



**Dark Lane, Calverton
Development Brief Supplementary Planning Document
July 2008**

Contents

1	Introduction	3
2	The Site	4
3	Planning Policy Context	9
4	The Development Scheme	11

Figures

1	Site Location Plan
2	Site Plan
3	Community Linkages
4	Site Features
5	Development Principles
5A	Access Road
6	Indicative Road Cross Sections

Annexes

A	Useful Contacts	21
B	Sustainability Appraisal	23
C	Monitoring and Implementation	39
D	Consultation Statement	40

1 INTRODUCTION

Purpose of the Brief

- 1.1 Paragraph 2.30 in the Gedling Borough Replacement Local Plan 2005 (RLP) states that the Borough Council will require the preparation of development briefs for all housing developments above 50 dwellings. The Council's revised Local Development Scheme (LDS) (March 2007) sets out the context of this document. The "Dark Lane, Calverton Development Brief" is identified as a Supplementary Planning Document in the LDS.
- 1.2 Dark Lane has been put forward as a housing allocation site under Policy H2 in the RLP. The site was agreed for housing development by an independent Inspector, appointed by the Secretary of State, who carried out the Public Inquiry into the Local Plan during 2003.
- 1.3 The development site is located on the south side of Main Street and close to the village centre (see Figure 02), extends to 2.2ha. Based on the density policy, set out in Policy H8 of the Draft Replacement Local Plan, the site should be designed to accommodate approximately 110 dwelling units.
- 1.4 The purpose of this Development Brief is to inform prospective developers and other interested parties on the planning issues relating to the site, and to communicate the Borough Council's planning and design requirements to which it will have regard when processing any planning application.
- 1.5 The Brief includes an analysis of the site and its surroundings, establishes the planning policy context, and describes the key features of the Development Scheme that will create a distinctive and sustainable development which accords with government policy for new housing.
- 1.6 The Brief also contains both a Sustainability Appraisal and a Consultation Statement. The former reports on the effects of the plan and the degree to which its implementation will achieve the social, economic and environmental objectives by which sustainable development can be defined. The latter describes the involvement of the community and organisations in the preparation of the Brief. Both documents are mandatory under the Planning and Compulsory Purchase Act 2004.
- 1.7 This Development Brief was open for public consultation as indicated above. Following consideration of the results of this exercise, the Brief was amended where appropriate and the results reported to the Borough Council Development Control Panel for information. It will then be passed to the Portfolio Holder for adoption on behalf of the Council. The brief will then be formally adopted as a Supplementary Planning Document (SPD) as part of the Local Development Framework for Gedling Borough.

1.8 It is important to point out that this document follows an earlier draft Brief, replacing an earlier one produced in February 2005. The second draft has been completed after the receipt on 25/8/05 of outline planning application 2005/0910 and has incorporated comments made by statutory consultees who have responded to it. The application also differs slightly from a proposal referred to in the earlier Brief and also in an earlier application (2005/0500), principally with regard to the alignment of the access from Main Street.

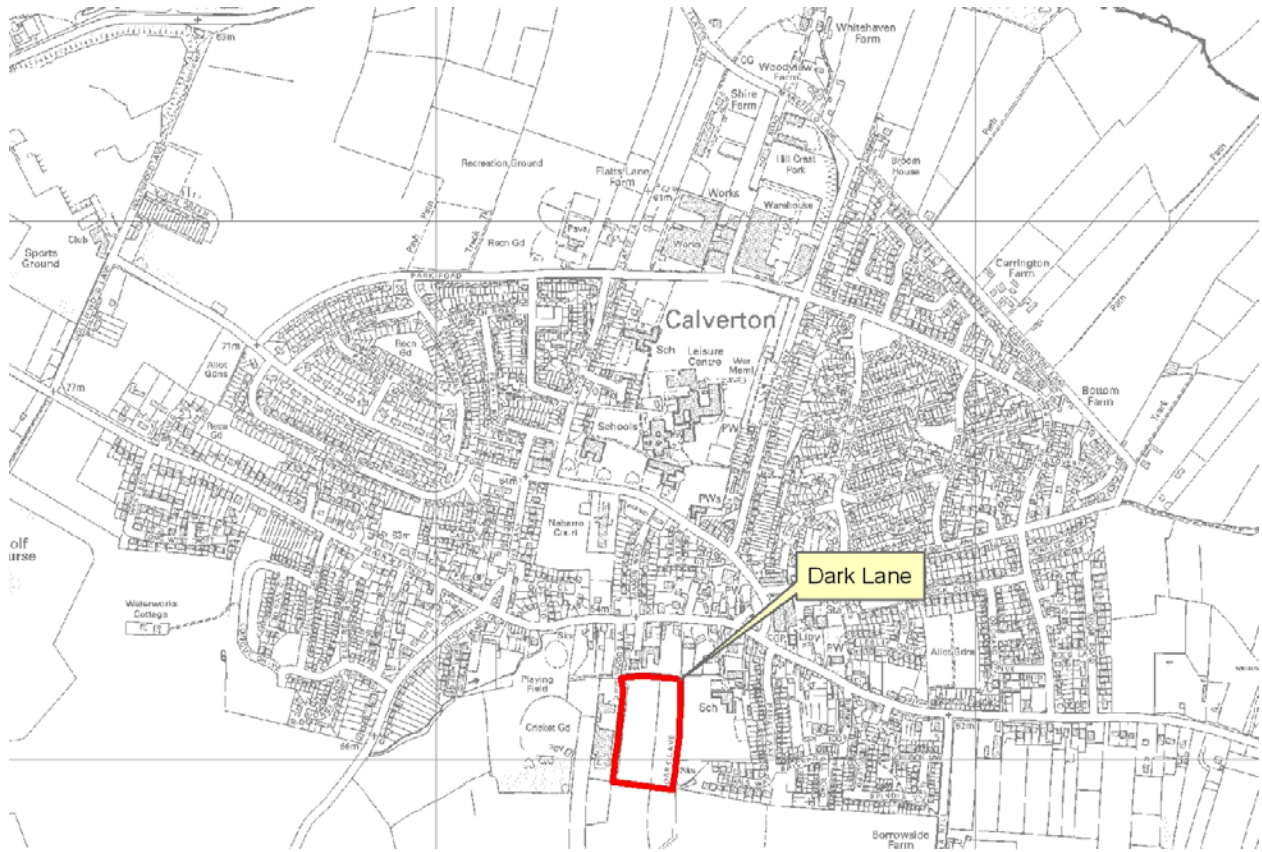


Figure 1: Site Location Plan

2 THE SITE

Site Description

2.1 The Dark Lane site is located on the south side of the village, off Main Street. It is surrounded by development on three sides: the site is adjoined by village housing to the north, a riding school to the west, and St Wilfrid’s Primary School to the east. To the south is farmland. A public footpath (No. 14) begins on Woods Lane before crossing the probable site access and up the eastern boundary of the site where it becomes Dark Lane. This is a well-used footpath providing a link between the village and open countryside beyond. Further public footpaths (Nos. 15 and 16) lead off Dark Lane toward Renals Way (see Figure 03).

