

Development brief for Willow Farm, Nottingham

Informal Planning Guidance

February 2020

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1 INTRODUCTION

Purpose of the Brief

- 1.1 This Informal Planning Guidance has been prepared in order to add detail to the H3 Willow Farm allocation for delivering housing growth in Gedling Borough. The site is in private ownership and identified in the Gedling Borough Council Local Planning Document: Part 2 Local Plan (referred to as the LPD) for 110 homes.

Aims of the Brief

- To promote high standards of layout and design;
- To inform developers and other interested parties of the constraints and opportunities presented by Willow Farm; and
- To identify the planning policy and guidance framework for the development of Willow Farm.

Relevance to the Local Plan

- 1.2 The allocation, as part of the LPD, will deliver planned housing growth in the Borough and, in turn, help to realise key spatial objectives and proposals for housing growth set out in the Greater Nottingham Aligned Core Strategies: Part 1 Local Plan (referred to as the ACS). This Development Brief aims to provide detailed developer guidance that will amplify the policies of the ACS and LPD, particularly Policy 2 (The Spatial Strategy), Policy LPD 64 (Distribution of Housing); and Policy LPD 65 (Housing Allocations – Urban Area and edge of Hucknall).
- 1.3 The Gedling Borough Council Local Planning Document: Part 2 Local Plan has been prepared to provide further local detail to the adopted ACS and was adopted on 18th July 2018.

Preparation, consultation and adoption of the Informal Planning

Guidance

- 1.4 The preparation of the Development Brief has involved key stakeholders, including Langridge Homes, Nottinghamshire County Council as well as a local resident's group, the Willow Farm Action Group. Their involvement has provided valuable input into the development of the Framework Plans included in this brief; has fed into development and design considerations including how the site can be well integrated into its wider context.

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- 1.5 The draft development brief was subject to public consultation between August and September 2019 and following the consideration of the comments made was adopted by Gedling Borough Council as Informal Planning Guidance in February 2020.
- 1.6 The development brief is a material consideration that will need to be taken into account by the Borough Council when determining planning applications relating to the site. The document is structured as follows:
- Chapter 2: Site Location and Description describes the location and the characteristics of the site;
 - Chapter 3: Planning Policy Context sets out the relevant planning policies and obligations that applicants will need to accord with, alongside the requirements of the Development Brief;
 - Chapter 4: Site Opportunities and Constraints identifies the key relevant considerations for applicants, in terms of the local and natural and built environment;
 - Chapter 5: Development Principles builds on the conclusions of previous chapters to set out development principles for the site and key land uses envisaged. It also discusses delivery and phasing;
 - Chapter 6: Design Principles sets out the detailed design considerations that applicants should incorporate into any development plans; and
 - Chapter 7: Delivery and phasing discusses how development could be delivered and phased.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The area covered by the brief is shown in Figure 1. The area is located approximately 1.1km north east of Gedling village centre. The area is generally characterised as forming part of the eastern edge of the Nottingham conurbation with residential development to the south and east and the rural edge extending to the north.
- 2.2 The area includes site allocation H3 which has been identified in the LPD, in Policy LPD64.
- 2.3 Harvey's Plantation and a Local Wildlife Site lie immediately to the west of Site H3 and set an important context for how a new development should relate to these local assets.
- 2.4 Open countryside (protected as Green Belt) occupies land to the north of Site H3 and is subject to Policy LPD 12 – LPD15. To the north of this land is the proposed Gedling Access Road (GAR). In light of advice from the Highways Authority, the ability to develop this site is dependent on the commencement of GAR (main works now commenced and the road is expected to open in 2021).
- 2.5 Willow Farm Primary School is located to the south within close proximity to the site as well as Willow Park providing local open space.

