the Aligned Core Strategy (Part 1 Local Plan).

Community Facilities

In relation to Community Facilities the National Planning Policy Framework also states: 'to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

1. Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
2. Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
3. Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;
4. Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Local Green Spaces

Introduction

Paragraph 99 of the National Planning Policy Framework 2018 states:

“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them”.

A defining characteristic of Linby’s rural character is the rural setting which includes green spaces that have real community value.

Following the release of the updated NPPF in July 2018 all of the Local Green Spaces designated in this Neighbourhood Plan have been tested against Paragraph 100 to ensure they are compliant with the revised criteria. Paragraph 100 states:

“The Local Green Space designation should only be used where the green space is:

- In reasonably close proximity to the community it serves;
- Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- Local in character and is not an extensive tract of land.”

Whilst preparing the materials for consultation all of the designated Local Green Spaces were also tested against paragraph 77 of the superseded NPPF 2012 as shown in the Local Green Space Audit in Appendix 2. The tests for Local Green Spaces in the NPPF 2012 and NPPF 2018 are effectively the same test.

Designations

The following spaces are designated by the Linby Neighbourhood Plan as Local Green Space:

- LGS1 - Village Green (area in front of Stone Cottages)
- LGS2 - Green space surrounding the Bottom Cross
- LGS3 - Green space surrounding the Top Cross
- LGS4 - Linby Docks
- LGS5 - School Plantation
- LGS6 - Linby Meadow
- LGS7 - Grassed Area on the south side of Linby Lane
- LGS8 - Playing Field behind the Horse and Groom
- LGS9 - Football Field – Linby Football Club
- LGS10 - Paddock
- LGS11 - Blackpad
- LGS12 - Area next to Waterloo Road and the football field. Houses the old Colliery Wheel

Linby Parish Neighbourhood Development Plan

A detailed audit and plan of each of these spaces can be found in **Appendix 2**, which has sought to identify those green spaces and community facilities in Linby which it is believed should be offered protected status. Visits were made to each site to document evidence and the above relevant criteria for designation has been applied to support designation. In total 12 spaces were designated Local Green Spaces.

Site Allocation

Several sites for consideration as Local Green Space were put forward by the Neighbourhood Steering Group. An email was sent by the Parish Council to seek their views on the designation.

Methodology

In accordance with paragraph 77 of the NPPF each site being considered was assessed to establish whether:

- It is in close proximity to the community;
- It holds a particular significance to the community; and
- It is not an extensive tract of land.

Close Proximity - No specific distance was used to establish whether a proposed site was in close proximity to the community. Instead consideration was given to the distance from the community, physical connections such as footpaths and roads and the nature of the site.

Particular Significance - Paragraph 77 of the NPPF gives examples of the types of significance that may be considered as reasons to designate as site as a Local Green Space. The table below sets out how these have been assessed.

LGS2 - Green space surrounding the Bottom Cross



Linby Parish Neighbourhood Development Plan

CRITERIA	HOW ASSESSED
Beauty	Whether the site makes an important contribution to townscape or landscape character.
Historic	Whether the site forms part of a heritage asset (designated or undesignated) or part of its setting.
Recreational	Whether the site provides the opportunity for outdoor sports and recreation.
Tranquility	Whether the site is peaceful and offers the opportunity for quiet reflection.
Wildlife	Whether there are features of biodiversity value, which are enhanced by the management of the site.

Extensive Tract of Land

As with whether the site is in close proximity to the community, no specific threshold has been applied to the size of sites being considered.

Assessment

Each site was mapped and sites visit undertaken. Maps of the sites and a description can be found in the **Appendix 2**. Photographs of the sites are also provided.

Community and Stakeholder Engagement

Linby Parish Council developed a programme of community and stakeholder engagement and this has been used to guide the process of producing the Neighbourhood Plan. As with all the other services it demonstrates the Parish Council recognises that the Neighbourhood Plan must reflect the needs of the community and the locality. Accordingly the Parish Council has sought to communicate with residents in a timely and effective manner and to inform and actively engage with them throughout the process of producing the Neighbourhood Plan.



A Community Engagement Strategy Statement and associated action plan was adopted in May 2016. This identified the methods of engagement. It also identified key stakeholders, including landowners and businesses.

A range of communication methods including workshops, village notice boards, roadside placards and the parish website have been used. In addition specially printed leaflets and questionnaires were circulated to all households in the parish at key stages.

The community engagement carried out on behalf of the Parish Council in producing the draft Neighbourhood Plan is summarised in the community engagement table.

The Neighbourhood Plan itself has been led by the Linby Neighbourhood Plan Steering Group, which is made up of parish councillors, volunteers from the local community and organisations.

The Neighbourhood Plan has undertaken the following statutory consultation as part of the process:

- Publicity of the neighbourhood area (by Local Planning Authority (LPA))
- Pre-submission consultation (by Parish Council)
- Publicity following submission (by LPA)



In addition, the following table illustrates the non-statutory community and stakeholder engagement, undertaken as part of the evidence gathering and neighbourhood plan process, used to inform, shape and scope the plan. The outcome of specific engagement events was summarised and reported on the Parish Council website under a dedicated Linby Neighbourhood Plan section. There was also direct communication to local residents either via email or direct delivery, as appropriate.

Linby Parish Neighbourhood Development Plan

COMMUNITY ENGAGEMENT PROCESS FOR DRAFT NEIGHBOURHOOD PLAN		
Date	Actions/Method	Purpose
January 2016	Newsletter to all households	Notify of proposed development of the Neighbourhood Plan and what this means, where to learn more and inviting involvement.
March 2016	Establish the NP Steering Group	To enable a programme of community engagement to inform, scope and shape the Neighbourhood Plan.
March - April 2016	Notification and Decision on Plan area	Statutory - undertaken by Gedling Borough Council.
May - June 2016	Household Questionnaire	To identify residents and stakeholders initial views on issues, strengths and weaknesses, ideas etc. to help shape priorities and the early draft of the Plan.
	Drop in Workshop; Stall at Summer Fete; School focus Group	To publicise the development of the Plan and questionnaire.
	Stakeholder Communication	To publicise development of the Plan and questionnaire and invite comment. LPA; adjacent Ashfield Council; businesses, community etc.
September 2016	Analysis of community responses to questionnaire and events	To help shape priorities and to focus the next phase of activity.
October 2016	<ul style="list-style-type: none"> • Newsletter • Email update • Press Release • Notify key stakeholders 	To report back on the findings of the initial questionnaire and consultation workshop held in June, key issues for action, proposed next steps, invite comment etc.
November 2016	Adoption of Heritage and Character Assessment	To provide a platform to inform the Linby Neighbourhood Plan, helping to define the policies of the plan and shape its development.
November 2016	Commenced Consultant work on traffic and transport options	To prepare options for further community consultation regarding traffic management in the village.

Linby Parish Neighbourhood Development Plan

		<p>Develop traffic and transportation policies Enabling joint work with neighbouring Papplewick Parish Council who have similar issues and are developing their own Plan.</p> <p>Engagement with Highways as key influencer.</p>
April 2017	Green Space Audit and Consultation	Identify potential green space designations; identify landowners and seek approval to include.
May 2017	Drop in event for local residents and groups focus on community assets, green spaces, key issues	<p>To affirm and re-affirm the key issues for local residents. Building on the priorities identified in earlier consultation. Gaining feedback from residents on the proposals in the draft Plan including traffic management proposals.</p> <p>Gaining feedback on Top Wighay Master plan for Safeguarded Land.</p>
June 2017	Feedback and Discussion with Gedling Council	To gain views of the LPA on the shape and priorities of the Draft Neighbourhood Plan and emerging highway improvement proposals arising from the work of the traffic consultant.
July 2017	Further discussion re Traffic Strategy	Steering Group meeting with Traffic Consultant re final proposals. Representative of school and local pub invited for specific aspects. Gaining agreement to proposals.
September/ October 2017	Further communication with Ashfield District Council; contacting outstanding landowner re green space audit	<p>Ensuring neighbouring authority is in touch with the developing plan, Top Wighay Master plan etc. and invited to comment.</p> <p>Finalise Green Space Audit and Designations.</p>
2016-2018 and ongoing	Provide updates in parish notice boards, Parish Council minutes and keep the website updated.	To ensure residents of the parish remain informed and updated on the progress of the Neighbourhood Plan.
June to July 2018	Regulation 14 Consultation	The Neighbourhood Plan was made available via the Neighbourhood Plan pages of the Linby Parish Council website. In addition hard copies of the Neighbourhood Plan were placed at: Hucknall Library, Hucknall; Brooke Farm, Linby; and the Village Hall, Papplewick. A leaflet and response form summarising the Neighbourhood Plan was delivered to all premises within the

Linby Parish Neighbourhood Development Plan

STRENGTHS/POSITIVE FEATURES	WEAKNESSES
<ul style="list-style-type: none"> • Rural character of the parish • Green and open spaces • Friendly and safe environment • Sense of community • Access to the countryside • Church and churchyard • Local wildlife and habitats • Use of facilities such as Brooke Farm Shop; Village Hall; Linby Meadow 	<ul style="list-style-type: none"> • Volume of traffic • Speed of traffic • Pedestrian safety • Restricted Road Crossings • School traffic • Car parking • Noise • Infrequent public transport • Poor broadband • Nowhere to play • Access to health facilities • Poor road and pavement maintenance
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Identify suitable measures to manage/calm traffic • Preserve and enhance the heritage and character of the parish • New developments to respect and reflect the characteristics of the area • Create a mix of housing types – family homes and bungalows • Improve infrastructure and facilities • Safeguard green areas and countryside access 	<ul style="list-style-type: none"> • Extra traffic from Top Wighay and other developments • Lack of HGV enforcement • Out of character developments • Pressure on services and infrastructure



To address these consultation outcomes and help to shape the detail of the Neighbourhood Plan policies the Steering Group obtained funding for the services of a traffic and transport consultant. Resources were also obtained to undertake a Heritage and Character Assessment, again in response to residents' views. Funding was also obtained to shape a Master plan for an area safeguarded for future potential development at Top Wighay.

Vision

The following vision has been developed for the Linby Neighbourhood Plan.

A Parish where the rural and historic character of the existing village is protected and enhanced; where the planned developments contribute high quality homes, employment and quality of life for all; where change is embraced and there is a cohesive, integrated community with strong community services and facilities; where there is sustainable infrastructure, accessible transport and high environmental standards.

Aims

The objectives of Linby's Neighbourhood Plan are achieved through the policies contained in the next chapter:

1. To maintain Linby's distinctive character as a historic rural settlement in Gedling Borough.
2. To ensure that Linby Village is not adversely affected by the remaining strategic site that is planned in the parish by Gedling Borough Council and the strategic growth planned in Ashfield.
3. To ensure that Linby is a sustainable settlement, offering a balanced mix of uses, including a range of employment and community facilities.
4. To provide high quality, well-designed new housing to meet current and future needs and to ensure that new developments have a strong sense of place, creating safe, convenient and sustainable environments.
5. To inform and shape the design and development at the Top Wighay site.



Linby Parish Neighbourhood Development Plan

Policy Delivery for the Aims

The following table demonstrates how the policies set out in the Neighbourhood Plan meet the objectives set out above. The policies that have been developed seek to address at least one of the objectives.

	Aim 1	Aim 2	Aim 3	Aim 4	Aim 5
Policy HSG1 – Housing Mix		✓			✓
Policy DES1 - Design			✓	✓	✓
Policy CBH1 – Designation of Local Green Spaces	✓		✓		
Policy CBH2 – Historic Character	✓	✓			
Policy NE1 – Habitats, Trees and Hedgerows	✓	✓			
Policy NE2 – Landscape and Rural Character		✓		✓	
Policy TRA1 – Traffic and Transport		✓	✓		
Policy EMP1 – High Speed Connectivity		✓	✓		
Policy EMP2 - Employment		✓	✓		
Policy COM1 – Community Facilities		✓	✓	✓	
Policy DC1 – Developer Contributions		✓	✓		

Linby's Policies

Meeting the Basic Conditions

Neighbourhood Plans must meet the “basic conditions”, set out in planning legislation. This will be tested through the independent examination. The local planning authority will determine whether the plan meets the basic conditions and may proceed to the referendum. The Basic Conditions for Neighbourhood Plans are that:

- They must have appropriate regard to national policy;
- They must contribute to the achievement of sustainable development;
- They must be in general conformity with strategic local policy;
- They must be compatible with EU obligations;
- In addition, Neighbourhood Plans must be compatible with human rights legislation.

National Policy

The National Planning Policy Framework (NPPF) requires Neighbourhood Plans to set out a positive vision for the future of the local area and planning policies to guide decisions on planning applications. This Neighbourhood Plan has been written, having regard to national planning policy and guidance.