2.2 Part of the site is currently under cultivation, whilst the remainder has been unused for several years. The site rises to the south towards a ridgeline, well beyond the development site, at Fox Wood. The main part of the site is a gently sloping rectangle

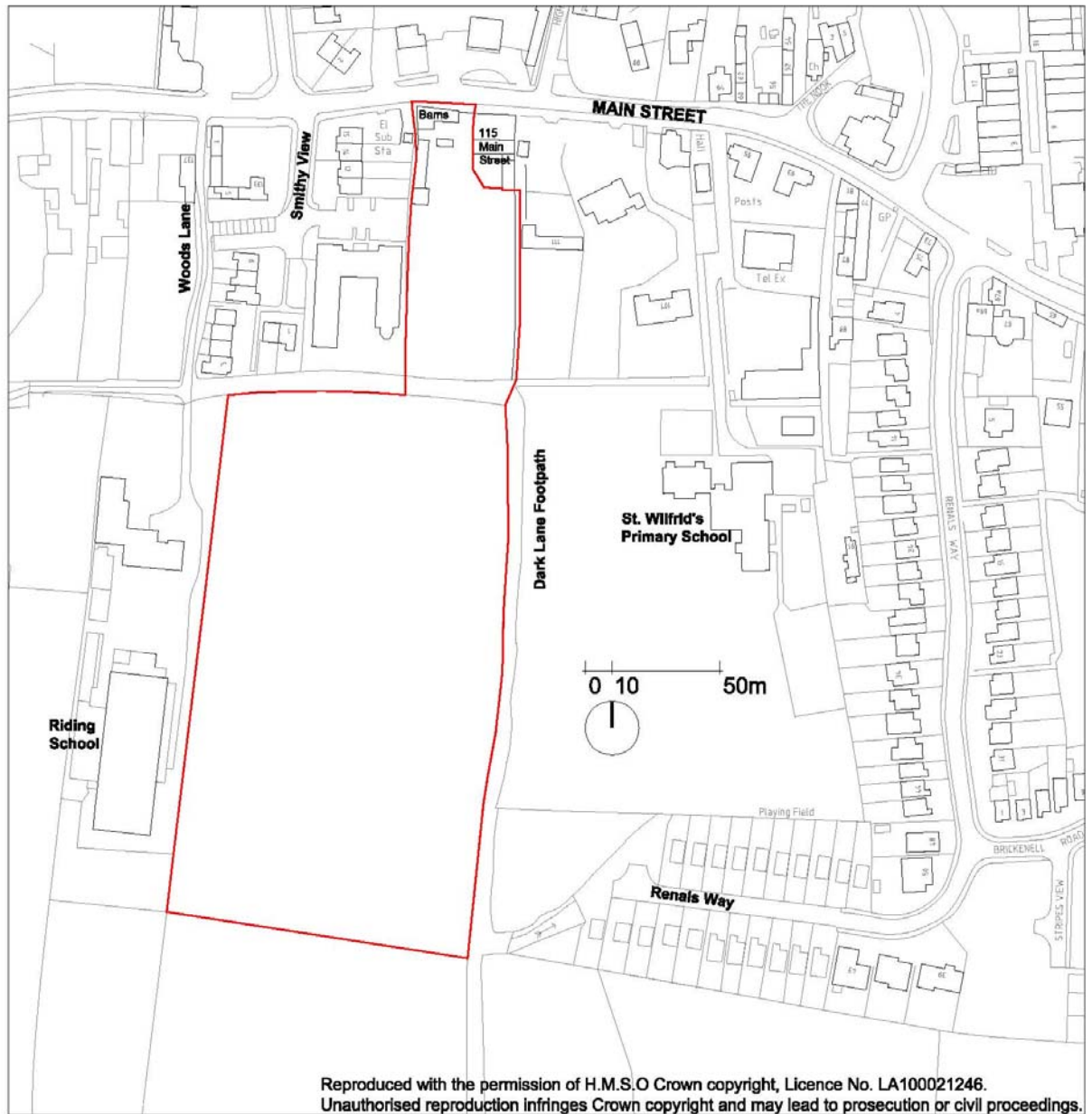


Figure 02: Site Plan

 Site Boundary

- measuring approximately 200 metres by 100 metres leading down to the future main access from Main Street, which forms part of the garden, orchard and 19th Century farm buildings of 115 Main Street.
- 2.3 The new housing will be within walking distance of Calverton village centre (between 300 metres and 500 metres distant) where there is a good range of shops and other village amenities, which include a library, places of worship, community centre, public houses and local social and welfare clubs.
 - 2.4 The new housing will also be easily accessible to public transport services that stop along Main Street, close to the proposed site entrance. Bus services include the

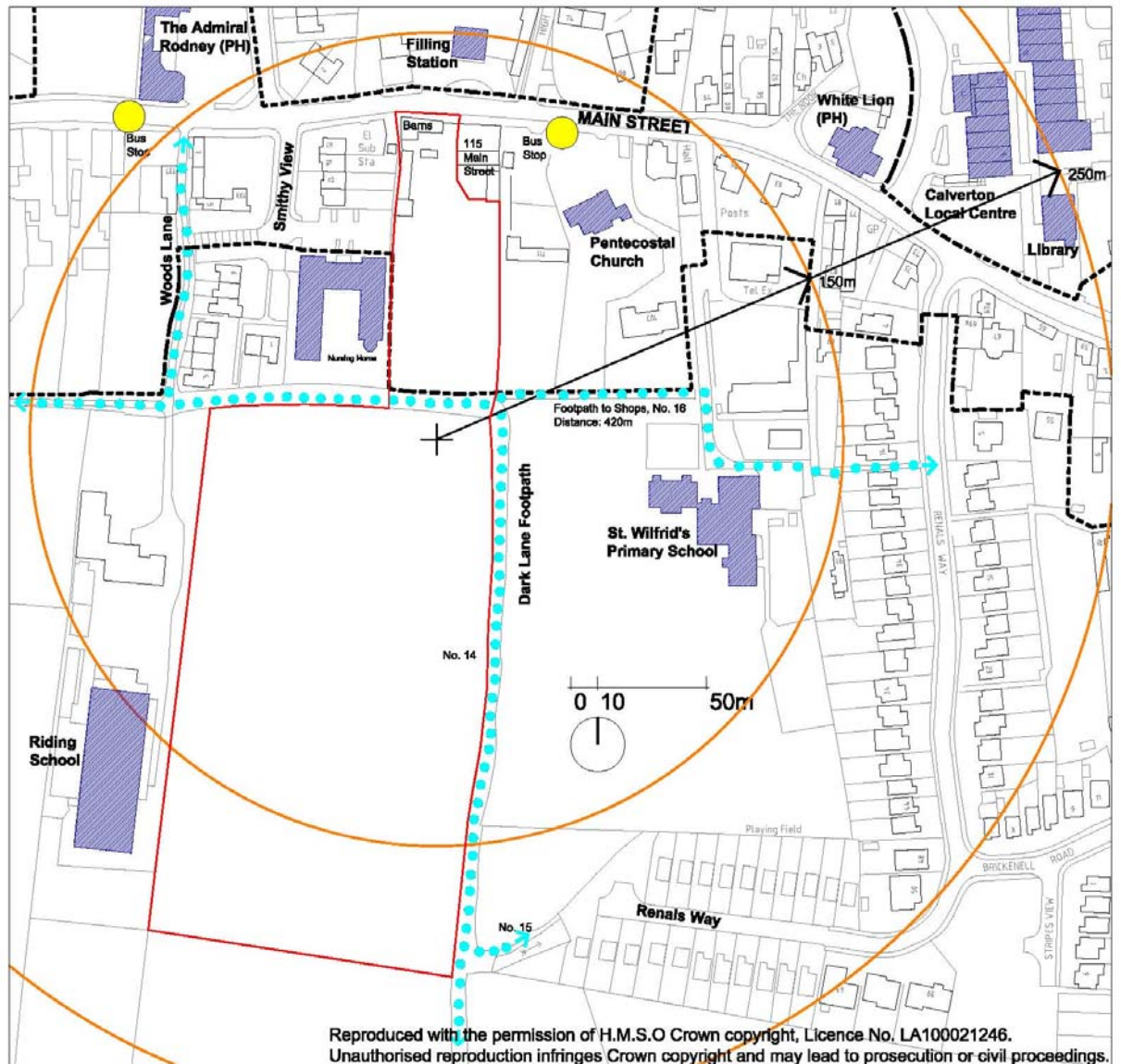
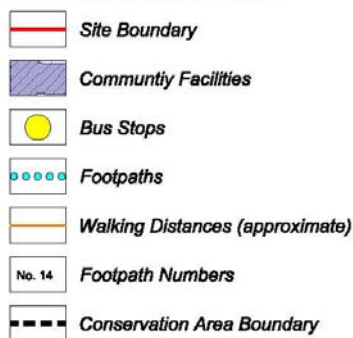


Figure 03: Community Linkages



Calverton Connection that operates at 10-15 minute intervals throughout the day between Calverton, Arnold and Nottingham City Centre.