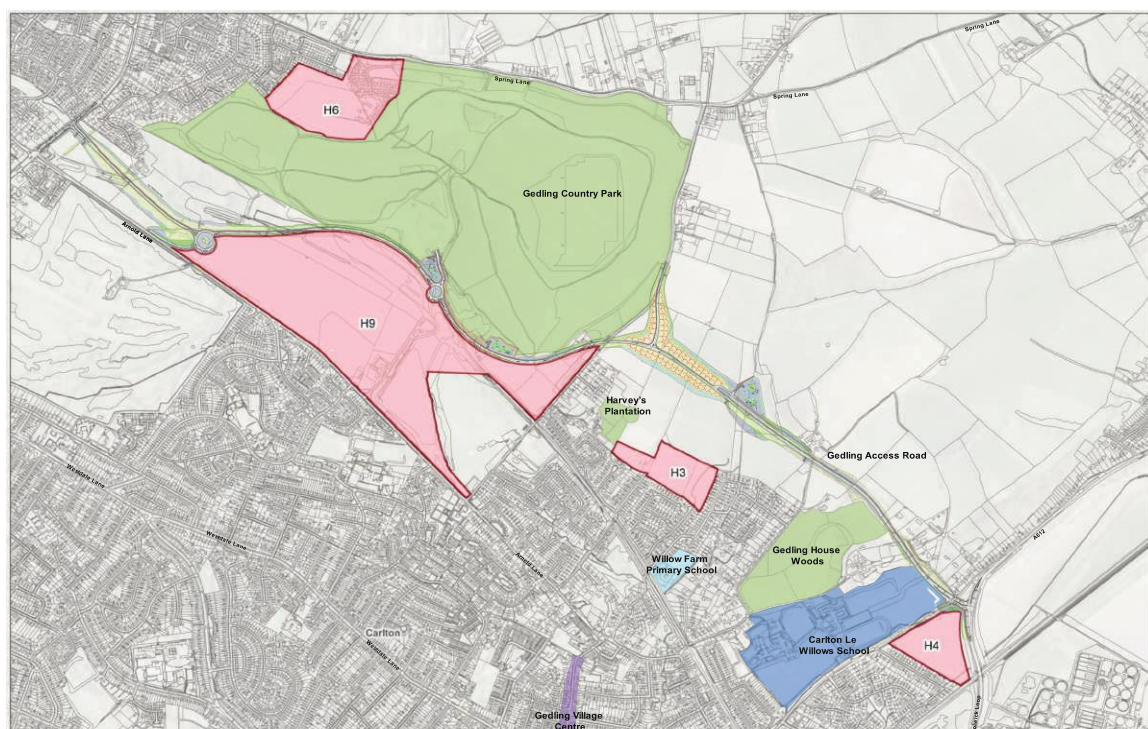


Figure 1: The Carlton development area including, site allocations, immediate adjacent areas which have influenced the Development Brief and key development and design principles

3 PLANNING POLICY CONTEXT

Gedling Development Plan

- 3.0 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 3.1 In this instance, the statutory Development Plan comprises the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan) (2014) and the Local Planning Document (Part 2 Local Plan) (2018). In addition to the Development Plan, there is the National Planning Policy Framework.
- 3.2 For ease of reference, the policy context is considered under the following headings:
1. National Planning Policy;
 2. Greater Nottingham Aligned Core Strategy Part 1 Local Plan;
 3. Local Planning Document (Part 2 Local Plan);
 4. Other planning policy guidance; and
 5. Planning obligations.

National Planning Policy Context

- 3.3 National planning policy is set out in the National Planning Policy Framework (NPPF) (2019) and the National Planning Practice Guidance (NPPG). Proposals for the site will need to take into account these and other relevant national guidance, in particular, government guidance on climate change, flooding and the achievement of zero carbon development. National Planning Practice Guidance: Design (2014) contains key principles for the design of new development, elaborating on the content of the NPPF.

Greater Nottingham Aligned Core Strategy Part 1 Local Plan (September 2014)

- 3.4 The Greater Nottingham Aligned Core Strategy Part 1 Local Plan (referred to as the ACS) was adopted in September 2014 and sets out key strategic

policies for the Greater Nottingham sub-region. Key relevant policies include:

- Policy A: Presumption in Favour of Sustainable Development – states that proposals in accordance with an up to date local plan should be approved without delay;
- Policy 1: Climate Change – gives policy guidance on how development should take into account climate change, flood risk and sustainable drainage;
- Policy 2: The Spatial Strategy – which makes provision for housing growth to be accommodated in Gedling and provides context for detailed allocations in the LPD;
- Policy 3: The Green Belt – which establishes a sequential process for reviewing Green Belt boundaries.

3.5 Other relevant policies are set out in the ACS which provides the context for detailed policies in the LPD and objectives and principles for this brief, include:

- Policy 8: Housing Size, Mix and Choice;
- Policy 10: Design and Enhancing Local Identity;
- Policy 12: Local Services and Healthy Lifestyles;
- Policy 14: Managing Travel Demand;
- Policy 16: Green Infrastructure, Parks and Open Space;
- Policy 17: Biodiversity;
- Policy 18: Infrastructure; and
- Policy 19: Developer Contributions.

Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD)

3.6 The Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD) has been prepared to provide further local detail to the adopted ACS and was adopted by Gedling Borough Council on 18th July 2018.

3.7 The policies of the LPD that are considered to be most relevant in the context of this Development Brief include: Policy LPD 62: Comprehensive Development; Policy LPD 63: Housing Distribution; and Policy LPD 64: Urban Area and Edge of Hucknall.

3.8 Policy LPD 62: Comprehensive Development, safeguards against the piecemeal development of allocated development sites in a way that would prejudice their comprehensive development. This reinforces the importance of this Development Brief in setting out clear development parameters and development and design principles for individual

development proposals to follow.

- 3.9 Policy LPD 63: Housing Distribution, sets out the overall strategy for distribution of housing in the Borough over the plan period. In this context the allocated sites will contribute to the major focus for housing in or adjoining the main built-up area of Arnold and Carlton.
- 3.10 Policy LPD 64: Urban Area and Edge of Hucknall, allocates Willow Farm for approximately 110 homes. It includes a summary of key planning requirements which must be considered in preparing planning applications.

H3: Willow Farm

- Allocated for approximately 110 homes, including 20% affordable homes.
 - The site will not be permitted to deliver homes prior to completion of the Gedling Access Road¹.
 - Contributions are expected towards education, health and open space.
- 3.11 Other Policies in the LPD that are considered relevant are set out below:
- Policy LPD 4: Surface Water Management;
 - Policy LPD 7: Contaminated Land;
 - Policy LPD 11: Air Quality;
 - Policy LPD 18: Protecting and Enhancing Biodiversity;
 - Policy LPD 19: Landscape Character and Visual Impact;
 - Policy LPD 20: Protection of Open Space;
 - Policy LPD 21: Provision of New Open Space;
 - Policy LPD 23: Greenwood Community Forest and Sherwood Forest Regional Park;
 - Policy LPD 32: Amenity;
 - Policy LPD 33: Residential Density;
 - Policy LPD 35: Safe, Accessible and Inclusive Development;
 - Policy LPD 36: Affordable Housing;
 - Policy LPD 37: Housing Type, Size and Tenure;
 - Policy LPD 38: Self Build and Custom Homes;
 - Policy LPD 47: Local Labour Agreements;
 - Policy LPD 57: Parking Standards;
 - Policy LPD 58: Cycle Routes, Recreational Routes and Public Rights of Way;
 - Policy LPD 61: Highway Safety;

¹ As stated in Policy LPD 64. Please note that since the adoption of the LPD, the GAR project is making good progress and the main works for the GAR have been commenced with the expectation that the new road would be open in 2021. Assuming the project remains on track it is unlikely to be necessary or reasonable to prevent the development of the site until the GAR is open (see paragraphs 2.4, 4.21 and 7.2 of this Development Brief).