Paragraph 8 of the NPPF identifies three overarching objectives to achieving sustainable development of which this Neighbourhood Plan seeks to positively address:

- a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change, including moving to a low carbon economy.

These themes are reflected in the following policies, acknowledging the point raised in Paragraph 9 of the NPPF, which states that:

Linby Parish Neighbourhood Development Plan

“These objectives should be delivered through the preparation and implementation of plans and the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

Sustainable Development

One of the basic conditions for neighbourhood planning is to help achieve sustainable development. A key principle of the National Planning Policy Framework is the presumption in favour of sustainable development. This means planning for growth, but taking account of the interests of future generations. Sustainability has social, economic and environmental dimensions.

Growth in Linby Parish will be concentrated around the allocated land as identified and the potential future development of safeguarded land, both of which are allocated in the Local Plan Part 1 and Part 2. This will be augmented by the usual smaller-scale incremental development that is typical of rural areas.

To ensure that growth is sustainable, general policies are included on:

1. Housing
2. Place
3. Character and Built Heritage
4. Landscape and Rural Character
5. Traffic and Transport
6. Employment and Infrastructure
7. Community Facilities and Assets
8. Developer Contributions

These are augmented by a development brief for the main strategic site allocated by the Local Planning Authority through the Local Plan process:

- Allocated Land Top Wighay (Top Wighay Farm Brief Supplementary Planning Document, adopted February 2017).

Local Strategic Policy

Gedling Borough Council as the Local Planning Authority defines which policies are to be considered ‘strategic’ for the purpose of neighbourhood planning. The Borough Council considers that all of the policies set out in the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan) (adopted 2014) (ACS) and all of the policies set out in the adopted Local Planning Document (Part 2 Local Plan) (adopted 2018) (LPD) to be strategic for the purpose of neighbourhood planning.

Linby Parish Neighbourhood Development Plan



Policies for Linby

The policies in the Linby Neighbourhood Plan are based on evidence gathered from official statistics and existing publications. Key evidence is listed in the Schedule of Evidence at the end of this plan.

In addition, local surveys, views, comments and ideas expressed by the local community have been taken into account. The consultation process and the responses received from the local community and key stakeholders are summarised under section Community and Stakeholder Engagement chapter.

The policies in this Neighbourhood Plan seek to deliver the aspirations and needs of the local community, within the framework of meeting the basic conditions and other legal requirements.

The policies are structured as follows.

1. Purpose/objectives;
2. Rationale/evidence;
3. Policy;
4. Interpretation.

Linby Parish Neighbourhood Development Plan

Housing

Linby Parish seeks to plan positively for growth and through the policies of the Neighbourhood Plan, aims to ensure that new development recognises the character of Linby village and the wider rural parish.

There is a variety of housing in the area, including speculative housing from different parts of the 20th century and into the current century.



Older housing within the main village dates from the 17th century and consists predominantly of former agricultural buildings with stone-walling with terracotta pantile or slate roofs. They are single and 2 storey buildings, set within defined walls, often with gated entrances. Some of the buildings are grouped around courtyards or grouped to the rear of frontage buildings, reflecting their agricultural originals.



From the inter-war period, there are some semi-detached properties of fairly standard brick and tile construction.

Of the post war stock, there are a few houses reflecting the Scandinavian influences of the time (sometimes referred to as the New Humanism). These are characterised by 'cat-slide' roofs, with prominent chimneys and horizontal dormer windows.



The most recent housing development is on the periphery of Linby village. This includes a mixture of three-storey and two-storey detached properties

Housing development should reflect each respective location and deliver sustainable design, informed by the other policies of this plan.

To plan for growth, the Neighbourhood Plan addresses the development of new homes within the parish through two key approaches:

Linby Parish Neighbourhood Development Plan

- Shaping the development of allocated sites such as the Allocated Land at Top Wighay as identified in the adopted Aligned Core Strategy (Local Plan Part 1);
- Enabling smaller scale incremental growth within Linby Village.

Paragraph 72 of the National Planning Policy Framework (NPPF 2018) states that:

“The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way. In doing so, they should:

- Consider the opportunities presented by existing or planned investment in environmental gains;
- Ensure that their size and location will support a sustainable community, with sufficient access to services and employment opportunities within the development itself (without expecting an unrealistic level of self-containment), or in larger towns to which there is good access;
- Set clear expectations for the quality of the development and how this can be maintained (such as by following Garden City principles), and ensure that a variety of homes to meet the needs of different groups in the community will be provided;
- Make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations);
- Consider whether it is appropriate to establish Green Belt around or adjoining new developments of significant size.”

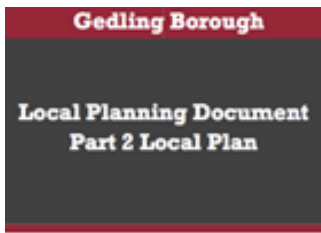
Paragraph 3.2.20 of the Aligned Core Strategy (Part 1 Local Plan) (adopted September 2014) states that settlements including Linby have only been allocated small-scale development to meet local needs. This is an important factor to this report as it goes on to state that:

“Local need will be defined in the part 2 Local Plan, and may include exception sites, small scale infill, and rounding off of settlement boundaries.”

This is important when considering the future development of the rural parish and the settlement growth within the village of Linby.

The adopted Local Planning Document (Local Plan Part 2) indicates that the projected growth for Linby Parish includes a mixture of strategic sites (Top Wighay and Land North of Papplewick Lane) and infill development.

Linby Parish Neighbourhood Development Plan



Adopted July 2018



The adopted Local Planning Document (Local Plan Part 2) addresses residential density in Policy LPD 33. The policy makes clear that within the Parish of Linby residential developments will be delivered at a density of 30dph unless there is 'convincing evidence of a need for a different figure'. The adopted Local Planning Document (Local Plan Part 2) also makes clear that each development must reflect local circumstances; paragraph 10.3.5 of the Adopted Local Planning Document (Local Plan Part 2) makes clear that:

"While the density figures in the policy are considered to be appropriate and reflect the character of different areas there will be circumstances when these will be inappropriate. This includes:

- Within the washed over villages of Linby, Papplewick and Stoke Bardolph where appropriate density will need to be judged on the basis of limited infilling;
- Within or close to heritage assets such as Conservation Areas or Listed Buildings where density will need to ensure that the significance of the asset is conserved and/or enhanced;
- Where characteristics are of a localised nature (e.g. a single street)."

(Pg. 101, Adopted Local Planning Document (Local Plan Part 2), Gedling Borough Council, July 2018)

This is an important factor to be considered in relation to new housing development within the parish.

Paragraph 6.6.5 of the Local Planning Document (Local Plan Part 2) also states that:

"Of the three sites identified as being safeguarded for future development Top Wighay Farm and Moor Road may be suitable for development in their entirety subject to a detailed assessment of the site through a review of the local plan and a subsequent planning application."

The adopted Local Planning Document (Local Plan Part 2) identifies in paragraph 6.5.3 that whilst the village of Linby is washed with Green Belt:

"Within these villages, proposals should be around 1 to 2 dwellings to be classed as limited."

The adopted Local Planning Document (Local Plan Part 2) states in paragraph 10.4.4 that Linby Village is likely to be:

"Unsuitable for higher densities. These villages are washed over by Green Belt. This means that only 'limited infilling' is permitted. "

Linby Parish Neighbourhood Development Plan

The Affordable Housing Supplementary Planning Document, December 2009, also addresses affordable homes and housing needs in rural areas. The requirement for affordable housing will be determined in line with Policy LPD 36, Policy ACS 8 and the requirements set out in the Affordable Housing SPD.

According to the 2011 Census it states that the population was 232 and there were 101 homes within the entire parish, although this figure has now increased with the development of 38 new homes on Wighay Road. It is critical to ensure that any new housing development must meet the current and future needs of the community. This is supported through evidence gathered in a community consultation, which demonstrated that in the June 2016 questionnaire 77% of participants agreed that new developments should provide a mix of housing types and tenures.



It is considered that there is a need for smaller (2 and 3 bedrooms) homes in Linby. This is due to based on the 2011 census figures:

- The under-representation of 18-29 year olds (8% compared to 13% in the Borough);
- The high percentage of residents aged over 65 (29% compared to 19% in the Borough. This is the joint highest in the Borough);

Linby Parish Neighbourhood Development Plan

- The degree of under occupancy (57% have 2 or more bedrooms than the standard requirement);
- The number of smaller properties built or granted planning permission since 2011 (only one - 2 or 3 bedroom home).

HSG1: Housing Mix

To be supported, residential developments of 15 or more homes must include a mix of house types to meet local need and affordable housing within the development (unless off-site provision of affordable housing or a financial contribution of broadly equivalent value is robustly justified). This includes:

- **Smaller family homes suitable for first-time buyers and those wishing to downsize;**
- **Accommodation suitable for the elderly, vulnerable or disabled persons;**
- **Mixed Tenure affordable housing, mixed in with the standard market housing.**

The proportions of different house types must be based on evidence of local housing need and this will need to be demonstrated as part of any planning application.

Interpretation

The policy does not seek to modify the affordable housing requirements in the Local Plan in terms of numbers. However, it does make clear that affordable housing could be provided as an integral part of new development, rather than making financial contributions for affordable housing elsewhere.

This policy is to reinforce and support the Gedling Borough Council Affordable Housing Supplementary Planning Document, December 2009.

Accommodation could include homes suitable for the elderly, vulnerable or disabled persons.

Place

Linby is a parish with a distinctive rural character. The historic village of Linby is set within a Conservation Area. To be sustainable, new development needs to be well designed, to complement the existing character and quality of the village. In consultation with the community, the rural character and the use of appropriate building materials were highlighted as key concerns.



Over recent years Linby Parish Council has pro-actively restored and re-instated treatments of the local and distinct Bulwell Stone with Natural Hydraulic Lime within the main village boundary.



The Character and Heritage Assessment highlighted that the high quality public realm is enhanced through the use of a materials pallet appropriate to the conservation setting and character of the rural village.

The use of UPVC windows is limited and when used within the conservation area

detracts from the character and appearance.

Good design is essential to enhance local distinctiveness, to achieve sustainable development, and to ensure that new buildings, streets and spaces are integrated within their setting, both functionally and aesthetically.



Consultation responses from local people highlight concerns over conserving the character of the Conservation Area and ensuring that future development does not negatively impact on the Conservation Area. Some recent developments within the parish are of poor design quality, failing to enhance the distinct character or provide a unique character and do not make significant efforts towards sustainable design. Furthermore the impact upon the local infrastructure has not been fully considered. Through community engagement concern has been raised about the ability of current infrastructure to meet the current and future needs and demand.

The spatial objectives in the Aligned Core Strategy (Part 1 Local Plan) include:

- ii. 'High quality new housing ...
- vi. Protecting and enhancing the area's individual and historic character and local distinctiveness ...
- x. Excellent transport systems and reducing the need to travel'.

These set a clear vision and commitment that the policies of the neighbourhood plan seek to deliver. In the Aligned Core Strategy (Part 1 Local Plan), Policy 10 - Design and enhancing local identity, reinforces the spatial objectives of the plan. The Local Planning Document

Linby Parish Neighbourhood Development Plan

(Local Plan Part 2) includes policy LPD 12 - Re-use of buildings within the green belt. This promotes innovative design and aims to raise design standards.

Furthermore the Local Planning Document (Local Plan Part 2) identifies in section 10 Design the following policies to help to inform design within the borough.

- LPD 32 Amenity
- LPD 33 Residential density
- LPD 34 Residential gardens
- LPD 35 Safe, Accessible and Inclusive Development

The NPPF confirms that good design is indivisible from good planning. It recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle always to secure good design, particularly where developments are in an isolated location. Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Paragraph 124 of the NPPF 2018 states that:

“Planning policies and decisions should support the creation of high quality buildings and places. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.”

It goes on to acknowledge in paragraph 126 of the NPPF 2018 that:

“Planning policies and decisions should 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;
- Are visually attractive as a result of good architecture, layout and effective landscaping;
- Respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- Create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the

Linby Parish Neighbourhood Development Plan

fear of crime, do not undermine the quality of life or community cohesion and resilience.”



Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiation through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly within Linby village which has a distinct and unique character.

The following policy avoids stylistic prescription. However, Linby is a distinctive area and it would

be inappropriate to impose a generic design solution of off-the-peg houses or a highway-standards-derived layout.

Instead, the layout and form of the development should be based on a clear urban design and landscape framework. This should be consulted on, prior to detailed design works taking place.