Ecology and Landscape Features

2.5 The site itself is not known to contain any areas of ecological significance. However, there are areas of conservation interest close by, including the hedgerows that define

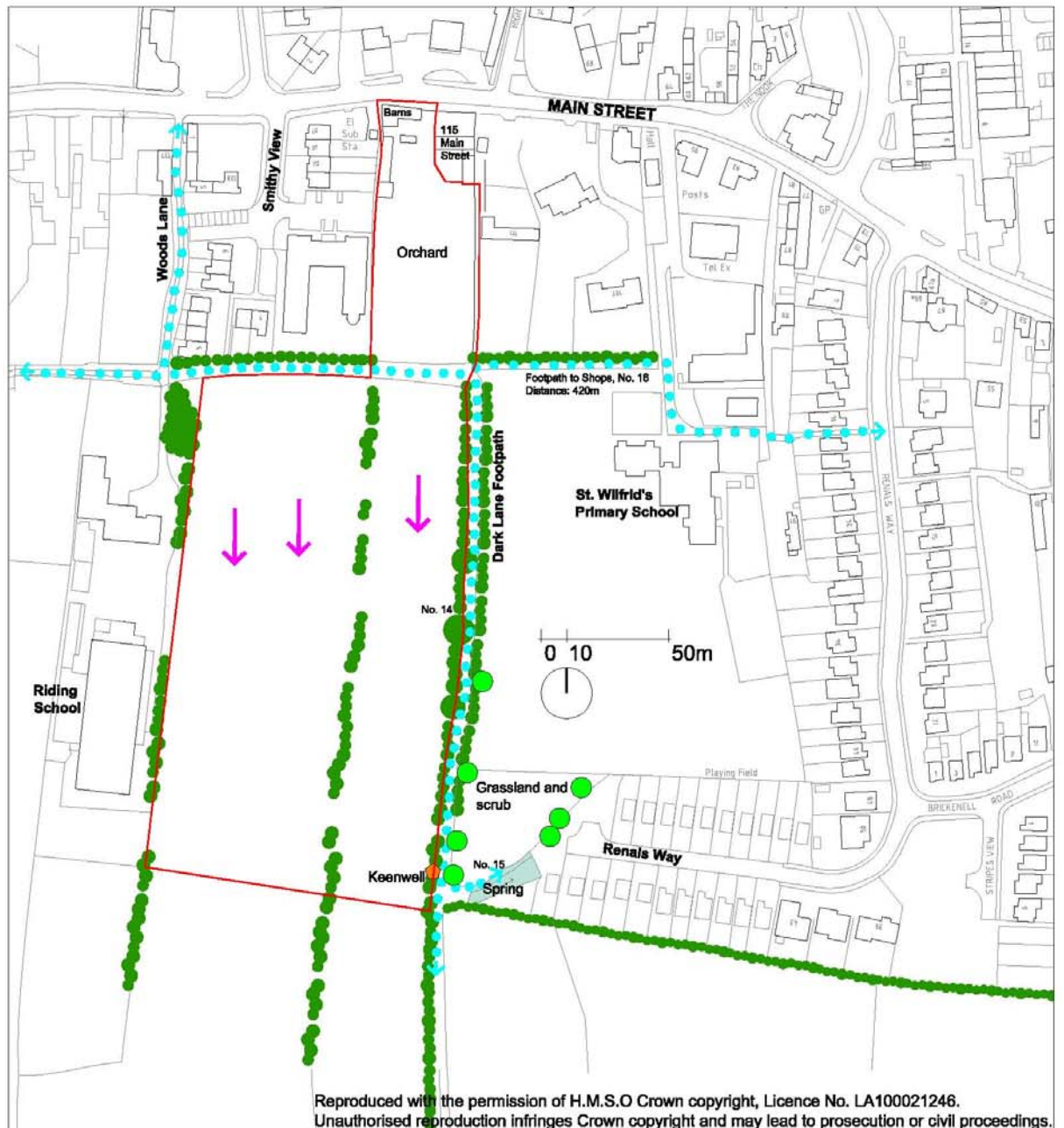


Figure 04: Site Features

-  Site Boundary
-  Footpaths
-  TPO Trees
-  Important Hedges
-  Gently Sloping Land (upwards to the south)
-  Keenwell (approximate position)

the site boundaries along the eastern and western sides. There is also a field boundary hedge running north to south through the middle of the site. All of these may be of some value as wildlife corridors, (both bats and badgers, for example, are thought to be present locally). Dark Lane in particular, as a medieval track-way, is of importance, most

notably where it broadens out into the grassland, scrub, marsh and woodland at the end of Renals Way. Here are some notable oak trees, and a spring that flows away to the north-east. There are also two SINCs (Sites of Importance for Nature Conservation): one is the horse pasture by the riding school, the other an area of woodland higher up Dark Lane.

- 2.6 Consultations with Nottinghamshire County Council's Archaeological Unit has resulted in written confirmation that "at present no archaeological constraints have been recorded in this area", though there have been Roman pottery finds nearby and there is also an Iron Age hill fort at Fox Wood. Keenwell, which is of local historical interest is also located just outside the site along Dark Lane. There is also the Conservation Area that lies off Main Street to the north of the site. Between the two are the farm buildings on the line of the access road. These have been deemed by English Heritage not to be of listed building status, but are of some local interest.

Planning Policy Designations

- 2.7 The site itself is not constrained by any planning policy designations. However, Calverton is categorised as an Inset Village in the Green Belt, and the southern boundary of the site adjoins the Nottingham Green Belt. It will be important that the design and layout of the development creates a strong and defensible Green Belt boundary which will endure and which protects the open character of the adjacent countryside from encroachment from development pressures in the longer term.

Land Ownership

- 2.8 Langridge Homes Limited own the development site and the access previously in the ownership of Miss J A Wiggett. Langridge Homes Limited also developed the Renals Way housing development and owns land between the end of Renals Way and the site boundary in the south-east corner of the site.