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- Policy LPD 62: Comprehensive Development; and
 - Policy LPD 63: Housing Distribution.

Other Planning Policy Guidance

- 3.12 Gedling Borough Council has adopted a number of supplementary planning documents which are relevant:
- Affordable Housing (2009);
 - Parking Provision for Residential Developments (2012); and
 - Open Space Provision for New Housing Development SPG (2001).
- 3.13 Other non-statutory guidance e.g. Manual for Streets 2007 (DfT), Manual for Streets 2 (CIHT), Nottinghamshire County Council's adopted Nottinghamshire Highways Design Guide, Developer Contributions Strategy (2018) and Gedling Borough Council's Air Quality and Emissions Mitigation (2019) will assist applicants in preparing proposals for development.
- 3.14 Sustainability objectives are shared by applicants and regulatory agencies at all levels of government. All dwellings in the development will be required to meet the requirements of national policy on energy efficient buildings, and applicants will be encouraged to consider guidance offered by national Optional Technical Housing Standards² for exceeding Building Regulation requirements.

Planning Obligations

- 3.15 Developer contributions will be sought for the provision and funding of existing and new community infrastructure, which importantly will include: open space; schools; healthcare and affordable housing.
- 3.16 Adverse impacts to services not provided on site are likely to need to be offset by developer contributions in accordance with Section 106 contributions and the Gedling Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council in July 2015.
- 3.17 With regard to CIL³ Residential Zones, Site H3 falls within Residential Charging Zone 2 (the rate is reviewed annually and the current rate is £52.38sqm).

² Housing: optional technical standards: <https://www.gov.uk/guidance/housing-optional-technical-standards>

³ <https://www.gedling.gov.uk/cil/>

4 SITE OPPORTUNITIES AND CONSTRAINTS

- 4.1 The applicant will need to demonstrate that they have taken into account the site and surrounding context, particularly neighbouring residential development. Some of the key considerations of the site and wider context are set out in this chapter and supported by the Strategic Context Plan (Appendix 2). The applicants are expected to reflect these opportunities and constraints in the planning application, accompanying design and access statements and other relevant documents.

Flood Risk

- 4.2 Environment Agency Surface Water Mapping shows that no parts of the site flood from fluvial sources but surface water flooding needs consideration.
- 4.3 As the site is a greenfield site, greenfield runoff rates will need to be adhered to.
- 4.4 Levels on the site have informed the potential location for SuDS measures. A robust flood risk appraisal will be required to inform suitable above ground surface water attenuation measures. SuDS measures should be maintained in perpetuity through suitable management arrangements, unless they form part of the highway network's drainage system. The design of SuDS should be multifunctional with opportunities for wildlife and recreation.⁴
- 4.5 Detailed ground investigation reports will also be required to determine the potential for soakaways.

Landscape

- 4.6 A key feature of the area is the landform, landscape features and views to and from the area. The H3 site allocation falls within the Dumbles Rolling Farmland Policy Zone MN015 in the Greater Nottinghamshire Landscape Character Assessment. The landscape in this area is generally described as being formed by a series of distinct ridgelines and valleys creating a characteristic rolling landform. This description is relevant to the H3 area, as the site sits within a valley created by two adjacent ridgelines to the

⁴ As set out in paragraph 6.1 of Gedling Borough Council's Open Space Provision for New Housing Development SPD (2001)
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east and north west, acting as a visual barrier concealing the development site and urban areas to the west and south. To the north of this site, the GAR is proposed. This will create both a physical and visual barrier to the open countryside.



The ridgeline towards the east of the site, with screening beyond the existing housing development.

- 4.7 The ridgeline will need to be considered as part of any design submission. The site is currently hidden from far reaching views by two ridgelines and these should be respected. Harvey's Plantation is a key feature on the ridgeline and forms an important part of the landscape setting of the site.



View of the site looking back from the south, ridgeline to the right hand side.

- 4.8 The steep gradient of the land north to south towards existing residential development presents a challenge in how development might be best accommodated in a way that makes the most efficient use of land. The change in topography also provides opportunities for interesting design and street scenes. However, such designs must consider the requirements for disabled access under Part M of the Building Regulations.

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- 4.9 The development proposals will need to be designed having regard to a Landscape and Visual Impact Assessment. Appropriate mitigation measures should be set out in a landscaping strategy.

Arboriculture

- 4.10 Currently there are no formally protected trees within the site.



Open field subdivided with hedgerow boundaries – Field accessed off Green’s Farm Lane



Open field subdivided with hedgerow boundaries – Central field looking South.