DES1: Design

To be supported, development proposals must comply with the following design principles:

1. Complementing the surrounding development in terms of layout, spacing, enclosure and definition of streets and spaces, and degree of set-back from streets;
2. Creating attractive, safe and convenient environments for pedestrians, with streets and spaces overlooked by active building frontages, to create natural surveillance;
3. Include car-parking provision as an integral part of the layout, so that it does not dominate the streets and spaces and does not result in additional on-road parking;
4. Clearly distinguishing between public and private spaces;
5. Not significantly harm the key views and vistas identified on the Map on page 19 of the Neighbourhood Plan where viewed from locations that are freely accessible to the general public;
6. Ensuring permeable surfaces in hard landscaped areas to reduce the risk of surface water flooding;
7. Providing for a balanced range of transport options, including convenient and safe pedestrian and cycling links, and links to surrounding public transport services;
8. Responding to site orientation and microclimate.

Innovative architectural and building design will be supported, especially where it involves superior environmental performance.

Linby Parish Neighbourhood Development Plan

Interpretation

Item 3 needs to be taken in context with Parking Provision for Residential Developments SPD and 6 C's Design Guide or replacement documents. Policy LPD 35 provides further policy guidance in interpreting criteria 7 and 8 of DES1. Separation of public and private space means designing layouts so that rear gardens are away from road frontages. This avoids the need for high fencing or walls next to highways.

Responding to the policy requires analysis of the specific site and its context and of the wider Linby area. Design and access statement submitted with planning applications should include such analysis and make clear how the requirements of this policy have been met.

Microclimate is about ensuring that buildings are designed to respond to local climate conditions. This could include considering street layout, topography, natural features such as water, choice of materials to modify summer peak temperatures, provide shade, and help create a comfortable public realm as some examples.

In respect of key views and vistas these can be found on the map on page 20

Planning applications should make clear how NPPF's encouragement for community engagement has been met, recognising that this is a material consideration. Community engagement should be focused on the pre-design stage, so that the community's knowledge informs the design process. Late stage engagement, focused on narrow and subjective aesthetic matters, offers little opportunity to influence the fundamental characteristics of a scheme.

Character and Built Heritage



The parish consists of the main settlement of Linby village, the new development on Wighay Road and some individual dwellings and agricultural sites within the countryside.

Linby village is of linear development situated along Main Street and includes many listed buildings and special features such as Linby Docks and two stone crosses. Predominantly the village lies within the Linby Conservation Area.

The Linby Conservation Area Character Appraisal, produced by Gedling Borough Council and adopted August 2011, states that Linby has many key features that contribute to its rural character, particularly Linby Docks (the name given to the area where the stream is visible on either side of Main Street before going into a culvert). Other distinct features are the two village crosses known as Top Cross and Bottom Cross, which are located at opposite ends of Main Street. Collectively these features and others contribute to:



“its ‘sense of place’. Other contributory factors include the generally high level of maintenance of the public realm and the relative lack of street clutter (particularly overhead wires), the grassed areas around Main Street, surface treatments of paths and parking areas (such as the York stone paving slabs) and the use of small blocks of local stone to manage verge parking.”

(Linby Conservation Area Character Appraisal, Gedling Borough Council, August 2011)

The Conservation Area of Linby provides a defined townscape and character that whilst development in the wider parish does not replicate the distinct building material and built form is clearly definable in the main village. The Character and Heritage Assessment, commissioned by the Parish Council in November 2016 highlighted the prevalence of the predominant building material of Bulwell Stone, pantile roofs and wooden windows.



Boundary treatments throughout the village typically are of a built form consisting of either a boundary wall or gates. The use of natural boundary treatment is found on more recent developments and the use of treatments, such as panel fencing, are not found in the area.

Linby Parish Neighbourhood Development Plan



The definition of streets and spaces, public and private realm, are very distinct in Linby, with a clear sense of enclosure. Private spaces and buildings are enclosed by Bulwell stone boundary walls, gates or buildings themselves providing a defined built form to create the sense of enclosure.

Rear courtyards and buildings not accessed directly from the road are accessed through openings in buildings or from gated entrances. There are limited views into private spaces within Linby's built form. This definite sense of enclosure is a key characteristic within the village.



The report went on to identify that:

“Detailed design policies are required to promote good quality design for new developments. This should include:

- Develop design policies to ensure new development preserves or enhances the character or appearance of the area, by complementing the urban design and townscape characteristics of the area. For example, this includes providing enclosure and definition of streets and spaces, complementing existing townscape character;
- To promote good quality building design, comprising site-specific, bespoke design. Policy may make clear that this is about complementing townscape characteristics, but not about imitation, which would undermine the authenticity of the area. Indeed, the policy should encourage creative design solutions, reflecting that the character is based on changes over time;
- To ensure that any boundary treatments to new development reflect those within the parish, as identified. Care will be required to avoid being over-prescriptive;
- To develop policies to protect the open countryside setting of the village;
- Protecting the character and appearance of the village by ensuring infill development is proportionate to the size and character of the plot;
- To ensure that any new development on the edge of the Linby village settlement includes a sensitive transition between the built environment and the open countryside to avoid the appearance of overdevelopment and maintain the rural character and aspect of the village;
- Design policies could use the Design Council's Building for Life 12 as a basis for their content. It is not good practice to state in policy that development should comply with external standards or guidance (such standards are prone to change and will not have gone through independent examination or referendum). But external standards may be used to influence policies of the Neighbourhood Plan. Building for Life 12 may be downloaded from the Design Council's web site;
- The Neighbourhood Plan may make Local Green Space designations, based on the criteria contained in the National Planning Policy Framework. A Policy may then protect Local Green Spaces and ensure that their community value is maintained.

Linby Parish Neighbourhood Development Plan

- A policy may be included to enable new community facilities and/or to protect existing community facilities, including registered community assets, such as the Horse and Groom pub on Main Street;
- Long views identified by the Neighbourhood Plan Steering Group-established views and vistas identified by LPA may be identified and be required to be taken into account by a policy.”

The Neighbourhood Plan aims to deliver these recommendations through policies CBH1 and CBH2.

Community engagement has indicated that 95% agreed that the design and layout of future development should reflect the essential characteristics and appearance of the village.

Policy 11 - The Historic Environment in the Aligned Core Strategy (Part 1 Local Plan) provides a broad framework to promote the conservation and enhancement of listed buildings and conservation areas. The Local Planning Document (Local Plan Part 2) policies LPD 26 Heritage assets; LPD 27 Listed buildings; LPD 30 Archaeology; LPD 31 Locally important heritage assets all provide a further broad framework.

Paragraph 9.4.2 in the Local Planning Document (Local Plan, Part 2) identifies that the:

“effect of development proposals on the special character and significance of conservation areas should be given considerable weight when determining planning applications.”

CBH1: Designation of Local Green Spaces

The following areas (identified on maps in Appendix 2) are designated as Local Green Spaces where new development is ruled out other than in very special circumstances:

- **LGS1 - Village Green (area in front of Stone Cottages)**
- **LGS2 - Green space surrounding the Bottom Cross**
- **LGS3 - Green space surrounding the Top Cross**
- **LGS4 - Linby Docks**
- **LGS5 - School Plantation**
- **LGS6 - Linby Meadow**
- **LGS7 - Grassed area to the south site of Linby Lane**
- **LGS8 - Playing field behind the Horse and Groom public house**
- **LGS9 - Football Field - Linby Football Club**
- **LGS10 - Paddock**
- **LGS11 - Blackpad**
- **LGS12 - Area next to Waterloo Road and the football field (houses the old colliery wheel)**

Linby Parish Neighbourhood Development Plan

Interpretation

In addition to the Local Green Spaces designated by this neighborhood plan, Policy LPD 22 of the Local Planning Document (Part 2 Local Plan) designates the following Local Green Spaces which fall partially within Linby Parish:

- Moor Pond Woods and Dam Banks, Papplewick
- Papplewick Dam Wood, Papplewick

This policy aims to provide, improve and enhance the Local Green Spaces designated in this Neighbourhood Plan and by the Local Planning Document (Part 2 Local Plan).

Policies for managing development within a Local Green Space should be consistent with policy for managing Green Belts.

CBH2: Historic Character

To be supported, development proposals within, or affecting the setting of, the Linby Conservation Area, must demonstrate how they conserve and enhance the significance of that heritage asset by complementing, but not imitating the historic context. This includes:

- **Providing distinctive and site-specific design, based on an analysis of the site and context;**
- **Using high-quality materials;**
- **Using Bulwell Stone or material similar in appearance for front wall boundary treatments to Main Street, Church Lane and Linby Lane.**

Interpretation

Historic buildings refer to statutorily listed buildings, buildings in conservation areas and non-statutory heritage assets as set out above. Complementing the existing structure is not necessarily about imitation, but can include well-designed contemporary interventions.

High quality materials could include well-finished and durable modern materials or historic materials. It would not include 'mock' traditional materials, such as plastic fascias or standard concrete roof tiles.

The use of Natural Hydraulic Lime mortar is strongly encouraged.

In dealing with planning applications, the Local Planning Authority will have a special duty to consider whether the development will preserve or enhance the character or appearance of the Linby Conservation Area or preserve Linby's listed buildings and their setting.

Landscape and Rural Character

Linby is a rural parish identified as landscape character area 30 Southern Magnesian Limestone. This is significant to the parish as it identifies particular features that are prominent in the area. These include:

Woodlands and Trees: “While woodland is relatively evenly distributed throughout, there is some local variance in the levels of tree cover. Significant woodland areas are linked to the historic creation of large country houses and their designed parklands and managed estates with plantations and game covert. Some of the largest areas of woodland are in the central part of the NCA, between Micklefield and Bramham, and further south, including Whitwell Wood, Scarcliffe Park near Langwith, and north of Hucknall. The 3,284 ha of ancient woodland, that covers 2 per cent of the land area, often occurs on steeper slopes, or on parish boundaries, but are often isolated and fragmented.”

(Pg. 21 National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013)

Water Availability and The River Leen: “The entire NCA overlays the major Magnesian Limestone aquifer. There is generally ‘no water available’ for additional abstraction from this groundwater resource. In addition, there is a small area along the River Went where water resources are ‘over licensed’, and in the south of the NCA, to the north of Nottingham, groundwater resources are over abstracted and currently designated as ‘water not available for licensing’.

Surface water resources around Maltby and Dinnington are generally ‘over licensed’ or have ‘no water available’. The River Meden, running north of Mansfield, has ‘water available’ but the River Leen, running south through Nottingham, has ‘no water available’.

(Pg. 44, 45 National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013)

Hedgerows: “Hedgerow boundaries are a strong character feature in this NCA and in 2011 13,075km of hedgerows were being managed through environmental stewardship agreements.”

(Pg. 31, National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013)

Community engagement on the Neighbourhood Plan has highlighted the significance of the hedgerows and their contribution to the character of Linby.

The Aligned Core Strategy (Part 1 Local Plan) identifies, in spatial objective xi Protecting and improving natural assets that new development should:

“improve and provide new green infrastructure, including open spaces, by enhancing and developing the network of multi functional green spaces, by improving access and environmental quality.”

Linby Parish Neighbourhood Development Plan

There are 10 natural ecological designations within the parish which include:



- Linby Quarries SSSI
- Linby Colliery Railways (Linby-Newstead)
- Wild Flower Meadow
- Moor Pond Woods, in Linby and Papplewick Parishes has mature woodland along the boundaries planted in approximately 1850 with predominant species of Oak, Sweet Chestnut and Ash.
- Wighay Road Grassland LWS
- Top Wighay Farm Drive LWS
- Walk Mill Pond, a natural habitat for Water Voles.
- Papplewick Dam Woods, a wet woodland including endangered species such as English White
- Claw Crayfish and Water Voles

Future development should seek to enhance these natural assets and where appropriate encourage communities to explore and enjoy them.

Paragraph 11.6.3 in the Local Planning Document (Part 2 Local Plan) states that:

“Policy LPD35 seeks to protect existing buildings or other features including open space which make an important contribution to the appearance of the area. Small areas of open space, which may not otherwise be protected, often contribute to the character of an area by virtue of views into and out of an area, or by creating a sense of place. Similarly, existing buildings may make an important contribution to the street scene. For this reason, careful consideration will be given to the impact a development would have on the character of an area by the loss of important open space.”

The National Planning Policy Framework (NPPF 2018) also supports the conservation and enhancement of the national environment setting out in paragraph 170 that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality);
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

Linby Parish Neighbourhood Development Plan

- Maintaining the character of the undeveloped coast, while improving public access to it;
- Minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality;
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

NE1: Habitats, Trees and Hedgerows

To be supported, proposals for new development must not result in a net loss of, or deterioration of, wildlife habitats. Where hedgerows or trees are unavoidably lost, they must be replaced with the same species and type as close as possible to the position where the loss is to occur, unless it is demonstrated this is not practicable or viable.

Interpretation

This policy provides protection to habitats, trees and hedgerows. It does allow some flexibility so that, for example, the local planning authority may approve replacement trees in a different location in order to accommodate development. However, this is only where removal of the existing tree is unavoidable.