3 PLANNING POLICY CONTEXT

- 3.1 The development of Dark Lane, Calverton will be guided by national and regional planning policies, the Development Plan and other relevant policy guidance, strategies, design guidelines and technical reports. Details of those that are relevant and should be considered in the determination of any planning application are shown in the Sustainability Appraisal (Annex B). To avoid undue repetition, only details of how these policies relate to the development principles of Dark Lane will be discussed. They are incorporated into Chapter 4, as are comments from consultees over the withdrawn outline planning application (2005/0500) and the later outline application (2005/0910).
- 3.2 Dark Lane is allocated for development in the Gedling Borough Replacement Local Plan, adopted July 2005. It was proposed as an allocation in 2000, but not adopted in the First Deposit Draft, nor in the Revised Deposit Draft of 2002. The site was later put forward at the Local Plan Inquiry in 2003 by Langridge Homes Ltd and was supported as an allocation by the Inspector in his Report of 2004. Gedling Borough Council then allocated the site in the Statement of Decisions and Proposed Modifications of January 2005. Following a consultation period, the site appeared in Policy H2, “Distribution of Residential Development”, in the adopted Replacement Local Plan.
- 3.3 The decision to allocate the Dark Lane site for housing was comprehensively addressed throughout the Local Plan process (since 1997) against the then various strategic guidance and policy documents, in particular Planning Policy Statement (PPS) 1, on Delivering Sustainable Development, Planning Policy Guidance (PPG) 2 and Town and Country Planning (Green Belt) Direction January 2006 on Green Belts, PPS3 on Housing and PPG13 on Transport, Regional Spatial Strategy for the East Midlands (2005) and the then draft Nottinghamshire and Nottingham Joint Structure Plan (2005).
- 3.4 Due to the delay in finishing the Brief, new government and other guidance has emerged. These include the PPS1 Supplement on Planning and Climate Change (2007), the Draft East Midlands Regional Plan (2006), covering the period to 2026 and due for adoption 2008, and the adopted Joint Structure Plan (2006). Such documents are referred to in the text and where the guidance and its implications varies from that described in the earlier draft, then the text has been amended accordingly.
- 3.5 The July 2005 Replacement Local Plan policies were automatically saved for 3 years from the date of adoption. The Council applied to the Government Office for the East Midlands (GOEM) in December 2007 to save a list of submitted policies beyond the 3 year period and is still awaiting a decision from GOEM. Once this has been made, then those saved policies can be applied to the Dark Lane development.
- 3.6 The Brief is also subject to a Village Green Application, submitted by objectors to the development in July 2005. The application went to a Public Inquiry initially in June 2008,

and will be resumed in February 2009. The application site comprises the Dark Lane track and the land at the end of Renals Way. If successful, a village green will affect the legality of any development that takes place following the granting of planning permission and therefore the usefulness or otherwise of this document.

National and Regional Planning Guidance








3.7 Key themes running through national and regional planning guidance, which the housing development at Dark Lane can address are:

- Ensuring that sufficient housing is provided which is affordable having regard to local circumstances;
- Providing housing to a high standard of design and landscaping which will contribute to the integration of the scheme into the local environment;
- Ensuring that sufficient land is allocated for housing in the larger, more sustainable settlements where there is a good range of local services, including public transport, schools and shops;
- Ensuring that housing is provided in a way which facilitates access by non car modes to employment opportunities, shops and other facilities;
- Providing a mix of house types that appeals to all sections of the community;
- Enhancing community safety;
- Protecting and enhancing biodiversity, natural and cultural assets;
- Sustainable, low carbon building techniques and the use of renewable energy sources.

4 THE DEVELOPMENT SCHEME



Figure 05: Development Principles

-  Site Boundary
-  Development Areas
-  Retained TPO Trees
-  Retained Landscape
-  New Open Space
-  Footpaths
-  Shared Surface Access (home zone)

4.1 The key principles that should underpin the development proposals for Dark Lane are shown in Figure 05 and described below. (Relevant Replacement Local Plan policies

and other guidance are shown in brackets). The roads will not be laid down until the houses are constructed to prevent any use of the site as a racetrack. Similarly, the emergency access will not be built until the threshold of fifty houses, (at which point one is required), is reached.

- 4.2 The developer will be required to make financial contributions through section 106 agreements toward affordable housing, education, integrated transport, primary health care and off-site public open space. Further details of some of these are given in the sections below.

Density and Capacity (PPS3, RLP Policies H2, H8)

- 4.3 Because the site is under 400 metres walking distance from the Calverton Local Centre and public transport links, the net density within the development will be 50 dwellings per hectare. With a development area of 2.2 hectares, this gives a capacity of 110 dwellings.

Layout and Design (RSS8, RLP Policies ENV1, H15, H16, H17, H18)

- 4.4 The housing will comprise a mix of terraced, semi-detached and detached houses and flats of varying sizes. Houses will be built to the latest guidelines on energy efficiency and the need to create a safe living environment. The layout and design of buildings should ensure that people with mobility problems can access premises and dwellings in accordance with the latest Building Regulations. It is recommended that consideration be given to the provision of housing for the elderly or persons with mobility problems, on the northern part of the site nearest to Main Street and the village centre. All dwellings should consider the architecture and layout of rural Calverton (see “Conservation” below).
- 4.5 No buildings will exceed 3 storeys, with a preference for 2, given this is an edge of village location. Lower buildings will be to the south because of the slope and the setting of the hill fort. Any 3-storey dwellings should consider the local vernacular by having smaller windows on the third floor. They should be on lower ground to the north-west and be away from the access road and school and be adequately screened.
- 4.6 The road lay-out forms a loop in which two shared surface “Home Zones” connect the two arms in both the north-west and south-east. This will be single carriageway width, where walking and cycling are the priority users and cars are unable to travel faster than walking speed. The home zone should be landscaped (see Figure 06).
- 4.7 Part of the site, probably adjacent to Dark Lane, will be open space (see section below). East-west culs de sac set at right angles to Dark Lane and behind the open space and access road will reduce the impact of the development when viewed from it.

Conservation (PPG15, RLP Policies ENV13, ENV14, ENV15)

- 4.8 Under the Calverton Conservation Area Character Appraisal (CACCA) (GBC, February 2007) Burnor Pool and Labray Conservation Areas have been merged and their area extended to include the barns, orchard and site access at 115 Main Street. The boundary is shown in Figure 03. The access will be designed to retain, and where possible improve, as much of the barns, walls, and other features here indicative of rural Calverton as possible. Retention and maintenance of the orchard should be a condition of the application. The future use of the barns should be a matter for discussion with interested parties including the local community. There should be a guarantee of a future use by a given date to avoid damage, particularly as some of the buildings are wooden. The end product should reflect its position in a conservation area. All original brickwork should be recycled on site as a condition of development. A scheme is shown in Figure 05A.
- 4.9 The access should be designed using guidance contained in the Appraisal, from PPG15 “Planning and the Historic Environment”, the English Heritage document “Streets for All (East Midlands)” (2005) and the DCLG guidance “Manual for Streets” (2007). It should consider highway design from the perspective of Conservation Area enhancement as well as highway safety. Consideration should be given to reduced signage, heritage lighting, and sympathetic alternatives to tarmac for example.
- 4.10 Within the development, rural hard and soft landscaping should be used where possible, using characteristic shrubs and trees. The layout and design of the development should take note of the close proximity of the vernacular architecture of the Conservation Area and design accordingly. The relict old lanes with terraced rows of cottages, 3 storey 18th C houses and orchards off Main St. are indicative. Good design could enhance the historic cohesiveness of the village. Roads like Old Hall Close and Doveys Orchard are useful examples of roads using vernacular features.

Open Space (PPG17, RLP Policy R3)

- 4.11 The Borough Council will require that a minimum of 10% of the gross site area be provided as open space. Alternatively, a commuted sum may be negotiated to upgrade nearby existing off-site facilities, probably at the James Seely play area. There will be an area of open space most likely parallel to Dark Lane. This will have the effect of extending the width of Dark Lane and reducing the impact of the development on the rural nature of the path. It will be available to people outside the development and provide an alternative path to Dark Lane itself. The open space will be managed for wildlife where appropriate.
- 4.12 Discussions with the Borough’s Leisure Services Department indicate a need for both reduced off-site contributions and open space by Dark Lane. The final shape of the open space is to be determined in discussions at the application stage between the developer

and Borough Council officers. Figure 05 shows a narrow strip, but there are advantages in creating a wider central section as a meeting place and for informal recreation with the rest of the strip tapering off to north and south to retain the 10% figure. This will alter the straightness of the indicative road layout shown on the Figure 05.

- 4.13 Efforts will be made to ensure the open space is landscaped to avoid crime and disorder issues, road safety problems, and misuse as a dumping ground or similar. Overlooking will aid this. The open space will be linked to Dark Lane by three pathways in the north, centre and south in order to minimise damage to the hedgerow done by too porous an approach.