- 4.11 Hedgerows around the edge of the site screen the development site from the wider context to the north and west. These form part of a pattern of small rectangular fields and include few trees. There is an opportunity to strengthen these hedgerows to help filter views and more effectively screen the site. The site is made up of three small fields separated with a hedgerow boundary. Along the central boundary of the site there is a cutting which forms a distinctive characteristic of the local land form. To

the north west boundary lies Harvey's Plantation and wildlife area which is heavily wooded.

Nature Conservation

- 4.12 In conjunction with any planning application, an ecology assessment will be required together with proposals to protect and enhance existing ecological resources, create new features and secure their long-term management. Appropriate conditions and/or a legal agreement may be used to ensure that the long-term management of ecological resources within the site are implemented.
- 4.13 Harvey's Plantation and a Local Wildlife Site are key features lying to the immediate west of Site H3.
- 4.14 There is an opportunity to retain and integrate hedgerow features at the edges of Site H3 to form part of a wider green infrastructure. For example, the western hedgerow should be bolstered with additional planting which would help to connect this green infrastructure with the Local Wildlife Site and enhance biodiversity.
- 4.15 An ecology survey will identify the value of the network of hedgerows and trees and indicate whether any features should be retained for their ecological value.

Archaeology and Heritage

- 4.16 No recorded archaeological or heritage features have been identified from the desktop assessment or from consultation with stakeholders. In addition, most of the land has been intensively farmed with deep ploughing methods used, which have not uncovered any heritage assets.

Built Environment

- 4.17 The character of adjacent development is of mixed residential types. Green's Farm Lane consists largely of detached houses and bungalows built circa 1980s. At the bottom of Green's Farm Lane is Willow House, the original farm house and outbuildings, the latter subject to a conversion with some modern alterations. Grange View Road houses comprises predominantly semi-detached houses built in the period 1950-70 with some bungalows towards the north end. Grange View Crescent was developed in the 1960's with predominantly semi-detached houses with large gardens, whilst Oak Tree Drive was developed in the 1970's with large detached houses. Almond Walk was also developed during the

1960/70's with predominantly bungalows backing onto the site.

- 4.18 All of the surrounding residential area is relatively low in density, dwellings are developed on large plots with wide frontages and generous set-backs. Front boundaries are generally hard paved with established landscaping in between. The majority also have a low-level wall boundary treatment. Despite dwellings being developed to similar styles, incremental alterations, landscaping and boundary treatments have contributed to a positive and mature suburban environment and a sense of individuality between plots.

Key Local Facilities

- 4.19 Key local facilities are shown on the Strategic Context Plan (Appendix 2). They include:
- All Hallows C of E Church;
 - Schools including Willow Farm Primary School and Carlton Le Willows Academy;
 - Local retail units on Main Street, Gedling and a convenience store on Arnold Lane;
 - Open space at Willow Park;
 - Lambley Lane Recreation Ground;
 - Good bus links into the city centre and wider area along Jessops Lane and Arnold Lane.

Access and Movement

- 4.20 The site benefits from being adjacent to existing road infrastructure that can provide opportunities for access, namely Grange View Road and Green's Farm Lane along the southern boundary.
- 4.21 The site cannot be brought forward until the GAR is commenced (main works now commenced with the expectation the road will be open in 2021). Access to the site should be via Grange View Road and Green's Farm Lane.
- 4.22 The A6211 (Arnold Lane) is a principal route within Gedling Village and is the closest primary road⁵ to the site, providing connections through Gedling Borough towards Arnold to the north and Netherfield to the south as well as the wider community beyond.

⁵ On opening of the Gedling Access Road the A6211 would be declassified from its primary status as the GAR would be classified as the new primary route – A6211.

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- 4.23 Currently no public rights of way cross the site area. However there is scope to provide a concessionary connection to the adjacent public right of way which links Gedling to Lambley for the benefit of both the existing and new residents.
- 4.24 The majority of the site is serviced with bus stops on Jessops Lane within 400m, which provide links to Carlton and Netherfield. However, the frequency of this service is approximately every two hours. Bus stops on Arnold Lane (approximately 700m) provide a regular service (approximately every five minutes) to the city centre.

5 DEVELOPMENT PRINCIPLES

- 5.1 The General Arrangement Drawing (See Appendix 2) sets out key parameters to demonstrate how the development will achieve key development objectives in accordance with key development principles.

Key Development Objectives;

- Integrate development with adjacent residential areas including links for pedestrians and cyclists;
- Integrate the development into its landscape setting and the adjacent Local Wildlife Site.

Key Development Principles

- Development in accordance with the proposed allocation will provide approximately 110 new homes.
- Suitable vehicular access to be provided to the site from the existing highway network and be supported with emergency vehicle access if required.
- Minimise the impact on the existing homes situated immediately adjacent to the site boundary in terms of a loss of light, privacy, visual amenity and other areas of residential amenity.
- Minimise the impact of the development on existing residents including the detrimental impact on residential amenity and highway safety.

Housing Mix

- 5.2 Density should be not less than 30 dwellings per hectare in accordance with Policy LPD 33.
- 5.3 The requirement for affordable housing is 20% to reflect the policy requirement in this area in LDP Policy 36 and the Gedling Borough Affordable Housing SPD; affordable housing should be spread through the development.

Education

- 5.4 At the Local Planning Document site selection stage, the Education Authority raised no objection to the development of Site H3. There is a

need for additional capacity for both primary and secondary school places in the school catchment area. The responsibility to provide additional school places rests with Nottinghamshire County Council as local education authority. Gedling Borough Council is working with Nottinghamshire County Council to secure additional school places and financial contributions are being pursued from a number of developments across the catchment area through the mechanism of Section 106 and the Gedling Borough Community Infrastructure Levy. The applicant will be required to pay S106 contributions towards education in accordance with Nottinghamshire County Council's Developer Contributions Strategy 2018.