NE2: Landscape and Rural Character

To be supported, new development must respect and enhance the landscape and rural character of its setting, including:

- 1. Having Sustainable Urban Drainage Systems, designed as part of the landscaping scheme where practicable and/or appropriate;**
- 2. Include high quality boundary treatments, especially on the edge of the countryside, to create a soft-edge transition between built area and open landscape.**

Interpretation

This policy seeks to ensure high quality landscape treatment of development boundaries adjacent to the rural landscape, for example avoiding urbanization through use of close-boarded fences or other hard edges.

Traffic and Transport

Through community engagement Linby residents have identified transport and traffic as one of the most significant aspects that the Neighbourhood Plan should address. Great care and effort has been made to better understand the traffic and transport issues of the parish not only at present but also looking to the future with particular reference to the development of allocated land and the additional pressures that it will bring.

The June 2016 questionnaire highlighted a number of key issues. These included:

- School crossing patrol;
- The lack of public transport;
- Frequency of buses;
- Bus stop limited visibility (addressed in 2017);
- Better link to NET;
- Not enough parking for NET stop;
- Speed of traffic/ through village;
- Problems crossing Main Street-Wighay Road, need for pedestrian crossings;
- Traffic increased over the last 20 years – difficult for pedestrians – constant all day;
- Parental parking a problem – school pick up/ drop off;
- Re the new developments concerns regarding – traffic, lack of amenities to cater for residents.



This feedback resulted in the commissioning of a traffic consultant. A technical report was produced, which provided a clear understanding and data of the issues, future projections and approaches of the Neighbourhood Plan to address them. Critical information such as the projection of capacity for the existing road infrastructure B6011 promoted the development of the policies and actions of the Neighbourhood Plan to positively address them.

The Neighbourhood Plan seeks to promote reduced car journeys by providing and encouraging alternative modes of transport, linking to nearby transport hubs such as the Hucknall Tram station and promote healthy lifestyles to maximize the usage of the footpath and cycle networks available.

It is essential that new development takes full account of traffic congestion and safety and positively addresses the need for more sustainable transport options. Critical junctions have been identified, where there is particular concern over traffic volumes, capacity and safety. These are identified in the 'Critical Junctions' plan, **Appendix 3**, and include:

- Wighay Road and Annesley Road;
- Wighay Road Knightsbridge Gardens;
- Wighay Road and Ward Avenue;
- Wighay Road and Waterloo Road;
- Church Lane and Main Street.

Linby Parish Neighbourhood Development Plan

Paragraph 102 of the National Planning Policy Framework (NPPF 2018) promotes that:

“Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- The potential impacts of development on transport networks can be addressed;
- Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised for example in relation to the scale, location or density of development that can be accommodated;
- Opportunities to promote walking, cycling and public transport use are identified and pursued;
- The environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains;
- Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”

This is a key aspect for the Neighbourhood Plan with particular reference to the Allocated and Safeguarded Land. At present there is an exceptionally limited focus on providing adequate and improved linkages for pedestrians and cyclists to public transport networks in Hucknall from the sites. Residents of the recent development within the Allocated Land have expressed concern over the current difficulty in crossing a major road and lack of pedestrian priority.

Paragraph 103 of the NPPF (2018) also states that:

“The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations, which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”

This approach is critical to the future and current development of the Allocated and Safeguarded Land of which the policies of the Neighbourhood Plan seek to encourage a holistic approach and promote diversity in methods of movement and transport.

Paragraph 3.2.37 of the Aligned Core Strategy (Part 1 Local Plan) identifies that:

“Transport is a major contributor to climate change, and congestion has adverse economic impacts, as well as being detrimental to air quality. Upgrading existing infrastructure and providing new infrastructure will therefore be aimed at reducing the need to travel, especially by private car.”

Linby Parish Neighbourhood Development Plan

The Aligned Core Strategy (Local Plan Part 1), Policy 14 (Managing Travel Demand) and Policy 15 (Transport Infrastructure Priorities) and Local Planning Document (Local Plan Part 2), Policy LPD35 (Safe, Accessible and Inclusive Development) seek to address broad principles. However the policies of the Neighbourhood Plan seek to directly impact on the specific issues of the parish and the future impact of the significant growth planned for the allocated and safeguarded land.

TRA1: Traffic and Transport

To be supported, new development must incorporate sustainable transport provision, including:

- 1. Providing new roads within the development with sufficient capacity to accommodate the scale of new development and associated traffic movements;**
- 2. Provide for the needs of pedestrians and cyclists, including providing secure and covered cycle storage;**
- 3. Providing convenient links to public transport and local cycle trails and footpaths in terms of layout and connectivity (where new networks form part of the development);**
- 4. Demonstrating that there is no detrimental impact on traffic safety, no severe impact in terms of capacity and congestion and providing any necessary highway improvements to existing infrastructure to accommodate the development;**
- 5. Provide sufficient parking, including some properties that cater for multiple-car families so that no additional on-road parking results;**
- 6. Incorporate charging points for electric vehicles subject to technical feasibility and viability considerations**

Interpretation

The Plan outlining 'Critical Junctions' (**Appendix 3**) shows all the critical junctions in the parish, where there is a particular concern over traffic safety and congestion. These junctions will be paid particular attention in applying this policy.

Applying this policy will require consideration of the impact of the new development, together with the combined impact of other approved developments, this may include those in neighbouring local authorities e.g.: Ashfield District Council.

The policy requires a balanced approach to transport. This includes pedestrian and cycle facilities and public transport, including the Linby Way, Linby Trail, other pedestrian routes, and bus services. Planning Conditions or Section 106 may be used to ensure compliance with the policy in new developments.

The policy should also consider the following documents - Parking Provision for Residential Developments SPD and 6 C's Design Guide or replacement documents.

Employment and Infrastructure



Linby is a rural community on the periphery of the urban area of Hucknall. The parish includes a mix of micro, small or medium enterprises, many run from residents' own homes. There are a number of farms and agricultural-related businesses, and commercial services such as a playgroup, pub, and farm shop.

Consultation with local businesses and residents has identified support for rural diversification, home based businesses, agriculture, tourism, light industrial and other businesses that can

operate in the rural environment.

The Aligned Core Strategy (Part 1 Local Plan) identifies within the Allocated Land employment opportunities and in paragraph 2.2.7 acknowledges that:

“Economic activity and employment rates in the plan area are relatively low – 72% of people of working-age are economically active and 65% in employment (74% and 68% respectively for Greater Nottingham), compared with 76% and 70% nationally. This is partly due to the large number of students, but there are also challenges in terms of skills and qualifications, which need to be addressed if the economy is to become more service based and knowledge orientated.”

The Neighbourhood Plan aims to enable new employment development that secures higher wage jobs and new opportunities for the existing and future working community. Community engagement has highlighted lack of high-speed broadband across the parish as a key concern. Currently there are some areas of the Parish that do not have fibre optic connection and have a poor broadband service. The average download speed in the parish is 8.5mbs.

According to the government's Broad Band UK office (BDUK) the Government's national target is for 95% of people in each local authority area to be put within reach of a fixed line “superfast broadband” service by 2017, which has for the most part been described as a service that offers “speeds of greater than 24 Megabits per second” (i.e. 24Mbps+, or 25Mbps).

EMP1: High-Speed Connectivity

To be supported, residential and commercial development proposals must, unless it can be demonstrated to be not viable, establish that on-site provision for high speed broadband connection will be made prior to occupation of any building.

Linby Parish Neighbourhood Development Plan

Interpretation

The purpose of Policy EMP1 is to ensure new development is ready for connection to faster services. This promotes sustainable live/work patterns by enabling home working and supporting local business.

High speed is defined as service that offers “*speeds of greater than 24 Megabits per second*” (i.e. 24Mbps+, or 25Mbps) by the government’s Broad Band UK office.

Developers must work with providers of telecommunication infrastructure to deliver the necessary physical infrastructure to accommodate information and digital communications networks as an integral part of all appropriate new developments.

EMP2: Employment

To be supported, proposals for employment related development, including for changes of use, should demonstrate that they meet the following criteria:

- **Cause no significant adverse impact on the amenities of nearby residents by reason of noise, disturbance, vibration, dust, pollution or other environmental impacts;**
- **Locate loading and service areas away from road frontages and residential properties;**
- **Provide suitable screening and landscaping to parking and servicing areas within the site.**

For the employment land on the allocated site at Top Wighay, a master plan should be prepared for the whole employment site, prior to individual development within the site being approved.

Interpretation

The policy seeks to ensure that the rate of new development is matched by the provision of essential infrastructure, in the interests of sustainability.

In applying this policy, the cumulative impact of the proposed development and previously approved development must be considered.

Community Facilities and Assets



Linby Parish and village have a number of assets and facilities, which are valued by the community and which are considered fundamental to maintaining a good quality of life within the village and ensuring it remains a sustainable community into the future. Some community assets are used jointly and also located within neighbouring parishes such as the Village Hall, located in Papplewick.

The Linby Community Valued Assets are vital to the community. Table 1 below provides a list of these vital assets, and their location is illustrated on the map in **Appendix 4**.

Table 1:

Designation & Description	Name
Community facility – Sport facilities	Linby Colliery Welfare Football Club
Community Facility - Church	St Michael Church
Community facility – Cemetery	Cemetery of St Michael's Church
Community facility – Education	Linby cum Papplewick Primary School
Community Facility - Community Centre	Hanson House
Community Facility - Community Centre	Heritage Centre
Community facility – Shopping	Brook Farm
Community Facility - Pub	Horse and Groom

Linby Parish Neighbourhood Development Plan

Local green spaces and community facilities further the social well being and interests of the local community. The intention of the policies of the Neighbourhood Plan are to ensure that such assets are retained, enhanced or increased, in the future development of Linby.

As part of the aspiration to promote healthier lifestyles and well-being within the community, the NPPF (2018) states in paragraph 91c that planning policy should:

“Enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Paragraph 93, also identifies that:

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should

- Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
- Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community;
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

Community consultation for this Neighbourhood Plan and survey evidence gathered, identified the following community facilities which local people think are needed in Linby parish to compliment the existing and address the need. Some of these would be more appropriately sited in Linby Village and some within the Allocated Land on Wighay Road. These include:

- New medical facilities;
- Outdoor play facilities (particularly at Top Wighay);
- Access to a new Community Centre (utilising the new primary school on the Allocated Land outside of school hours);
- Broadband improvements;
- Local Centre at Top Wighay development (shops; doctors and other local centre facilities or services).

COM1: Community Facilities

New community facilities will be supported, providing there is no significant adverse impact on:

- The amenities of nearby residential properties and the local environment, including by reason of noise, disturbance, vibration, dust, pollution or other impacts
- Road safety, and that the cumulative traffic impacts of the development are not severe

Development proposals that affect the community facilities listed below will be supported, providing they do not have any significant adverse impact on the community value of the facility unless it is demonstrated the facility is no longer required and the premises have been marketed for no less than 6 months; or alternative equivalent facilities are provided in a no less convenient location for users. These facilities are:

- Linby Colliery Welfare Football Club
- St Michael Church
- Cemetery of St Michael Church
- Linby cum Papplewick Primary School
- Hanson House Community Centre
- Heritage Centre
- Brook Farm shopping facility
- The Horse and Groom public house

Interpretation

This is an enabling policy for new community facilities and to ensure that the range of community facilities in the area remains undiminished. Such facilities could include medical and other community uses.

Developer Contributions

As part of developer contributions Gedling Borough Council has introduced Community Infrastructure Levy (CIL). The Aligned Core Strategy (Part 1 Local Plan) (ACS) states that a Community Infrastructure Levy (CIL) will be applied to development towards the costs of local and strategic infrastructure. It goes on to identify that Gedling Borough Council is a government 'front runner' advancing the implementation of CIL.

Policy 19 in the Aligned Core Strategy (Part 1 Local Plan) sets the expectation on CIL to ensure that future developments maintain and improve infrastructure.

DC1: Developer Contributions

The local planning authority, in considering Section 106 requirements or allocation of CIL monies, should consider the following infrastructure priorities:

- Ensuring social infrastructure to support growth, including health, education and other community facilities;
- Provision of and enhancement of existing open spaces, footpaths and routes to support walking, cycling and other recreational facilities; and
- Providing new bus stops and improved services.

Interpretation

This policy sets out infrastructure priorities. Some of these are indicated in the non-planning policy section.

Implementation and Delivery

The implementation and delivery section sets out what actions are required to turn this Neighbourhood Plan into reality on the ground.