Prevention of Crime and Disorder (PPS1, PPS3, PPG13, PPG17)

- 4.14 Any new footpaths on the site should be kept to a minimum as increased permeability can lead to crime . Existing rights of way should be retained and both should be wide, straight, overlooked and designed with reference to the guidance below.
- 4.15 Reference to following documents, “Safer Places, the Planning System and Crime Prevention” (ODPM 2004), “By Design, Urban Design in the Planning System” (DCLG 2000) and the Association of Chief Police Officers’ (ACPO) document “Secured by Design: New Homes” (ACPO/CPI 2007) will be a condition of development. The developer should be aware of the possible negative effects of layout, design, car parking, footpaths, open space etc.
- 4.16 Play space should be designed using the ACPO guidance “Playing Areas”.

Affordable Housing (RLP Policy H18)

- 4.17 The Borough Council will require that the proportion of all new houses on the site developed for affordable housing will be governed by the latest policy. Affordable housing will be achieved through a mix of social rented and affordable ownership (intermediate) accommodation and guidance on criteria and implementation is given in GBCs Interim Planning Guidance “Affordable Housing” (2005, currently being revised). The Draft Regional Plan advises 30% affordable housing, in a 23% social rented/7% intermediate split, but this is subject to change and the latest figures should be used. Need will depend on local circumstances, the requirements of the wider community and the housing market. Details of provision will be negotiated between the developer and the Council.

Integrated Transport Measures (ITPS, T1, T2)

- 4.18 The Borough Council, in line with government policy, wishes to encourage alternative means of transport to the private car, including assistance to pedestrians and cyclists. Nottinghamshire County Council (NCC) and Nottingham City Council have produced an

Interim Transport Planning Statement (ITPS) entitled Integrated Transport Measures and Developers' Contributions. This document was adopted in May 2002. In recent consultations NCC have stated that the developer of the Dark Lane site will need to make a financial contribution via a section 106 agreement to NCC towards integrated transport measures along the Calverton Transport Corridor. The site already has proximity to bus services, including the "Calverton Connection", and the development should continue this and allow easy access via the existing footpaths and new site entrance in order to serve the bus stops on Main Street. The County Council has prepared a Planning Contributions Strategy in March 2007 that incorporates the guidance in the ITPS, and a revision has been published in June 2008.

Access (RLP Policies ENV13, ENV14, ENV15, Joint Structure Plan Policy 5/4)

- 4.19 The main access will be from Main Street. For reasons of highway safety and design, the County Council's preferred alignment, as shown in Figure 05A, is through what was the garden and orchard of 115 Main St. This will require the demolition of the main barn fronting the road and its reconstruction as a smaller building in the orchard. The side barns will be retained or relocated and surplus bricks recycled for use in walls and as a screen around the sub-station. The west wall of the orchard will be retained and strengthened with recycled bricks. Boundaries of the orchard to both west and east must be made secure to safeguard adjacent properties. The Main St frontage should be grass, edged with a kerb, to be in keeping with the Conservation Area. The access road should be lit throughout.
- 4.20 Emergency access will be from the end of Renals Way, (though there is an outstanding planning permission for four houses here) or Woods Lane. Both routes have been approved by the highways authority. The former would provide emergency access for Renals Way also, which has exceeded the 50 dwelling threshold at which one is required. Through traffic to the Dark Lane site will not be permitted, although provision should be made to enable emergency vehicles, pedestrians and cyclists to pass through the site. Consideration will also be given to making a condition at the application stage that the emergency access will not be built until the development is completed. There may need to be measures taken to control parking on Renals Way to ensure free passage of emergency vehicles along it. The alignment of an emergency access to Renals Way should be in a loop to the north toward the school boundary and avoid damaging any TPO oak trees there as far as possible. The surface should be of loose fill so as to be sympathetic to nearby footpaths and habitats and exert minimum impact on existing root systems. Any emergency access should be self-enforcing to avoid use as a rat-run. Woods Lane is already used by fire engines to serve the riding school and would only require minor strengthening or widening. Its surface and nature would remain sensitive to the Conservation Area.
- 4.21 NCC has indicated that it may be beneficial to provide a Puffin Crossing on Main Street as part of the development proposals, and this will need to be investigated further at the

detailed design stage. Contributions towards road safety improvements, including parking restrictions, in the vicinity of St Wilfrid’s School, will be pursued as part of a

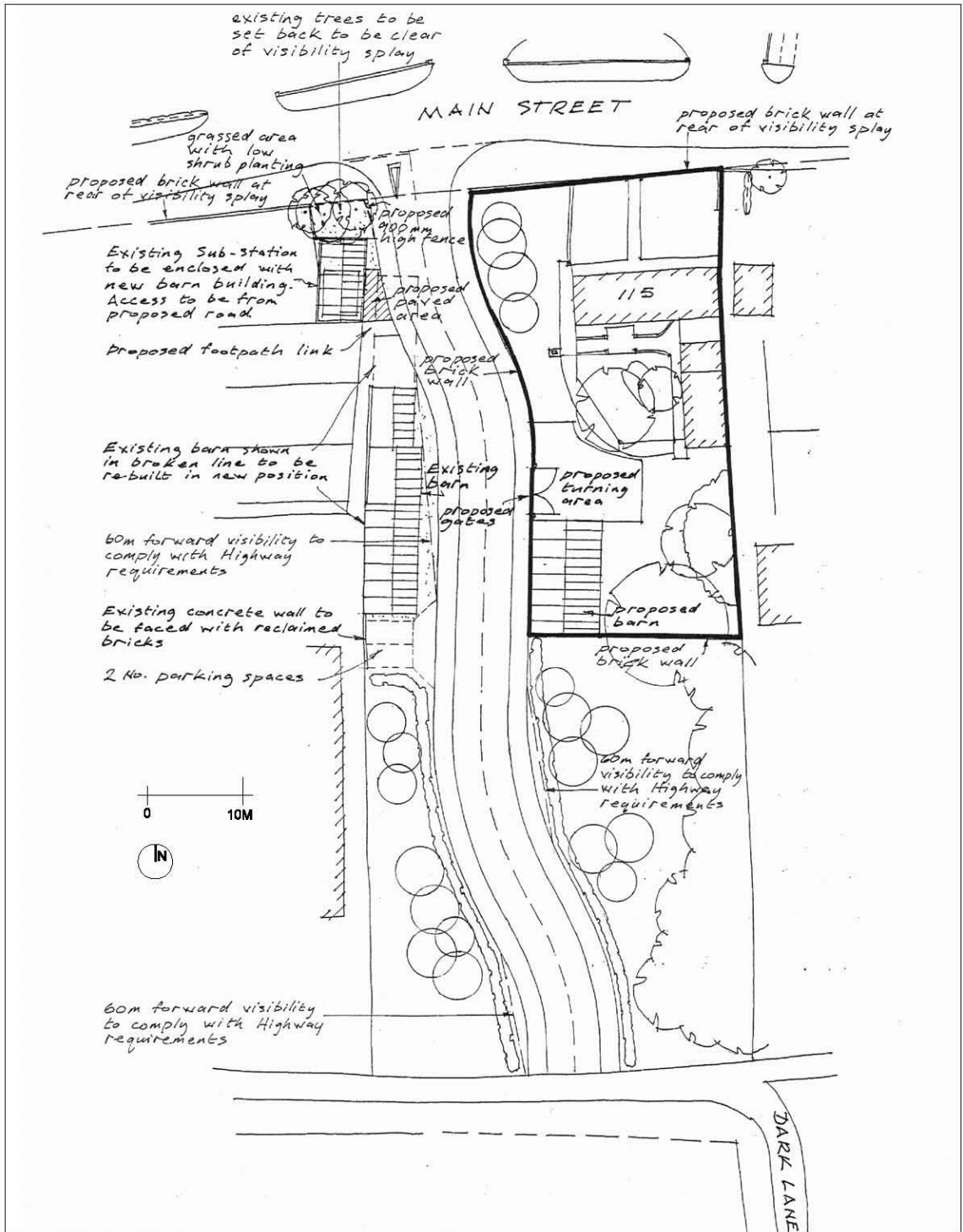


Figure 05A: Access Road

package of local transport improvement measures through a s106 agreement. These will include the provision of a pedestrian crossing on Main Street to access the village centre.