Transport and Access

- 5.5 A Transport Assessment and a Travel Plan are required. All development will be expected to promote sustainable methods of transport such as walking, cycling and public transport. Routes through the site should logically and directly connect different areas and land uses with each other. Linkages to existing facilities in the vicinity of the development are to be identified and improved.
- 5.6 The street layout and design should have appropriate regard to the Nottinghamshire Highway Design Guide ⁶ and Manual for Streets⁷.
- 5.7 Parking provision for the housing element of the development should be provided in line with the provisions of Policy LPD 57 and Gedling Borough's Parking Provision for Residential Developments SPD. On site parking should be provided with charging points for electrical vehicles as advised in the Gedling Borough Air Quality and Emissions Mitigation Guidance (2019).

Road Access and Circulation

- 5.8 The site will be served by two access roads. It is currently proposed that this is split between part of the site being accessed via Grange View Road and the other part being accessed via Green's Farm Lane, with a footpath link between.

⁶ Nottinghamshire Highways Design Guidance:

<http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

⁷ Manual for Streets:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf

Bus Services

- 5.9 The site is within the 400m catchment of bus stops that are served by the “L74” Robin Hood service. Arnold Lane bus stop is a further 300m away with a very regular service to the city centre. In this context, good connections for pedestrians will need to provide direct links through the new development and connect with existing pavements leading to Jessops Lane and Arnold Lane.

Walking

- 5.10 Walking will be encouraged through the provision of a comprehensive network of good quality footpaths that connect to existing neighbouring residential areas, bus stops and local facilities on Main Road and Arnold Lane.
- 5.11 Opportunities to fully integrate and connect to the wider Public Rights of Way network should be fully exploited.

Open Space

- 5.12 Open Space Provision is proposed to meet the requirements generated by Site H3, and to accord with the Borough Council’s Policy LPD 21 and Open Space Provisions for New Housing SPG (2001). (This requires 10% Public Open Space should be provided within the development, with 40% of that as sport/play provision and 60% as amenity open space landscaping to provide passive recreation for all ages as specified in the SPG (2001)).
- 5.13 Gedling Borough Council is able to advise on the type of open space facilities to be provided and early discussions with the relevant team is advised.

Health

- 5.14 Contributions towards primary health care services are likely to be required.

Flooding and Drainage

- 5.15 The gradient of the site and risk of surface water runoff will require SuDS features to be included. A robust flood risk appraisal will be required to inform suitable above ground surface water attenuation measures.

Amenity

- 5.16 The impact on the amenity of both new and existing residents is an important consideration. Policy LPD 32 sets out a comprehensive list of issues including, amongst others, overshadowing, overlooking and overbearing, noise, traffic, pollution and impact on amenity space potentially arising from the development. The table following Policy LPD 32 sets out how these issues will be assessed and the potential for mitigation. A Construction and Environmental Management Plan will be required to mitigate the environmental impacts of the construction phase (see below).

Construction and Environmental Management Plan (CEMP)

- 5.17 Gedling Borough Council requires Construction Environmental Management Plans (CEMP) for all major developments. The CEMP will need to be submitted to and approved by Gedling Borough Council prior to construction commencing on site. The CEMP should set out the developer's approach to environmental management throughout the construction phase with the primary aims of avoiding, minimising or mitigating any construction effects on the environment. Although not an exhaustive list, the following elements should be addressed in the CEMP:

- Noise, vibration, dust general discharges, traffic impact and waste management;
- Proposed routing of construction vehicles;
- Proposed access points for construction vehicles; loading and unloading of materials and plant;
- Storage of materials and plant and materials for use during construction;
- Limit the height of stock piling of materials;
- Measures to protect retained vegetation; and
- Hours of operation for work and delivery of materials.

6. DESIGN PRINCIPLES

Overarching Design Principles

- 6.1 The development and design principles in this plan have been identified as a result of a robust analysis of the site, policy context and feedback from stakeholders on key issues identified during this process.
- 6.2 Development proposals for the site should be guided by the Development Framework Plans (Appendix 2) that accompanies this text. Development should be designed on the basis of the key site constraints and opportunities identified in this document, including appropriate responses to the surrounding context, views of the ridgeline and the character of neighbouring existing development, following key principles including:
- Integrating development with the existing developed edge of Gedling Village;
 - Integrating green corridors and enabling links into the surrounding countryside; and
 - Ensuring streets and spaces are well-overlooked with active frontages and dual aspect buildings at corners to provide natural surveillance and reduce the opportunities for crime.

Quality

- 6.3 NPPF paragraph 128 emphasises that design quality should be considered throughout the evolution and assessment of development proposals. Paragraph 128 also states that applications which can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. The design and construction of development and the enhancement and creation of spaces should be of the highest quality when judged against relevant design policies such as ACS Policy 10: Design and Enhancing Local Identity and Policy LPD 35: Safe, Accessible and Inclusive Development alongside the development and design principles set out in this Development Brief.
- 6.4 The character of development in the immediate locality is dominated by several 'layers' of residential expansion using standard designs. Locally the most positive areas include older residential development within the centre of Gedling Village and the traditional farm houses dotted around.
- 6.5 The applicants are therefore encouraged to create designs that are able to convey a true sense of place, responding to its relationship with the rural edge and ridgeline adjacent. These key considerations have informed the Development Framework Plans (Appendix 2), with the integration of linked

green spaces and landscape features.