The Parish Council needs the help of public and private partners to create a sustainable community and deliver the policies set out in this Neighbourhood Plan. The Parish Council will work with a number of partners, including the following, to implement the Plan:

Local Partners

- Linby Parish Council (PC)
- Gedling Borough Council (GBC)
- Nottinghamshire County Council (NCC)
- Private Developers (PD)
- Local Schools (LS)
- Local Bus Operators (LBO)
- Community Groups (CG)
- Local Residents (LR)
- Health Providers (HP)
- Historic England (HE)

New development creates a need to provide new infrastructure, facilities and services to successfully incorporate new development into the surrounding area to benefit existing, new and future residents. Financial contributions will be sought from developers to combine with public funding to deliver the necessary facilities in infrastructure. The table below sets out the relevant implementation partners for the Neighbourhood Plan policies.

The Neighbourhood Plan provides a positive framework to ensure that development in Linby will bring positive benefits to the village.

Policy	Delivery Partners	Implementation Method
Policy HSG1 – Housing Mix	PC, GBC, PD, NCC, LR,	Determination of Planning Applications
Policy DES1 - Design	PC, GBC, PD, NCC,	Determination of Planning Applications
Policy CBH1 – Designation of Local Green Spaces	PC, GBC, PD, NCC, LR, CG	Determination of Planning Applications
Policy CBH2 – Historic Character	PC, GBC, PD, NCC, CG, LR	Determination of Planning Applications
Policy NE1 – Habitats, Trees and Hedgerows	PC, GBC, PD, NCC, CG, LR	Determination of Planning Applications
Policy NE2 – Landscape and Rural Character	PC, GBC, PD, NCC, LS, CG, LR	Determination of Planning Applications

Linby Parish Neighbourhood Development Plan

Policy	Delivery Partners	Implementation Method
Policy TRA1 – Traffic and Transport	PC, GBC, PD, NCC, CG, LR, LBO	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
Policy EMP1 – High Speed Connectivity	PC, GBC, PD, LR	Determination of Planning Applications
Policy EMP2 - Employment	PC, GBC, NCC, LR	Determination of Planning Applications
Policy COM1 – Community Facilities	PC, GBC, NCC, LR, LS, CG, NP	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
Policy DC1 – Developer Contributions	PC, GBC, PD, NCC, HP, LS	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy

Linby Parish Council is committed to Localism and bringing greater locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this Plan), and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally “Made”, benefit from 25% of the Community Infrastructure Levy (CIL) revenues arising from development that takes place in their area. However this only applies to development permitted after the making of the Neighbourhood Plan and is not applied retrospectively. Up until that time the provision of eligibility for 15% of the CIL generated in the area applies.

Contributions will be sought from developers through the Community Infrastructure Levy (CIL) and section 106 agreements securing actual provision and/or financial contributions at a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities, where additional demand will be generated. The Neighbourhood Proportion of the CIL and any financial contributions not allocated to site-specific projects will be focused on assisting the delivery of community projects in Linby.

In addition, the Parish Council will seek to influence annual and other budget decisions by the District and County Councils on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies.

The Parish Council will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, UK Government programmes, EU Funds and LEP programmes.

Linby Parish Neighbourhood Development Plan

The Parish Council will, following the Neighbourhood Plan being 'made', receive 25% of the Community Infrastructure Levy obtained from new development. The Parish Council will utilise the levy received to support the infrastructure priorities identified through the Neighbourhood Plan.

Monitoring and Review

Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. This Neighbourhood Plan will be carefully monitored and reviewed if it becomes apparent that the aim and objectives of the Plan are not being met.

The Neighbourhood Plan has been prepared to guide development up to 2032. This is in line with the adopted Aligned Core Strategy (Part 1 Local Plan) for Gedling – one of the documents which provides the strategic context. The Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2032 for the Neighbourhood Plan.

There are a number of circumstances under which a partial review of the plan may be necessary, for example if housing need changes and the Aligned Core Strategy (Part 1 Local Plan) is reviewed. In accordance with best practice, Linby Parish Council and its partners should consider undertaking a partial review of the Neighbourhood Plan every 5 years or so following finalisation.

Glossary

The majority of the glossary is copied from the NPPF 2012 to ensure consistency. Please note some definitions may have been revised in the NPPF 2018.

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Development plan: This includes adopted Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

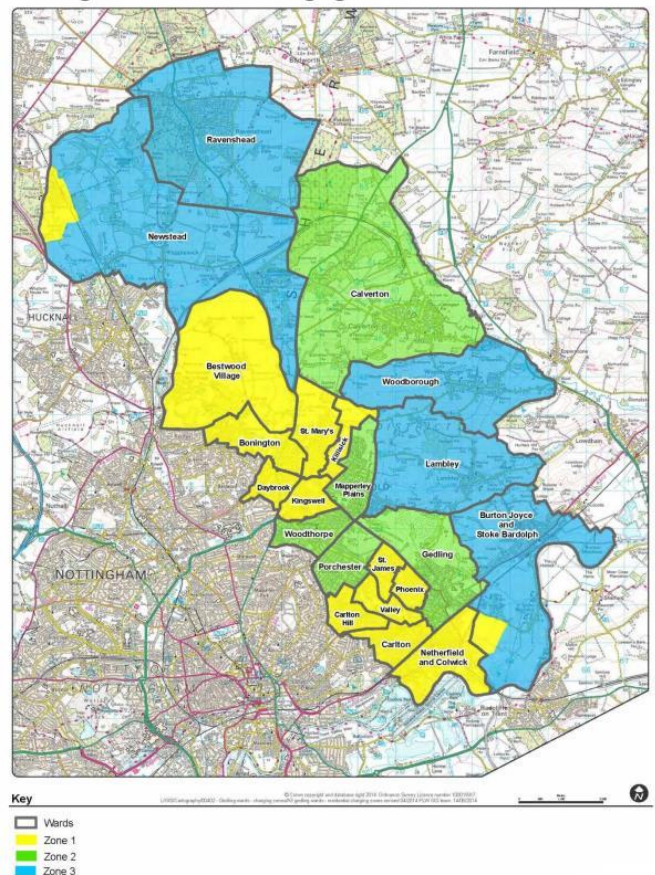
Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Ecological networks: These link sites of biodiversity importance.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Gedling CIL - Residential Charging Zones



Linby Parish Neighbourhood Development Plan

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Inclusive design: Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. The local planning authority for Linby is Gedling Borough Council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.

Neighbourhood plans: A plan prepared by a Town or Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and

Linby Parish Neighbourhood Development Plan

allotments; and land that was previously- developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary planning documents: Documents, which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Appendix 1 - Schedule of Listed Heritage Assets:

Grade II*

- Church of St. Michael, Church Lane.
- Brewhouse, crewyard and mill barn at Hall Farmhouse

Grade II

- Headstone 8 meters south of chancel at Church of St.Michael, Church Lane
- The Limes, Hall Lane
- Pigeoncote and boundary walls 30 meters south-west of Hall Farmhouse,
- Hall Lane (Formerly listed as Old Dovecote, now Garage, Main Street)
- Hall Farmhouse, Hall Farm Cottage and boundary wall, Hall Lane
- Threshing barn north of crewyard at Hall Farmhouse, Hall Lane
- Castle Mill, Linby Lane
- Western House, Main Street
- 5, 6, 7 and boundary wall, Main Street
- The Old Mill, Main Street (Formerly listed as former Cartshed and Loft and adjoining SW-NE outbuilding range at Colliery Farm)
- Water Mill and stables at Colliery Farm, Main Street
- Top Cross, Main Street
- Clematis Cottage, 9 Main Street
- 12 Main Street
- 13, 14, 15, 16, 17, 18, 19 Main Street
- Bottom Cross, Main Street
- 21 and adjoining outbuilding, Main Street
- The Old Rectory, off Main Street
- Glebe Boundary marker 110 meters south of the Old Rectory
- Glebe Boundary marker 150 meters south-east of the Old Rectory
- The Old Post Office, 22 Main Street
- Watermill Barn, 23 Main Street (Formerly listed as part of No 23)
- Town Farmhouse, 24 Main Street (Formerly listed as No 23 Town Farmhouse)
- Weir Mill House and adjoining Weir
- Mill Cottage, Quarry Lane
- Barn, stable and cartsheds 100m north of Weir Mill Farmhouse, Quarry Lane
- K6 telephone kiosk, Main Street.

Appendix 2 - Descriptions of Designated Local Green Spaces

Protected Reference	LGS1	Site Description: This is a small amenity green space with a row of old stone cottages to one side and a busy road to the other and provides an important buffer to those residents. It is analogous to a mini village green and provides a safe sense of space for those residents and makes up the green corridor in the centre of the village.
Name	Village Green (area in front of Stone Cottages)	
Type of protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its beauty. Other reasons: it provides a buffer zone to a busy road, and makes up the green corridor in the centre of the village which contributes to a feeling of "well-being" for local residents. 		



Protected Reference	LGS2	Site Description: This is a small amenity green space, which sites the "Bottom Cross". It is thought to mark the boundary of Sherwood Forest, and is a mixture of medieval and 17 th century masonry. This local green site is to preserve the setting of the scheduled ancient monument.
Name	Green space surrounding the Bottom Cross	
Type of protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty and historical significance. Other reasons: it makes up green corridor in the centre of the village and contributes to a feeling of "well being" for local residents. 		



Linby Parish Neighbourhood Development Plan


Protected Reference	LGS3	Site Description: This is a small amenity green space that sites the Top Cross. The Top Cross was restored in 1869, but is medieval in origin and is unusual for having seven six-sided steps. This local green site is to preserve the setting of the scheduled ancient monument.
Name	Green space surrounding the Top Cross	
Type of protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty and historical significance. Other reasons: it makes up the green corridor in the centre of the village and contributes to a feeling of “well-being” with local residents. 		




Protected Reference	LGS4	Site Description: The 3 parallel streams that are in the centre of the village and run either side of Main Street are known as the Linby Docks. They are tributaries of the River Leen and were used to feed the mills of Linby. Nowadays the streams are more for cress, ducks and tourists. In World War 2, a Lord Haw Haw broadcast, stated that the Linby Docks would be bombed. The bombs did come but landed in a nearby field.
Name	Linby Docks	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty and historical significance. Other reasons: it makes up green corridor in the centre of the village 		



Linby Parish Neighbourhood Development Plan

Protected Reference	LGS5	Site Description This is a small wooded area next to Linby School. It acts as an essential part of the green infrastructure within the village.
Name	School Plantation	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, historical significance, tranquillity and wildlife value. Other reasons: it makes up the green infrastructure in the village and acts as a screen around the school. 		

Protected Reference	LGS6	Site Description: This area was part of the goods yard serving the former Linby Station on the Great Northern Railway Line. The only surviving part of this station is the weighbridge, which was refurbished by Nottinghamshire County Council in 2003 to become the Heritage Centre. In 2000, local residents and officers from NCC harvested seed heads from the trail to plant in this grassland area and the area was renamed the “Linby Meadow”
Name	Linby Meadow	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, historical significance, tranquillity, recreational and wildlife value. Other reasons: it makes up the green infrastructure in the village and forms the setting of the Heritage Centre. 		

Linby Parish Neighbourhood Development Plan

Protected Reference	LGS7	Site Description: This is a small area of grassed road verge but provides the rural setting and character as you enter the conservation village.
Name	Grassed Area on the south side of Linby Lane	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its beauty. Other reasons: it provides a buffer zone to a busy road, and makes up the green corridor in the centre of the village which contributes to a feeling of "well-being" for local residents 		



Protected Reference	LGS8	Site Description This is a grassed area behind the Horse and Groom pub, which contributes to the green infrastructure in the village and also provides a locally equipped area for play
Name	Playing Field behind the Horse and Groom	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, tranquillity and recreational value. Other reasons: it makes up the green infrastructure in the village and also provides a local equipped area for play 		



Linby Parish Neighbourhood Development Plan


Protected Reference	LGS9	Site Description The Linby Colliery Football Club moved to their present ground in 1985 and is an important area within the parish for recreational purposes. Originally next door to the home of the former Linby Colliery, which closed in 1988. This is the only formal football pitch in the Neighbourhood Area; it forms a green gateway to the village of Linby and maintains a green space adjacent to the church.
Name	Football Field – Linby Football Club	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: recreational value. Other reasons: it makes up the green infrastructure in the village. 		




Protected Reference	LGS10	Site Description: An important physical green buffer between a live railway and the historic village and Conservation Area of Linby. Currently used as a paddock it contributes to the rural setting and periphery of Linby Village set within the open countryside
Name	Paddock	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, recreational and wildlife value. Other reasons: it makes up an important physical green buffer and contributes to the rural setting of Linby Village. 		



Linby Parish Neighbourhood Development Plan

Protected Reference	LGS11	Site Description: The area is an informal grass/treed area forming the edge to Waterloo and Wighay Road and is used for walking through from Waterloo Road to Wighay Road.
Name	Blackpad	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, historical significance, tranquillity and recreational value. 		
		