Public Rights of Way (RLP Policies T12, R9)

4.22 Footpath links will be provided between the site and the surrounding footway network, including the Dark Lane public right of way, (Footpath no. 14), which runs along the eastern boundary of the site. Direct and safe footway links will be created to the adjacent school as shown on Figure 03, and this footway will also link the site with the local facilities and the village centre. Existing public footpaths will be protected and remain in their present form and be maintained as green corridors except where crossing the access road and where used as an emergency access. Access to Dark Lane and other footpaths should be carefully landscaped and have barriers to control motorbike use. Any dual use with bikes etc will need careful separation.

Car Parking (RLP Policy T10, NCC Parking Provision for New Developments)

4.23 The development should avoid being dominated by roads and car parking and should accord with the car parking standards set out in the County Council's SPG on Parking Provision for New Developments (May 2004) (and shown in Appendix 5 of the RLP) that are based on an average of 1.5 spaces per dwelling for housing schemes over 100 dwellings. Lower standards apply to elderly or special needs housing (1 space per 2 dwellings is recommended) or where there is good access to public transport. A flexible and innovative approach to road layouts and standards will assist in achieving high standards of design.

Services Infrastructure (RLP Policies ENV40, ENV41)

4.24 Preliminary inquiries indicate that there should be no constraints to development having regard to the condition and capacity of most services infrastructure (electricity, gas, water, telecoms etc) serving the adjoining built up areas. There have been concerns about gas capacity, but this has been denied by National Grid.

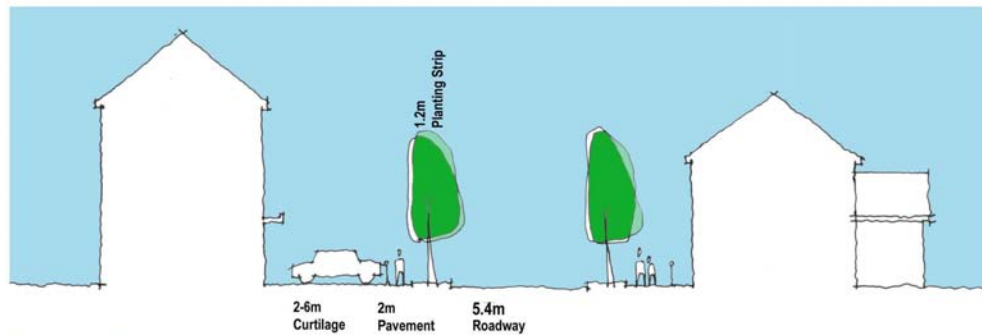
4.25 Given the flooding problems due to run-off and the capacity of the surface water and foul water sewers, the developer will need to liaise with Severn Trent Water and submit a complete drainage scheme for approval by Gedling Borough Council before development commences. The developer will also have to prepare a flood risk assessment. The development will need to limit surface water drainage, preferably through soakaways or discharge into local watercourses. However, the 600mm surface water sewer can accommodate extra surface water flows of up to 5 litres per second. Beyond that, attenuation will be required, and then modeling, to assess any spare capacity.

4.26 The Environment Agency have imposed a planning condition that drainage from parking areas and hardstandings initially passes through trapped gullies in order to reduce pollution and protect the major aquifer.

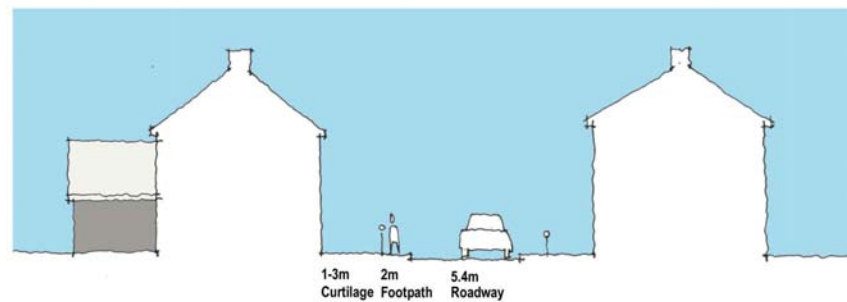
4.27 Sustainable Drainage Systems (SUDS) that increase rainfall percolation and utilize vegetated ponds and ditches to control run-off and reduce pollution, should be used

wherever possible. It is possible that an impermeable surface water storage facility will

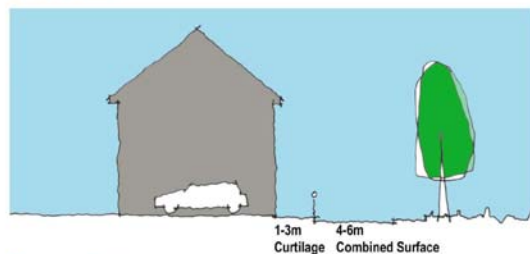
Dark Lane, Calverton
Development Brief



Distributor Roads



Cul-de-Sac



*Shared Surface
(for minimal number of dwellings)*

Figure 06: Indicative Road Cross Sections

be required. This should also have a habitat function. The layout of the development should optimize the effectiveness of SUDS.

- 4.28 As the site slopes to the north and the soil there is permeable sand, a SUDS basin/pond would be more suitably located on the lower ground in the access strip, but the developer will need to utilize a drainage engineer to determine whether there is sufficient space available to take one and how deep it would need to be. Safety issues will need to be properly addressed.

- 4.29 All statutory service undertakers will need to be approached to provide the location of existing services. Services will then need to be up-rated as appropriate, sufficient to serve the proposed development. Central Networks have provided guidance and plans of the local network and these have been forwarded to the developer. They will refuse any application unless it is incorporated into the development.

Landscape and Landform (PPG2, JSP 2.6, 2.7, RLP Policies ENV1, ENV2)

- 4.30 It is important that landscaping using native species and the retention and enhancement of existing landscape features is practised as much as possible. It should also be sympathetic to the location and surroundings, for example by emphasizing the north-south layout of nearby lanes and fields. This approach would be in accordance with guidelines contained in PPG2: Green Belts. It is intended to retain the existing topography of the site as far as possible, although it may be necessary to re-shape the contours to suit drainage, or remove any prominent features and to place compensatory fill in any depressions. In either case the overall outlook will be taken into consideration. All soil and bedrock will be kept on site.
- 4.31 The site rises to the south, and beyond it forms a ridge, which will visually hide the development from the wider landscape further south. Either a shelterbelt or hedgerow, both of native species, will be planted along the southern and western boundaries in order to soften the view from the ridge, provide a defensible boundary against future development and provide permanence to the Green Belt: *“establishing boundaries that will endure. Boundaries should be clearly defined, using readily recognisable features such as roads, streams, belts of trees or woodland edges where possible”* (PPG2, paragraphs 2.8 and 2.9). Any hedgerow forming a plot boundary should preferably be planted in conjunction with non-close board fencing to aid growth and reduce impact, yet provide security. In order to safeguard the setting of the Iron Age hill-fort at Fox Wood, the height and orientation of rooflines and landscaping details should be established at the application stage. The general setting of Calverton within its valley location should be respected.
- 4.32 The County Council’s Assistant Archaeological Officer has confirmed Roman and other finds have been made in the Calverton area, though not on the site, and seeks a condition of application that there will be a “scheme of treatment” for the site prior to development.
- 4.33 There is no evidence of any contamination on the site, but a contaminated land study should be undertaken by a consultant before development to avoid doubt when houses are bought and sold.
- 4.34 It is recognised that new development will bring about substantial changes to the character of the site altering it from semi-rural to predominantly urban. Additional mitigation measures to minimise impact should include;

- Retention and thickening of existing hedgerows with native shrub and tree species, creating subdivision of the development area and providing a landscape structure and network of open spaces.
- Retention and enhancement of the existing public footpaths, and their integration into a wider network of public routes and open spaces.
- Tree planting and landscaping within the site to improve its general ambience.
- The use of new, native, hedge and tree planting on the site boundaries, with open mesh fencing or chestnut paling where necessary, rather than close board wooden fencing, in order to create a green, open, more rural edge. This applies particularly next to public footpaths, open space, e.g for the road boundary adjacent to the expanded Dark Lane open space and along footpath no.14 at the northern edge of the site, and along the green belt boundary to the south and west.
- The creation of a combination of wildflower meadow, habitat strip and informal recreation area and the use of native tree and shrub planting to form the open space next to Dark Lane in order to reduce the impact on it.