- 6.6 The applicants will be expected to include a mix of bespoke housing designs and adapt standard house types to create a character that is tailored to the site. Architecturally, the lack of a distinctive local style in neighbouring residential areas provides an opportunity to create a distinctive design, and in this context, contemporary designs are encouraged to create a development that is “of its time”. However, a more ‘vernacular’ style may be considered, if the applicants are able to demonstrate that it is distinctive and linked to a robust understanding of local character, based on examples of local character in nearby settlements.
- 6.7 However, the preferred approach must also be reflected successfully in the layout in terms of the composition of buildings in their scale, height and massing and the complementary treatment of streets, spaces and boundaries which can otherwise undermine the quality of residential environments, even where individual homes are well-designed.

Connectivity

- 6.8 The design of development on this north edge of Gedling Village should be fully integrated with existing development and the rural edge and fully exploit opportunities to maximise connectivity.
- 6.9 The street network should be designed to manage vehicular movement in a way that provides safe access, prevents through traffic and provides sufficient emergency access. This could be achieved by using a combination of vehicular streets and pedestrian connections to create permeable and legible blocks that manage vehicular traffic with an effective street hierarchy whilst promoting ease of movement for pedestrians. The design of pedestrian connections, which must be visible, attractive and well overlooked, is a key element.
- 6.10 Overall applicants are encouraged to design streets that promote place and are not dominated by highway engineering standards. Further guidance is offered by Manual for Streets and the Nottinghamshire Highways Design Guidance. Junctions of streets within the site should be highlighted through changes in surfacing on the carriageway and pavements. Shared surfacing is encouraged for tertiary sections of streets, or terminal sections of higher order streets.
- 6.11 Materials make a key contribution to the quality of the street scene, the wider public realm and have a major influence on the overall character of development. The applicants are therefore encouraged to use high quality materials to reflect the overall character sought in the development.

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- 6.12 Landscape treatments can have a positive impact on the character of streets. Therefore, the applicants will be encouraged to create landscape strategies that feature natural boundary treatments that integrate, retain and supplement where possible existing hedgerows and trees.

Car Parking

- 6.13 Car parking standards alongside advice on the design of car parking is provided in Policy LPD 57 and the Borough Council's Parking Provision for Residential Developments SPD. Further guidance on the design and integration of car parking is provided in the Nottinghamshire Highways Design Guidance and Manual for Streets.
- 6.14 The quality of provision of car parking is important as the quantity. A key role in the design of car parking is to create a flexible car parking layout and being able to design out opportunities for inappropriate car parking.
- 6.15 In providing for off-street car parking there are a number of off-street parking typologies, including some of which are more favorable than others in terms of place making:
- Dwellings with car parking to the front of dwellings should include where practical, measures to reduce the visual dominance of vehicles parked in front of houses;
 - Garages will not be counted as parking spaces unless they fulfill the required size criteria. Where they are provided, the applicants will be encouraged to create oversized garages that are capable of simultaneously accommodating a vehicle, cycle parking and miscellaneous storage; and
 - The use of rear car parking courts is not an acceptable solution as they are generally not well-utilised and pavement parking is encouraged where cars can be seen by owners.

Form, massing and layout

- 6.16 The form, massing and layout of development must be informed by site features, including landform and relationship with existing and new features to create a locally distinctive design response. Key design requirements for this site allocation include:
- The retention of hedgerows on the outer boundaries of the site adjacent to the open countryside;
 - The creation of attractive landscaped and tree lined gateways at the primary street entrances, framed with key buildings;

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- Development with a greater scale and massing to be focused on the primary streets, to create a good sense of enclosure and support legibility;
 - At the steeper parts, standard types that make the most of changes in levels and add interest to the overall design and character of the development will be encouraged; and
 - The creation of landmark buildings at prominent corners to reinforce a sense of place and support legibility.

Sustainable Design

- 6.17 Applicants are encouraged to consider the scope for the residential layout to maximise the potential for solar gain, through the orientation of dwellings, consideration of frontage widths and roof pitches. Applicants must consider adapting the size of window openings, even in standard house types to maximise solar gain. The applicants are also encouraged to consider the scope for off-street car parking to be served with electric vehicle charging infrastructure.

Landscaping

- 6.18 Applicants will be required to develop a landscape strategy to set out how submitted proposals will integrate existing landscape features where possible and create new features. Landscaping proposals must:
- Retain and improve the hedgerows on the north and west boundaries between the Local Wildlife Site and open countryside and the proposed development site. Applicants should consider the retention of other existing hedgerow features as boundary treatments of amenity features to retain the historical field boundary pattern; and
 - Integrate existing and new hedge and tree planting as boundary treatments on streets and adjacent to open spaces to create a soft street scene and attractive setting for new development and open spaces.

7 DELIVERY

Viability

- 7.1 The housing allocation for site H3 was tested as part of the Plan Wide Viability Assessment exercise undertaken in 2016 to support the preparation of the LPD. This assessment indicated that site H3 was viable and deliverable.