Protected Reference	LGS12	Site Description: The area is an informal grass/treed area forming the edge to Waterloo Road. This was the former site of the Linby Colliery from 1873 to 1988. In the early 1960's Linby was recognised as Britain's "Champion Pit" and was the most efficient coalmine in Europe. Nottinghamshire County Council reclaimed it in 1992-1994, thus creating the area it is today.
Name	Area next to Waterloo Road and the football field. Houses the old Colliery Wheel	
Type of Protection	Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated; • Not allocated for development in the relevant Neighbourhood Plan/Local Plan; • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, historical significance, tranquillity and recreational value. Other reasons: it makes up the green infrastructure in the parish. 		
		

Linby Parish Neighbourhood Development Plan

Maps of Local Green Space Designations



Local Green Space
 Local Green Space

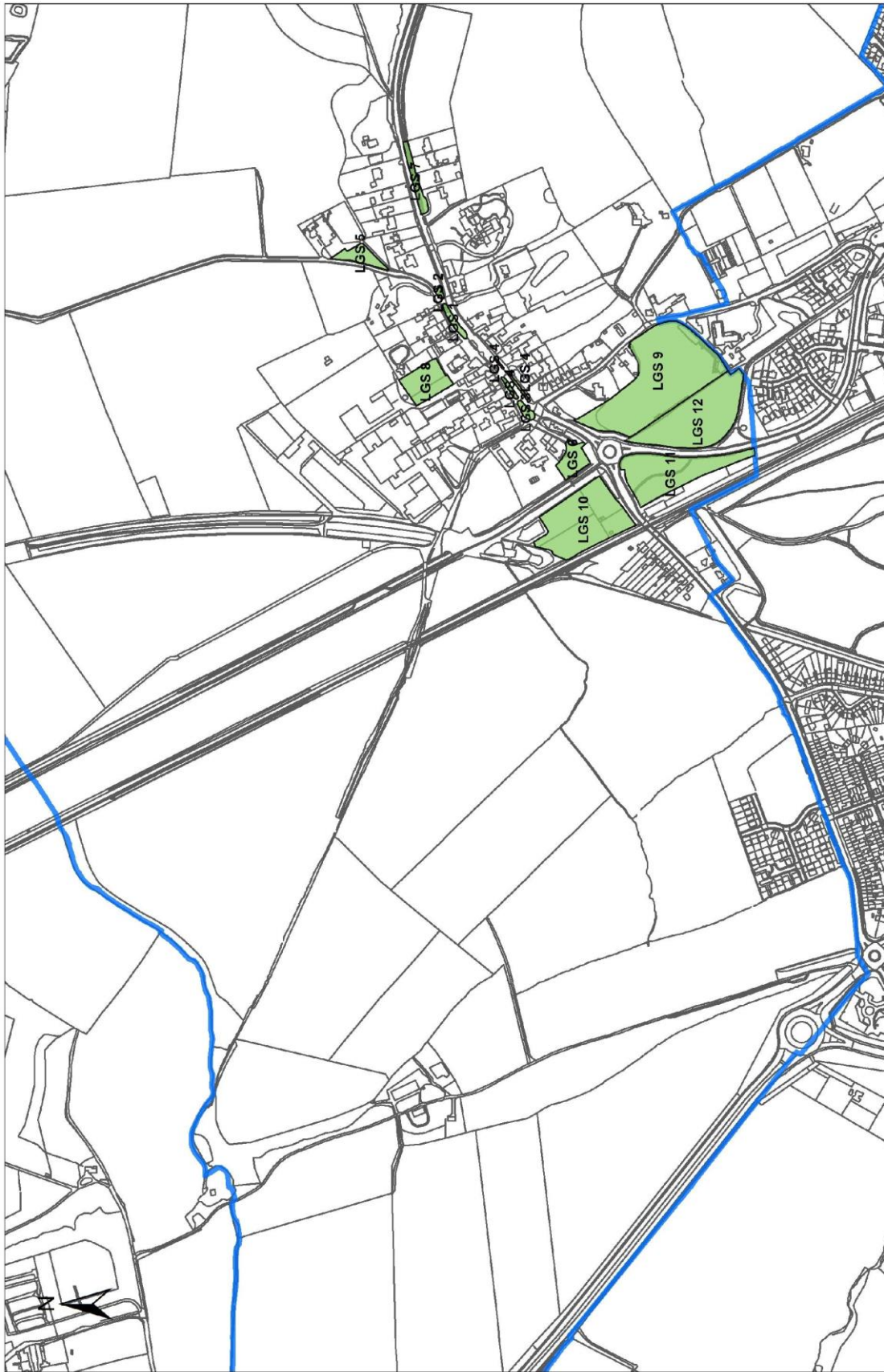
Local Green Space
Linby



Civic Centre, Arnot Hill Park, Arnold,
 Nottinghamshire, NG5 6LU

Reproduced with the permission of the Controller of H.M.S.O. Crown copyright. Licence No. LA100021246.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Linby Parish Neighbourhood Development Plan



Local Green Space
Linby Parish Boundary

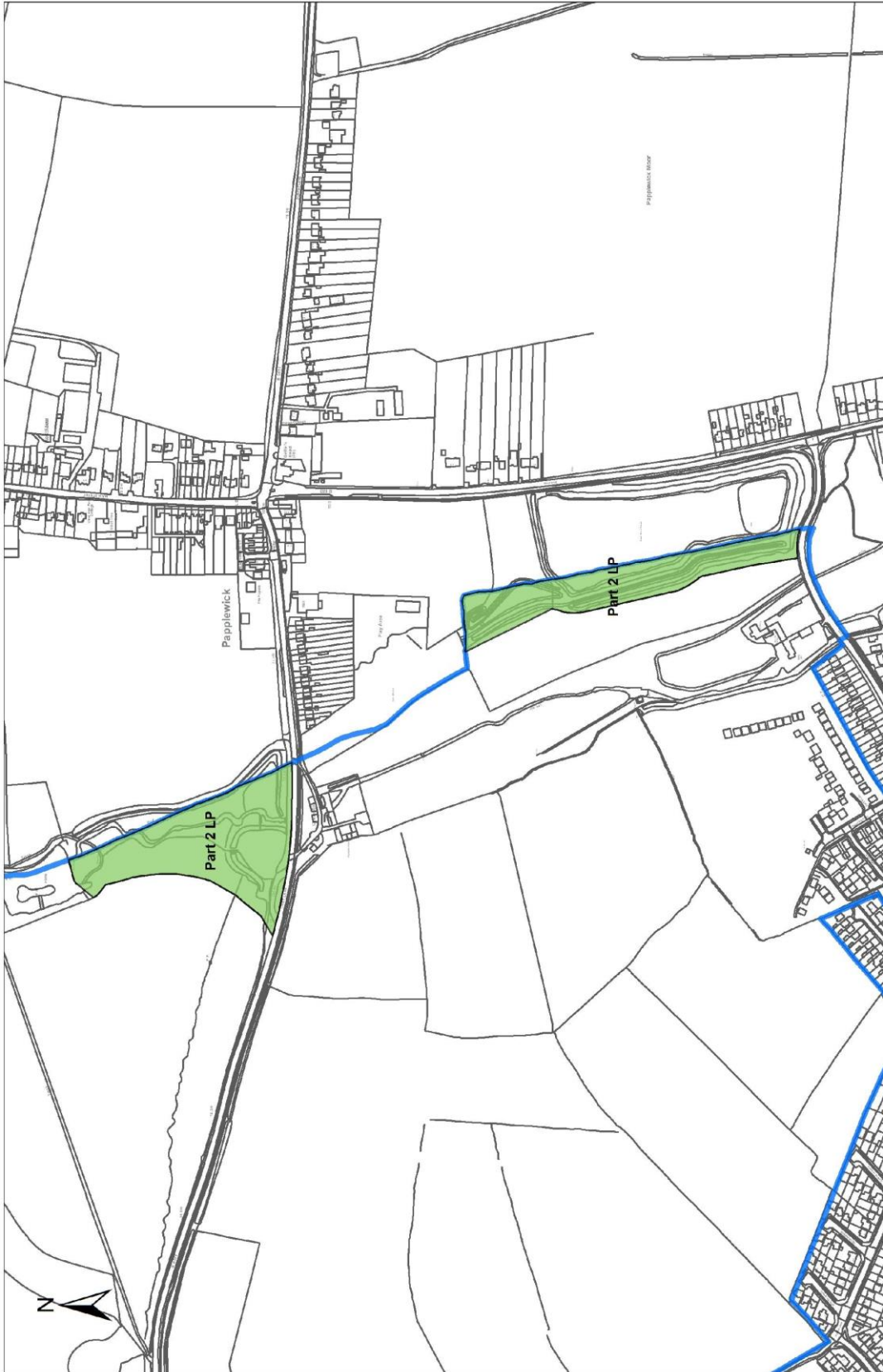
Local Green Space Linby

Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 6LU



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright. Licence No. LA 100021246.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Linby Parish Neighbourhood Development Plan



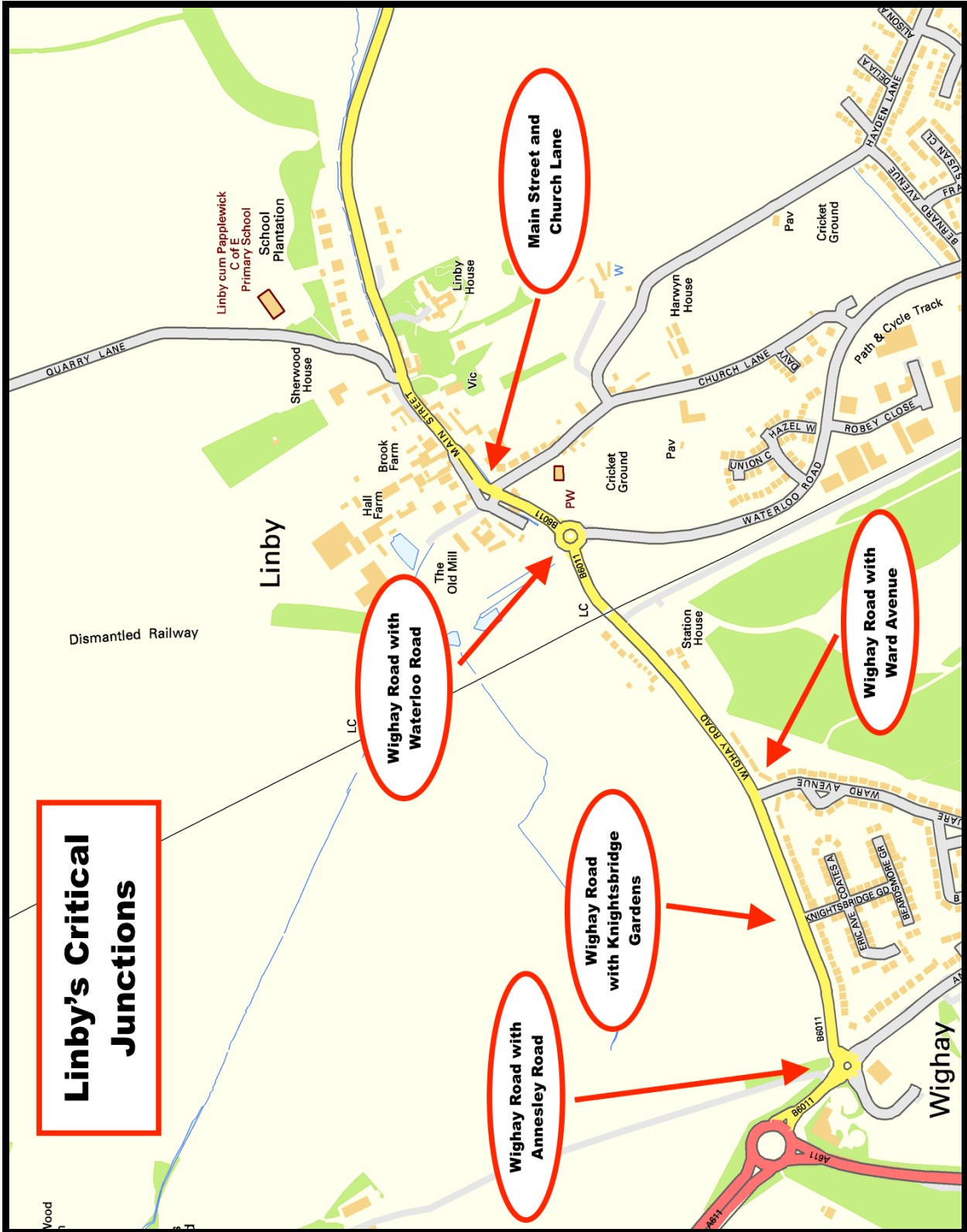
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Local Green Space Linby