Biodiversity (PPS9, RSS8 Policies 27, 28, RLP Policies ENV34, ENV35, ENV36, ENV38, ENV47, ENV48)

- 4.35 The development should address sustainability issues and improvements to, and retention of, biodiversity. Mention has been made of planting and thickening up hedgerows with native species appropriate to the locality (“Landscape Character Area Mid Nottinghamshire Farmlands”). Particular attention should be paid to the Dark Lane hedgerow. This can be linked in to the new open space. Biodiversity can also be improved through the use of SUDS, particularly ponds and ditches.
- 4.36 A habitat survey will be undertaken to assess the presence of anything of ecological value on the site. This should be conducted prior to landscaping using guidance from Natural England to include an ecological assessment and opportunities to contribute to biodiversity using the Nottinghamshire Biodiversity Action Plan. Part of the assessment will identify measures to safeguard the two nearby SINCs (5/334 and 2/367). This can be done by maintaining and improving wildlife linkages up Dark Lane and restricting the access of motorbikes. The survey is also to include the Dark Lane hedgerow to determine if it is protected under the Hedgerow Regulations 1997. There will also be conditions attached to the granting of planning permission to ensure that the existing hedgerows are safeguarded. It will be a condition of the application that any essential removal will take place after nesting time.

ANNEXES

ANNEXE A: USEFUL CONTACTS

It is not possible to name specific people in the contacts below, but efforts will be made to transfer enquiries to the person most suitable.

For General Planning Advice

Gedling Borough Council
Planning Policy or Development Control
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU
Tel 0115 9013901

For advice on Open Space and Recreation Provision

Gedling Borough Council
Leisure Services Department
Arnot Hill House
Arnot Hill Park
Arnold
Nottingham
NG5 6LU
Tel 0115 9013901

For Advice on Noise and Contamination

Gedling Borough Council
Environmental Protection
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU
Tel 0115 9013901

For advice on Strategic Planning, Transportation, Education and Archaeology

Nottinghamshire County Council
County Hall
West Bridgford
Nottingham
NG2 7QP
Tel 0115 9823823

For advice on Primary Health Care

Gedling Primary Care Trust
Byron Court
Brookfield Road

Arnold
Nottinghamshire
NG5 7ER
Tel 0115 9931441

For advice on Drainage

Gedling Borough Council
Direct Services Department
Jubilee House
Arnold
Nottingham
NG5 6LU
Tel 0115 9670067

For advice on Water Supply

Severn Trent Water
Leicester Water Centre
Gorse Hill
Anstey
Leicester
LE7 7GU
Tel 0116 2340340

For advice on Electricity

Central Networks Ltd
Pegasus Business Park
Herald Way
East Midlands Airport
Castle Donington
DE74 2TU
Tel 01332 393305

For advice on Gas

British Gas
Housing Department
Helmont House
Churchill Way
Cardiff
CF10 2NB
Tel 08459 555506

For Advice on Crime Prevention

Police Architectural Liaison Officer,
Nottinghamshire Police,
Sherwood Lodge,
Arnold,
Nottingham
NG5 8PP
Tel 0115 967 0999

ANNEXE B: SUSTAINABILITY APPRAISAL

SUSTAINABILITY APPRAISAL (SA) – In accordance with European Union Strategic Environmental Assessment (SEA) Directive 2001/42/EC

Introduction

- A1.1 The Planning and Compulsory Purchase Act 2004 requires all Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) forming the Local Development Framework, upon which preparation commenced after 21 July 2004, to be accompanied by a Sustainability Appraisal. In accordance with Environmental Assessment of Plans and Programmes Regulations 2004 (“the Regulations”), this Sustainability Appraisal should incorporate the requirements of SEA Directive 2001/42/EC.
- A1.2 Much government guidance about applying Directive 2001/42/EC has been prepared over the past few years, in particular “The Practical Guide to the Strategic Environmental Assessment Directive: ODPM September 2005 and “Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (ODPM, November 2005). This latter document provides a broad, comprehensive indicative list of possible Sustainability Appraisal (SA) objectives and indicators; which has been used to form the basis for the objectives and indicators included in this Appraisal document. There has also been an Interim Advice Note on Sustainability Appraisal in April 2005 and Sustainability Appraisal Guidance in October 2005.

Context and Baseline

- A1.3 The Regulations require the establishment of the context and appropriate baseline data for this SA document, while avoiding unnecessary and irrelevant considerations:-
- Key baseline detail – site allocated for housing development in the Gedling Borough Replacement Local Plan (RLP) adopted 12th July 2005;
 - Purpose of document – tool to assist developers and the Borough Council in the submission and determination respectively of planning applications.
- The site has been allocated for housing development (to provide for a minimum of 110 dwellings) under policy H2 Distribution of Residential Development in the RLP. As such, therefore, its sustainability and suitability for development has been considered throughout the RLP process since 1997 (see Technical Paper 3 (Revised), Environmental and Sustainability Appraisal (January 2005)). The principle of development now established, this SA document therefore assesses how effective design and integration of the development can mitigate against potential impacts of the proposed development, as far as possible fulfilling the environmental and sustainability objectives identified.
- A1.4 Paragraph 2.30 in the RLP states that the Borough Council will require the preparation of development briefs for all housing developments above 50 dwellings.

Replacement Local Plan

A1.5 The adopted RLP contains a broad range of policies that will need to be considered in the determination of any planning application for the development of the Dark Lane site. Certain policies are underpinned and further supported through “saved” Interim Planning Guidance (IPG) documents; these will eventually all be superseded by SPDs. Full details of relevant RLP policies and (where applicable) Interim Planning Guidance are outlined below:-

Policy	Title/ Description	Supporting IPG/ SPD
ENV1	Development Criteria – including key design criteria and considerations	
ENV2	Landscaping – requirements for new developments	
ENV3	Development on Contaminated Land – considers development on contaminated land or where there is a risk of contamination	
ENV6	Energy Efficiency – design criteria for new developments	Sustainable Developer Guide for Nottinghamshire, July 2004
ENV23	Archaeological Sites of National Importance – protection of remains and settings	
ENV24	Other Sites of Archaeological Importance – protection of significant archaeological remains if present on site	
ENV32	Protection of the Ridgelines/ Urban Fringe – setting of development	
ENV33	Agricultural Land – development involving the loss of the best and most versatile land	
ENV34	Habitat Protection and Enhancement – conservation, opportunities to create new habitats	
ENV38	Protected Species – under Wildlife and Countryside Act 1981	
ENV39	Landscape Features of Importance for Nature Conservation – protection	
ENV41	Flooding – risk reduction	
ENV42	Aquifer Protection – contamination of ground waters	
ENV43	Greenwood Community Forest – secure tree planting with developments	
ENV47	Tree Preservation Orders – retain trees unless damaged or unavoidable	
ENV48	Hedgerow Protection – protection of important hedgerows	