Bringing Forward Development

- 7.2 The deliverability of this site is dependent upon commencement of the GAR (main works have commenced with the expectation the road will be open in 2021) and therefore applicants should work with Gedling Borough Council to provide a timely delivery of this scheme. As with all sites allocated through the planning process, the speed and timing at which sites are brought forward is a choice for individual landowners and developers, and is ultimately outside the control of the Council as the local planning authority. However, through the SHLAA process the landowners have provided a realistic timetable for site delivery.
- 7.3 Gedling Borough Council and the developer will enter into a Section 106 Agreement to ensure appropriate contributions are made towards supporting services required as a result of the development as set out elsewhere in the document. The Section 106 will identify the necessary trigger points at which contributions should be paid so that the services required are put in place at the right time. Gedling Borough Council would encourage the developer to submit a “Heads of Terms” agreement as part of the planning application.

Phasing of the Delivery Programme

- 7.4 Whilst it is anticipated separate applications will be sought for the two parts of the site, it is acknowledged that the developer may choose to phase the development.

Appendix 1: Relevant policies in the Gedling Borough Local Plan

Relevant Policies of the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)

Policy A: Presumption in Favour of Sustainable Development;

Policy 2: The Spatial Strategy

Policy 3: The Green Belt

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Policy 12: Local Services and Healthy Lifestyles Policy

Policy 14: Managing Travel Demand

Policy 16: Green Infrastructure, Parks and Open Space

Policy 17: Biodiversity

Policy 18: Infrastructure

Policy 19: Developer Contributions

Relevant Policies of the Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD)