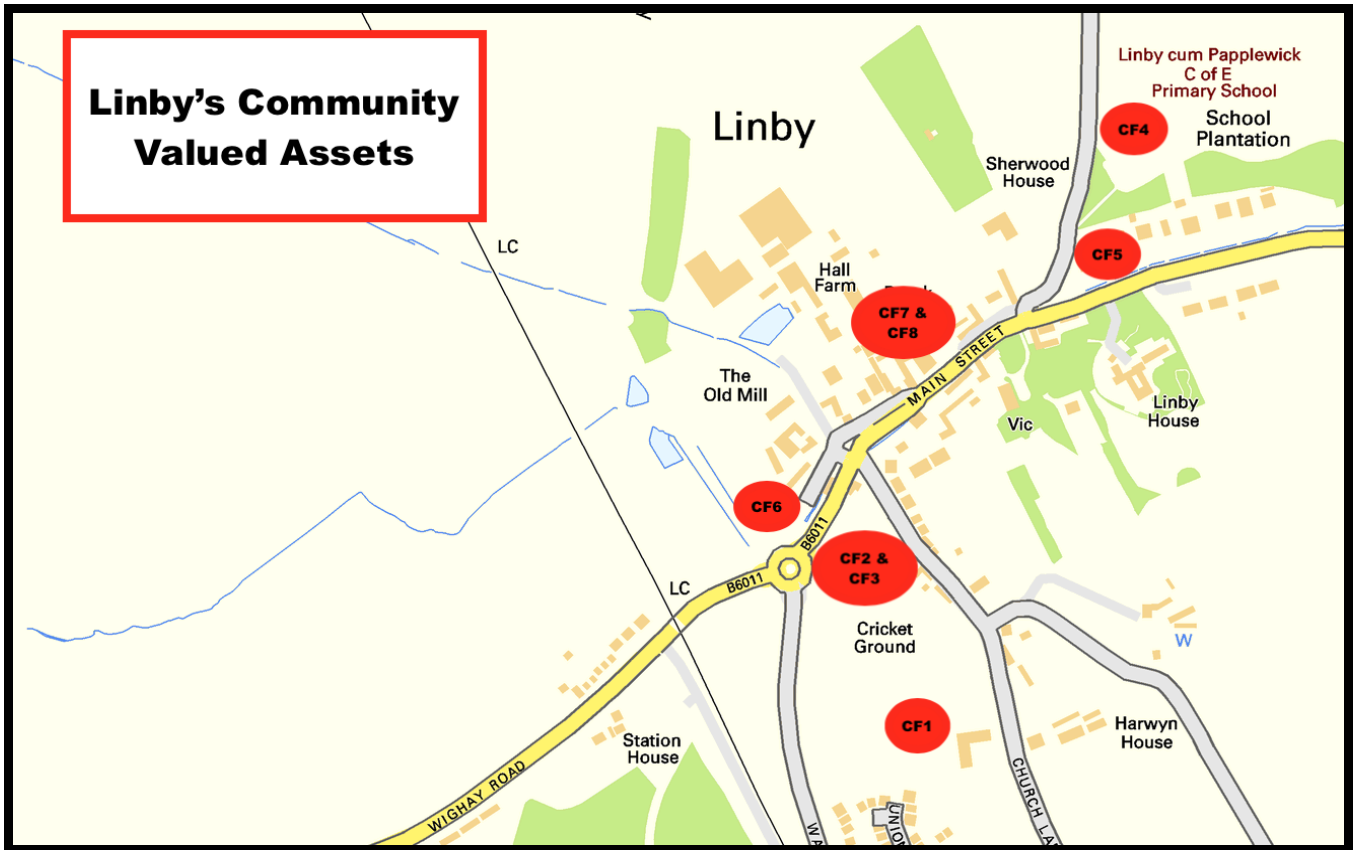
- Local Green Space designated in Part Two Local Plan
- Linby Parish Boundary

Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA 10002/1246.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Appendix 3 - Critical Junctions



Appendix 4 - Community Valued Assets



Key:

- CF1 – Linby Colliery Welfare Football Club
- CF2 – St Michael's Church
- CF3 – Cemetery of St Michael's Church
- CF4 – Linby cum Papplewick Primary School
- CF5 – Hanson House
- CF6 – Linby Heritage Centre
- CF7 – Brook Farm
- CF8 – Horse and Groom Public House



Community Aspirations Non-Planning Matters

(This Section Does Not Form Part of
the Statutory Development Plan)



Non-Planning Matters

This section does not form part of the statutory neighbourhood plan and is not subject to independent examination and referendum, therefore. It includes proposed actions that fall outside of the scope of planning policy.

The Neighbourhood Plan consultation identified the issues that are important to the local community. Some of the issues identified were non-planning issues and so cannot be included in the main body of the Neighbourhood Plan. However, these issues are important to local people. To show the community that their comments have been taken into account and will be addressed by the Parish Council, all non-planning issues are included in this section.

Community Aspirations

Overall, community aspirations can be divided into the following topics:

- Managing the Impact of Traffic;
- Protect and enhance Linby's Natural and Historical Environment and Setting;
- Involvement in Major Planning Applications.

Managing the Impact of Traffic

Consultation has confirmed that traffic management is a major concern for most residents. The volume and speed of traffic are perceived to be outside the control of residents. The road network is already close to capacity at certain times, and planned developments are likely to exacerbate the situation.

Residents have identified specific concerns and are keen to co-operate with the Highway Authority to ensure that any proposed alterations meet four criteria:

1. That pedestrian safety is maintained or improved, especially for those crossing Main Street and Wighay Road;
2. That the volume of traffic on roads in the parish is managed;
3. That traffic passing through the parish is encouraged to respect the speed limits;
4. That the character and appearance of the village, and particularly of the conservation area, is maintained.

In addition to the poor state of some of the pavements, there is a problem with vehicles being parked on the pavements. This results in damage to the pavement surface and kerbs and restricts access for those with visual impairment, pushchairs, mobility scooters and others. The Parish Council will actively work with the Highway Authority, Gedling Borough Council and residents to tackle this problem.

Linby Parish Neighbourhood Development Plan

The Parish Councils of Linby and Papplewick have jointly commissioned a Road Management Strategy as part of their respective Neighbourhood Plan preparation. It considers:

- How infrastructure designs address existing concerns about road safety and vehicle speed and the potential increase in traffic resulting from new development; and
- How design solutions could contribute to delivering the wider policy objectives of the planning and highway authorities to deliver safe routes that provide a balanced environment for all road users.

Traffic and transport has therefore been considered across both Linby and Papplewick Parishes to inform development of a joint Road Management Strategy.

The suggested Road Management Strategies highlighted in Map 1, aim to provide a consistent set of principles that can be applied in the design of highway measures, which may be delivered through developer and other funding streams, across both Parishes. The Parish Council will urge the County Council to apply these strategies, wherever possible.

The strategy has been informed by a study of historic and existing road safety issues, the likely effects of development and the sensitive nature of the highway environment in and around the parishes of Linby and Papplewick; specifically, the B6011 and B683 routes through the villages.

Aspiration 1 - Wighay Road Highway Schemes:

The Parish Council supports the proposal to reduce the speed limit from 40 to 30 mph as part of the proposed development. The Parish Council will also seek:

1. Additional traffic calming measures to encourage adherence to the speed limit;
2. New pedestrian crossing facilities north of the junction with Ward Avenue.

Aspiration 2 – Waterloo Road/Wighay Road Cycle Link:

The Parish Council will seek improvements to an existing route / desire line between Wighay Road and Waterloo Road, providing a more direct route for pedestrians and cyclists, avoiding the Wighay Road/Main Street/Waterloo Road roundabout:

1. Provide TOUCAN crossing on Waterloo Road at the point where NCN Route 6 joins the road;
2. Improve the existing footpath across open land to provide a shared pedestrian/cycle route linking Wighay Road to Waterloo Road and NCN Route 6 to Hucknall.

Aspiration 3 - Road schemes within Linby Village:

The Parish Council will support schemes to offset the effects of increasing traffic on the historic and conservation amenity of the Village and the rural nature of the B6011 to the east of the village:



Linby Parish Neighbourhood Development Plan

1. Work with the planning authority to secure schemes to mitigate the effects of existing traffic and traffic generated by new development;
2. Work with the highway authority and planning authority to explore road schemes based on best practice, that do not detract from the conservation area/village environment but will encourage drivers to comply with the speed limit;
3. Seek new pedestrian crossing facilities within the village including the potential for a crossing adjacent to the Horse & Groom Public House /Brook Farm;
4. Work with the highway authority to explore robust entry treatment to 30-mph speed limit zones.

Aspiration 4 - Wider Improvements to Walking and Cycling routes:

The Parish Council Support proposals that include pedestrian and cycle friendly routes, including enhancements to routes into and through Linby village:

1. Commit to the provision of new and improvement of existing pedestrian and cycle facilities along Wighay Road;
2. Enhance existing Rights of Way;
3. Give access to existing village amenities and to the countryside, for recreational purposes;
4. Meet the needs of people with impaired mobility.

Aspiration 5 - Collision Data Monitoring:

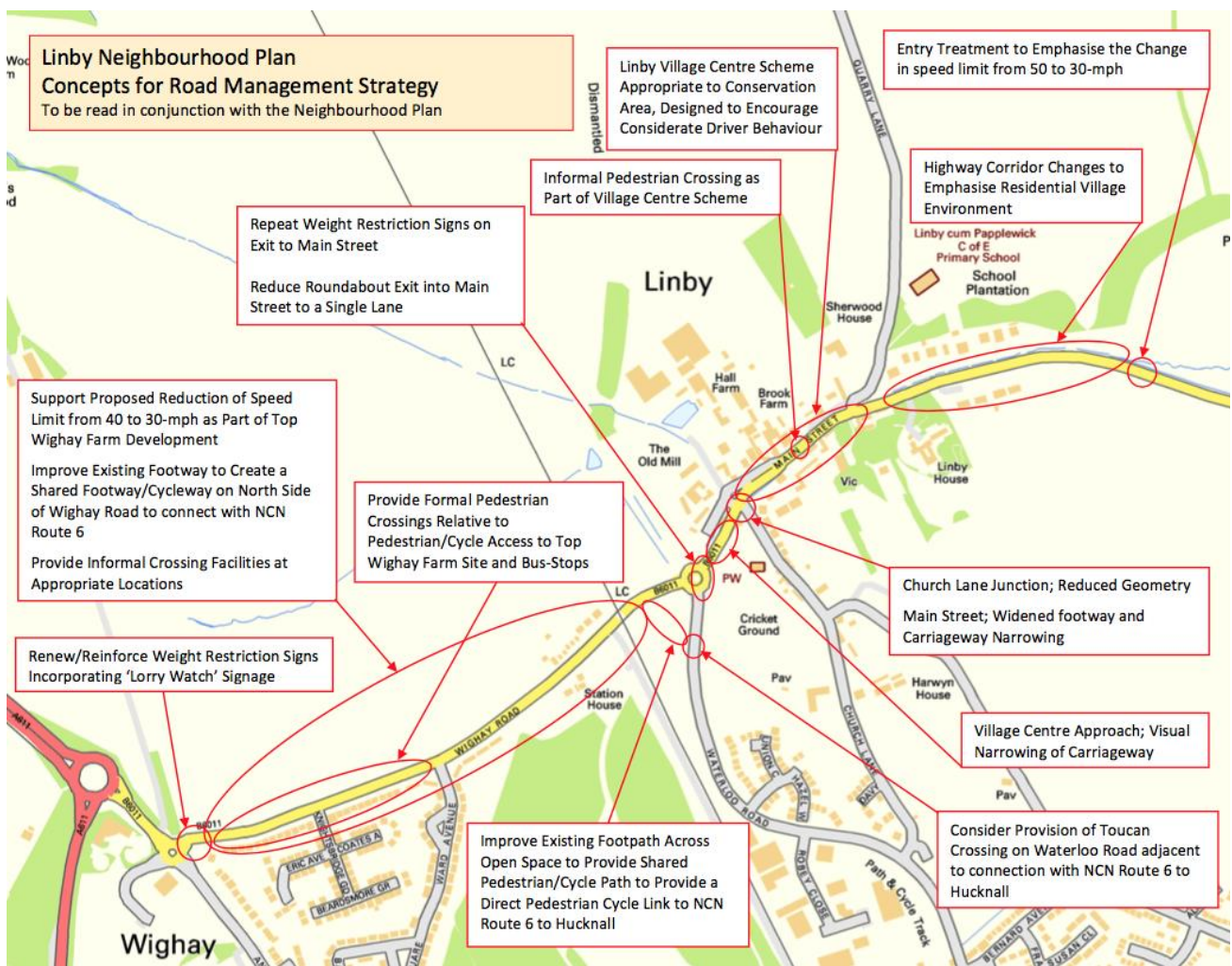
The Parish Council will seek the support of the highway authority in regular monitoring of Collision Data to assess the effectiveness of schemes already implemented, and any future road safety measures.