Policy LPD 4: Surface Water Management

Policy LPD 18: Protecting and Enhancing Biodiversity

Policy LPD 19: Landscape Character and Visual Impact

Policy LPD 20: Protection of Open Space

Policy LPD 21: Provision of New Open Space

Policy LPD 32: Amenity

Policy LPD 33: Residential Density

Policy LPD 35: Safe, Accessible and Inclusive Development

Policy LPD 36: Affordable Housing

Policy LPD 37: Housing Type, Size and Tenure

Policy LPD 42: Self Build and Custom Homes

Policy LPD 47: Local Labour Agreements

Policy LPD 57: Parking Standards

Policy LPD 58: Cycle Routes, Recreational Routes and Public Rights of Way

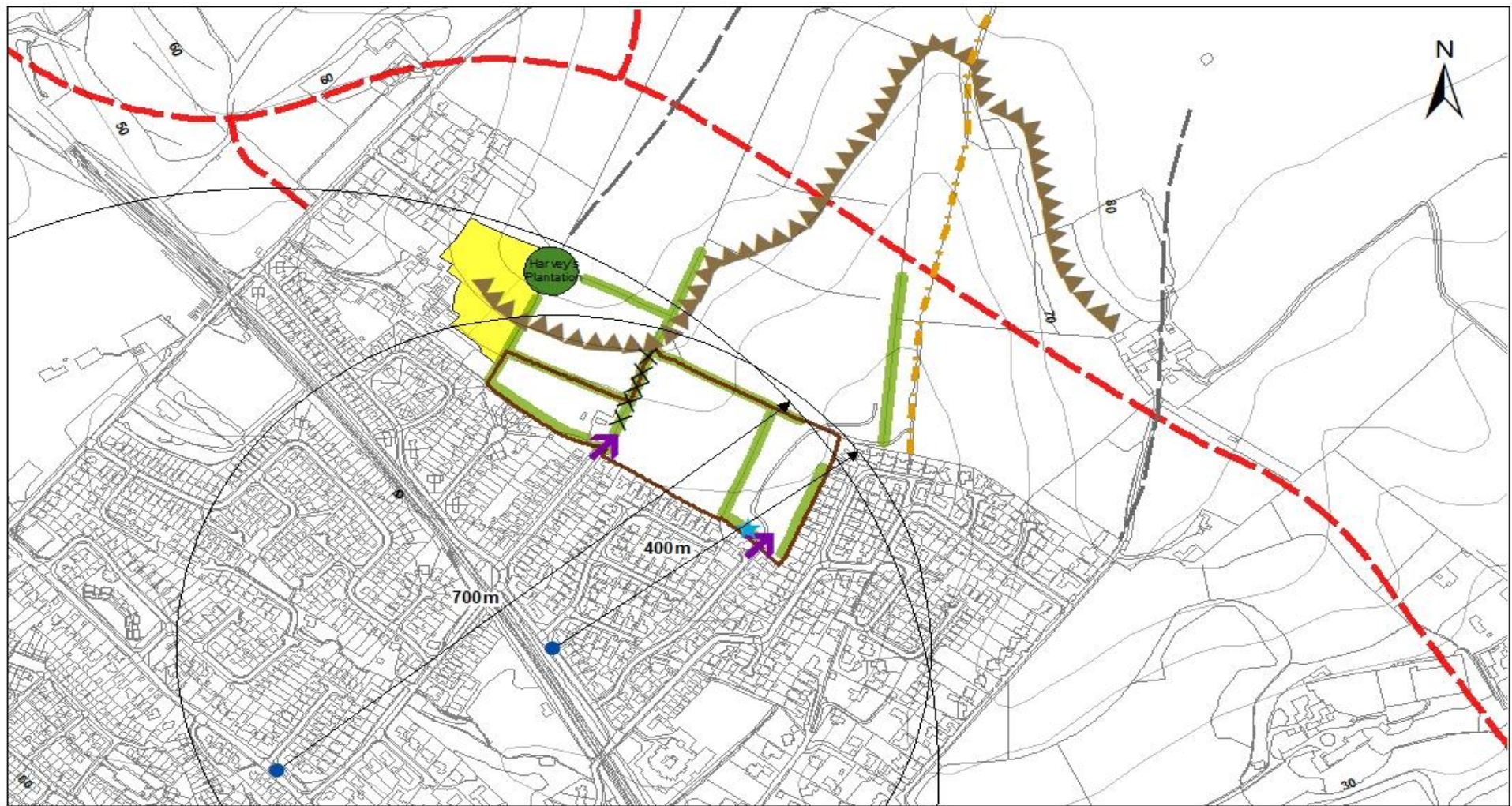
Policy LPD 61: Highway Safety

Policy LPD 62: Comprehensive Development

Policy LPD 63: Housing Distribution

Policy LPD 64: Housing Allocations - Urban Area and Edge of Hucknall

Appendix 2: Plans



Scale 1:5,600

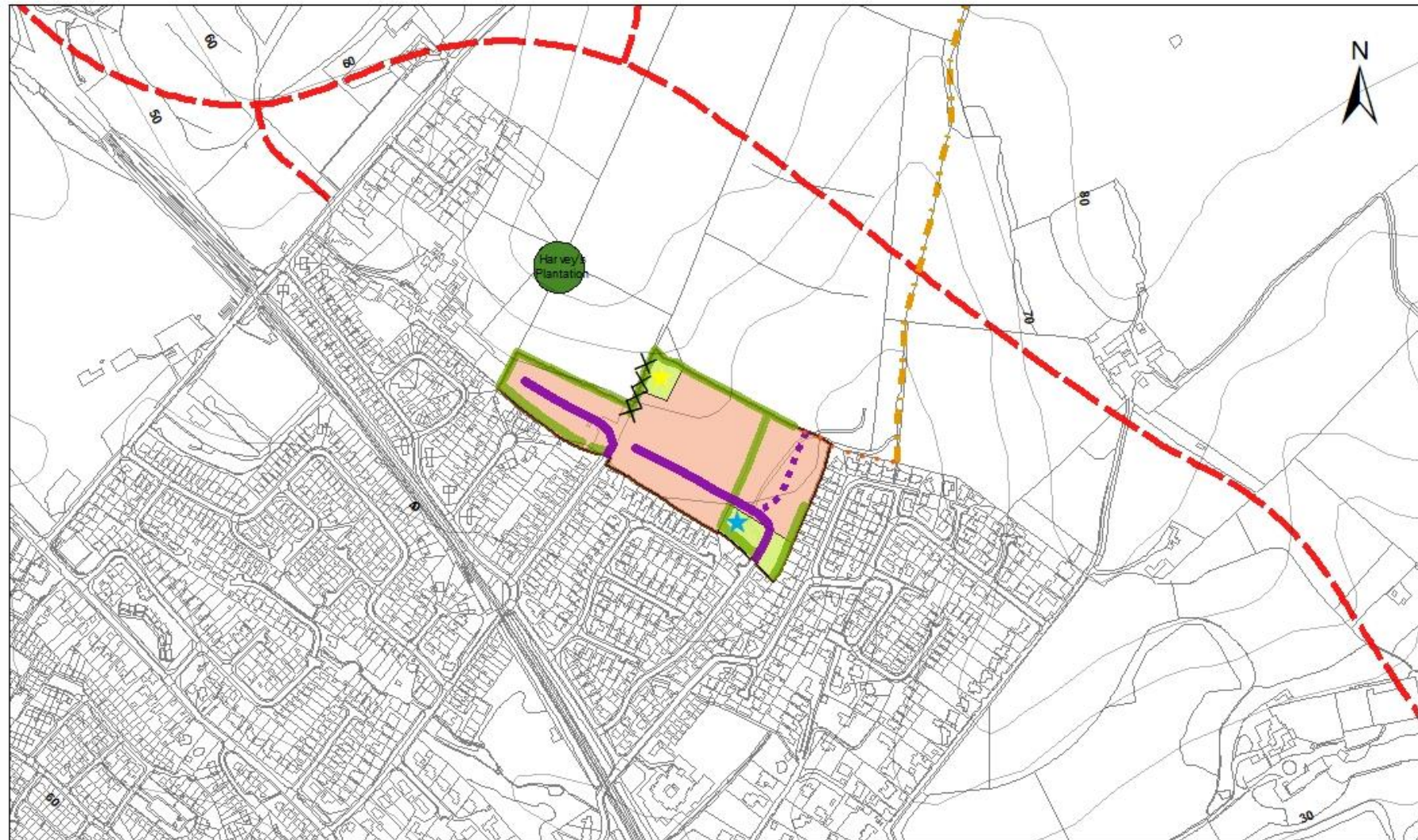


Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG6 8LU

**Figure 2:
Strategic Context**

- | | | |
|--------------------------------------|--------------------------------------|---------------------------------|
| Allocated Housing Site Boundary (H3) | Contours | Potential SUDS Location |
| Nature Conservation Area | Existing Public Footpaths/Bridleways | Local Wildlife Site |
| Potential Primary Access | Bus Stop | Existing Site Cutting |
| Ridge Lines | Gedling Access Road | Pedestrian Travel to Bus Routes |
| Steeply Sloping Landform | Mature Hedgerows | |

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**Figure 3:
Willow Farm General Arrangement
Drawing**



CMC Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG6 8LU

- Allocated Housing Site Boundary (HS)
- Residential Development
- Primary Route
- Secondary Route
- Gedling Access Road
- Potential SUDS
- Potential Open Space
- Potential Play Area
- Existing Site Cutting Utilised for Play Equipment
- Existing Mature Hedgerows Retained and Boostered for Screening
- Contours
- Potential Link to Existing Footpath
- Existing Public Footpaths/Brideways
- Nature Conservation Area