Aspiration 6 - Enforcement of 7.5 Tonne Weight Restriction:

The current system of enforcement by community lorry-watch and Trading Standards operations has limited scope The Parish Council/community will:

1. Continue to support the enforcement of the weight restriction Traffic Regulation Order;
2. Lobby the highway authority for the installation of electronic monitoring systems for improved enforcement of weight restrictions (B6011/B683).

Linby Parish Neighbourhood Development Plan



Map 1 – Concepts for Road Management Strategy

Aspiration 7 - Proposed New Development Sustainable Transport Modes

Support the planning and highway authorities in securing measures identified in the Top Wighay Farm Development Brief and the Strategic Transport Assessment, and in negotiations with the developers of Land North of Papplewick Lane:

1. Improvements to bus access/services to the local rail/NET stations by adding new/extending existing service through the development;
2. A target to reduce single occupancy car trips by around 5% to 10%;

Aspiration 8 - Proposed New Development Improved Walking and Cycling routes:

The Parish Council will support the planning and highway authority in securing development master plans and planning conditions that:

1. Maximises connectivity for pedestrians and cyclists within the development;
2. Provides connections to existing and new pedestrian and cycle facilities;
3. Provide safe and accessible connections to green spaces;

Protect and Enhance Linby's Natural and Historical Environment and Setting.

The public realm and appearance of Linby village is considered by local residents to be very important. Small changes have the potential to impact significantly on how the village looks. These can include works undertaken to buildings, roads and property boundaries through the 'Permitted Development' regime. 'Permitted Development' allows some small alterations to properties to be undertaken without actually having to obtain any planning permission.

Where works are to be undertaken to buildings, roads and property boundaries through the 'Permitted Development' regime Linby Parish Council will attempt to achieve the following:

Aspiration 9 – Use of Local Materials

The Parish Council will work with village residents to encourage them to use local materials and to retain front boundaries in order to protect the overall look of the village.

Aspiration 10 – Public Realm

Where appropriate, the Parish Council will work with the Highway Authority to ensure that improvements to the existing public realm should be delivered alongside road improvements or alterations. The Parish Council will work with the Highway Authority to ensure that new road signage, road alterations and traffic calming respects and enhances the character of Linby with schemes being designed rather than function-led.



Aspiration 11 - Temporary Signage within Linby Conservation Area:

In order to preserve the character and appearance of the Linby Conservation Area the Parish Council requires:

1. Any temporary signage erected within the Conservation Area either free standing or attached to street furniture, boundary treatments or buildings should be sympathetic to its setting;
2. Any temporary signage (that does not otherwise require planning permission) should not be erected more than 14 days before the event and the location to be agreed by Linby Parish Council;
3. Any temporary signage (that does not otherwise require planning permission) must be removed within 48hrs of the event it is advertising and its associated materials for erection (for example wooden posts and zip ties);
4. Linby Parish Council also has Parish Notice Boards and access can be arranged to display event materials. Please contact the Parish Clerk for further details.

Involvement in Major Planning Applications

This Plan is a reflection of the Parish Council's desire to have greater involvement and influence in the preparation of development proposals that will come forward between 2018 and 2032. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.

Ensuring the community is involved at an early stage in the planning process will be of benefit to developers as issues can be discussed and resolved at an early stage in the inception of the scheme.

Involvement in planning applications encourages pre-application community consultation on major development proposals to ensure that before preparing planning applications developers take account of the issues the community are concerned about including:

1. Ensuring that infrastructure will be provided to support the proposed development e.g. footpath and cycle ways, roads and traffic management;
2. Design is of a high quality and in keeping with the character of the area; and
3. Where practicable opportunities to improve community facilities, public open spaces and green infrastructure are provided.

It is acknowledged that pre-application consultation is encouraged but is not a statutory requirement.

Aspiration 12 - Community Involvement in Major Planning Applications

1. Applicants submitting major development proposals are encouraged to actively engage in consultation with Linby Parish Council and the community as part of the design process at the pre-application stage;
2. The planning application should include a short document explaining how the proposals being submitted following this consultation have addressed the views of; and any issues or concerns raised by local people and the Parish Council.

Top Wighay Safeguarded Land

Linby Parish Council acknowledge that Gedling Borough Council have identified a site described as Safeguarded Land at Top Wighay in the Core Strategy is defined in the document as:

- *“Land outside of the main built up areas of Nottingham and settlements specifically excluded from Green Belt but safeguarded from development unless a future plan is adopted that allocates it for development.*

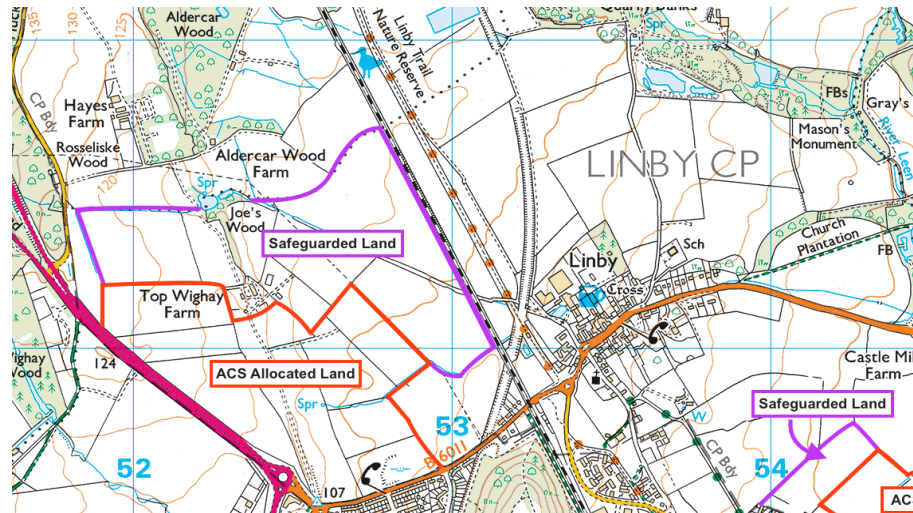
(Pg. 273, Aligned Core Strategies (Part 1 Local Plan), Greater Nottingham, Adopted September 2014)

Linby Parish Neighbourhood Development Plan

Policy LPD 16 of the Local Planning Document (Local Plan Part 2) states that:

- *“The following land...is removed from the Green Belt and designated as Safeguarded Land and protected from development in order to meet longer term development needs.”*

The site is identified in the following map:



Map 2: Safeguarded Land and Allocated Land at Top Wighay

It is important to note that the Safeguarded Land is land identified by Gedling Borough Council as land that enables them to meet the longer-term potential development need beyond the Local Plan period.

The NPPF defines safeguarded land in paragraph 85 as areas between:

- *“the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period,*
- *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development.”*

The local strategic context is further defined in the Gedling Borough Council adopted Top Wighay Farm Development Brief in February 2017. This aimed to ensure that as a key development site it prepared to add detail to the relevant policies in the Aligned Core Strategies (Part 1 Local Plan), Greater Nottingham, Adopted September 2014 (ACS).

The Top Wighay Farm Development Brief Supplementary Planning Document applies to the Allocated Land adjacent to the safeguarded site (see map 2). The brief identifies suitable uses, including, employment; residential; open space; a local centre (shops and services) and community infrastructure such as new education facilities (Primary school).

Linby Parish Neighbourhood Development Plan

The document includes a concept layout, indicating that the Safeguarded Land, which is located to the north of the Allocated Land, would border predominantly residential development with a central open space linking the two areas and providing a 'green' buffer around Top Wighay Farm which is located within the Safeguarded Land.

The Safeguarded Land at Top Wighay has an area of 46.8ha and is characterised by its current use of predominantly Grade 3 agricultural land, with some Grade 2, bounded by mature hedgerows. On the southern boundary Top Wighay Farm occupies a central location, surrounded by the undulating agricultural land.

The Development Brief identifies and makes clear the three types of land within the area as Allocated Land, Safeguarded Land and Green Belt. It goes on to prepare in detail a concept Masterplan for the Allocated Land whilst making reference and showing linkages to the Safeguarded Land. The Development Brief makes clear that any future development:

- *“Of additional housing on or part of the Safeguarded Land, will need to be addressed on a ‘cumulative’ basis.”*

(Pg.7, Top Wighay Farm Development Brief, Supplementary Planning Document, Gedling Borough Council, February 2017)

It also highlights that this land may be used for the provision of housing or other land uses. This provides an opportunity for the future where the community can review the need through the Neighbourhood Plan process and prepare a Development Brief to guide the types and mix of uses appropriate, complementing the vision of the development brief for the allocated land and ensuring a holistic and joined up approach to delivery.

Another critical aspect from the evidence of the development brief is that it identifies that:

- *“There are no existing utility services, community facilities or drainage provision within the site that would support the level of demand anticipated to arise from proposed development.”*

(Pg. 8, Top Wighay Farm Development Brief, Supplementary Planning Document, Gedling Borough Council, February 2017)

This is a key consideration as should the Safeguarded Land come forward for development in the future to a certain extent these issues may have been partially addressed. However, this also provides an opportunity through the neighbourhood plan to prepare a policy on Sustainable Urban Drainage Systems (SUDs) perhaps as part of a wider design policy.

In addition to applying the policies of this Neighbourhood Plan Linby Parish Council are keen to ensure that if the Safeguarded Land is reviewed through the Local Plan process and brought forward for development in the future that the following aspirational draft design brief could be used to help inform the design process and any potential applications.

Linby Parish Neighbourhood Development Plan

Aspiration 13 - Aspirational Draft Site Brief

The text presented is an aspirational draft Site Brief to be subject to amendment following discussions with relevant landowners; developers; other key stakeholders; and with Gedling Borough Council.

Character

The historic village of Linby is located to the east of the Safeguarded Land, screened from the site by the existing railway line and the Linby Trail. Development must demonstrate how it would enhance the character of the parish, complementing the setting and character of the neighbouring village.

Linby has a very distinct local character with a limited materials pallet. Predominantly the building materials consist of the Linby-Bulwell Stone and Pantile roofs, with wooden window frames.

Further information about the character of Linby can be found in the Heritage and Character Assessment, November 2016 at: <http://www.linby.org.uk/neighbourhood-plan.php>

Natural and Built Assets

Development should take the opportunity to enhance the adjacent LWS Grassland and Linby Conservation Area.

The use of water and its integration in the landscape is a significant feature of Linby Village and local area. Adjacent to the site there are small streams and ponds that could be linked to or an opportunity to create Sustainable Urban Drainage systems (SUDs) that provide a natural landscape feature in an urban setting.

Key Views and Vistas

Currently the site is not publically accessible. There is a visual connection with the historic village of Linby; the tower of St Michaels Church is visible from the lower south-eastern edge of the Safeguarded Land. Framed views could be created through the urban form to ensure the visual connection is maintained.

Other key views are to higher areas of land with substantial tree cover, which are located outside of the area. The raised railway line that occupies the eastern boundary prevents any further views to Linby village or the open land beyond. This physical barrier provides definition between the Conservation Area of Linby and any new development in the future.

Distinct Building Materials

The predominant and common building materials found in are Linby-Bulwell Stone and Pantile roofs, with wooden window frames. The use of UPVC windows is limited and when used within the conservation area detracts from the character and appearance. Authentic

Linby Parish Neighbourhood Development Plan

material must be used, not imitations in non-authentic materials, such as uPVC or concrete roof tiles. Composite roof tiles may be acceptable. The high quality public realm is enhanced through the use of a materials pallet appropriate to the conservation setting and character of the rural village.

Footpaths and Connections

The Safeguarded land is located parallel to the Linby Trail, which is used by horses, cyclists and pedestrians. Development must make direct connections and linkages to this established multiuser route. Development must also seek to create new pedestrian routes to new services and community spaces and new connections to Linby village.

List of Evidence and Sources

- National Planning Policy Framework 2012.
- Seven Principles of Good Design, Commission for Architecture and the Built Environment.
- Building For Life 12 – the sign of a good place to live, Building For Life Partnership 2012.
- Adopted Greater Nottingham Aligned Core Strategy (Part 1 Local Plan), September 2014.
- Adopted Gedling Borough Local Planning Document (Part 2 Local Plan), 18th July 2018.
- Affordable Housing Supplementary Planning Document, Gedling Borough Council, December 2009.
- Linby Conservation Area Character Appraisal, Gedling Borough Council, August 2011.
- National Character Area Profile: 30. Southern Magnesian Limestone, Natural England, 2013.
- Top Wighay Farm Development Brief, Supplementary Planning Document, Gedling Borough Council, February 2017.
- Heritage and Character Assessment, Urban Vision Enterprise CIC, November 2016.
- Master Plan Top Wighay Farm, Urban Vision Enterprise CIC, March 2017.