H2	Distribution of Residential Development – 110 dwellings housing allocation at Dark Lane	
H8	Residential Density – 50 dwellings per hectare	
H15	Comprehensive Development – with respect to allocated sites	
H16	Design of Residential Development – key design criteria and considerations	
H17	Visitability – accessibility for people with mobility problems	
H18	Affordable Housing – thresholds	Interim planning guidance – Affordable housing – Adopted 7 April 2005
T1	New Developments – Developer Contributions	Integrated Transport Measures and Developers’ Contributions – Interim Transport Planning Statement (ITPS), adopted May 2002. The ITPS has now been incorporated by the County Council into the Planning Contributions Strategy, which was adopted by the County Council in March 2007.
T2	New Developments – Sustainable Transport	Integrated Transport Measures and Developers’ Contributions – Interim Transport Planning Statement (ITPS), adopted May 2002. The ITPS has now been incorporated by the County Council into the Planning Contributions Strategy, which was adopted by the County Council in March 2007.
T7	Pedestrian Movement	Integrated Transport Measures and Developers’ Contributions – Interim Transport Planning Statement (ITPS), adopted May 2002. The ITPS has now been incorporated by the County Council into the Planning Contributions Strategy, which was adopted by the County Council in March 2007.
T10	Highway Design and Parking Guidelines	Integrated Transport Measures and Developers’ Contributions – Interim Transport Planning Statement (ITPS), adopted May 2002; The ITPS has now been incorporated by the County Council into the Planning Contributions Strategy, which was adopted by the County Council in March 2007; Parking Provision for New Developments, adopted May 2004.
C2	Community Facilities for New Development – developer contributions etc	Integrated Transport Measures and Developers’ Contributions – Interim Transport Planning Statement (ITPS), adopted May 2002. The ITPS has now

		been incorporated by the County Council into the Planning Contributions Strategy, which was adopted by the County Council in March 2007.
R3	Provision of Open Space with New Residential Development	New Housing Development – Supplementary Planning Guidance for Open Space Provision – November 2001; Recreational Open Space Strategy 2004 –2009; Nottinghamshire Playing Pitch Assessment, Strategy and Action Plan 2003; Children’s Play Area Strategy 2003.

Nottinghamshire and Nottingham Joint Structure Plan (February 2006)

A1.6 Policies in the Joint Structure Plans provide the strategic base that underpins and supports the RLP policies. The various policies in this plan needs to be considered in the determination of any planning application on the Dark Lane site:-

Chapter/ Section	Joint Structure Plan policy ref.	Details of policies
Strategy	1/1, 1/2, 1/3	Sustainable development, Green Belt review, planning obligations
Environment/ Natural Resources	2/1, 2/5, 2/6, 2/7, 2/9, 2/10, 2/11, 2/15 2/16, 2/19,	Sustaining biodiversity, protected species, nature conservation sites, wildlife habitat creation, protection of agricultural land, development in the countryside, archaeological sites, energy efficiency, flood risk reduction and incorporating sustainable drainage systems, waste management.
Housing	3/6	Affordable housing, density of housing development, new housing development in rural areas.
Transport/ Movement	5/4, 5/7	Measures to assist non-car users, parking provision.
Recreation	6/2, 6/3	Public open space provision, development affecting public rights of way
Energy	1/1	Energy efficient layouts

Regional Spatial Strategies and National Policies and Guidance

A1.7 The Regional Spatial Strategy for the East Midlands (RSS8) (March 2005) provides a long-term vision for the county up to 2021. A replacement Draft Regional Plan covering the period to 2026 went to public inquiry in 2007. Similarly, at a national level, Planning Policy Guidance notes (PPGs) are currently being systematically replaced by statutory Planning Policy Statements (PPSs). Key documents forming baseline considerations in any development scheme for the Dark Lane site are listed below:-

RPG/ RSS PPG/ PPS	Title	Date
RSS8	Regional Spatial Strategy for the East Midlands	3/2005
PPS1	Delivering Sustainable Development	2/2005
PPS1 Supplement	Planning and Climate Change	12/2007
PPS3	Housing	11/2006
PPS9	Biodiversity and Geological Conservation	8/2005
PPG13	Transport	3/2001
PPG15	Planning and the Historic Environment	9/1994
PPG16	Archaeology and Planning	11/1990
PPG17	Planning for Open Space, Sport and Recreation	7/2002
PPS22	Renewable Energy	8/2004
PPS23	Planning and Pollution Control	10/2004
PPS25	Development and Flood Risk	12/2006

Sustainability Objectives

A1.8 The RLP policies have all been prepared and examined using the “Environmental and Sustainability Appraisal” (E & SA) undertaken throughout the Local Plan process and as such have had their environmental and sustainability credentials tested within that context. It is worth noting that with the new LDF system, sustainability appraisals are developed using a framework used for the appraisal of the Core Strategy and this results in objectives slightly different to those listed below.

A1.9 However, for consistency, the “Environmental Stock Criteria” used through the E & SA form the basis of the sustainability objectives identified under the following three principal headings:-

- Global Sustainability;
- Natural Resources;
- Local Environmental Quality

and additionally:-

- Population and Health, using criteria from the consultation paper “Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (ODPM 2004).

A1.10 The objectives are further developed through reference to the “Sustainable Developer Guide for Nottinghamshire” (July 2004), which should ensure that this Appraisal is both as comprehensive and far-reaching as possible, while incorporating the requirements of the SEA Directive. It should show how effective the content of the brief is in mitigating the potential impacts of the development as well as trying to satisfy the 14 objectives identified below.

SUSTAINABILITY OBJECTIVE AND GENERAL CRITERIA	INDICATORS OF POSITIVE IMPACT
Global Sustainability	

<ul style="list-style-type: none"> Primarily concerned with atmospheric and climatic stability and with the conservation of biodiversity. 		
1	Transport Energy Efficiency: Trips	<ul style="list-style-type: none"> reducing trip length reducing the number of motorised trips
2	Transport Energy Efficiency: Modes	<ul style="list-style-type: none"> increasing public transport share increasing attraction of walking and cycling improved integration between modes
3	Built Environment Energy: Efficiency	<ul style="list-style-type: none"> reducing heat loss from buildings (energy need) reducing 'embodied' (used in construction) energy reducing waste from new developments
4	Renewable Energy Potential	<ul style="list-style-type: none"> safeguarding wind, water, wave and biomass potential increasing direct solar gain
5	Rate of CO ₂ Fixing	<ul style="list-style-type: none"> increasing tree cover especially broad leaved woodland
6	Habitats and biodiversity	<ul style="list-style-type: none"> increasing general wildlife potential safeguarding designated sites (eg SSSIs, SINCs) safeguarding protected species creating LBAP priority habitats
<p>Natural Resources</p> <ul style="list-style-type: none"> Husbanding of natural resources concerned with appropriate use and, where necessary, appropriate protection of our resources of air water, the land and its minerals. 		
7	Air Quality	<ul style="list-style-type: none"> reducing levels of pollutants
8	Water Conservation & Quality	<ul style="list-style-type: none"> reducing water usage maintaining river levels safeguarding water supply purity maintaining quality and quantity of ground water
9	Land & Soil Quality	<ul style="list-style-type: none"> safeguarding soil quality and soil retention reducing contamination/ dereliction safeguarding good quality agricultural land
10	Minerals and Materials Conservation	<ul style="list-style-type: none"> reduce consumption of fossil fuels and minerals increase reuse/recycling of materials
<p>Local Environmental Quality</p> <ul style="list-style-type: none"> Conservation of local environmental quality concerned with the protection and enhancement (and sometimes retrieval) of local environmental features and systems ranging from landscape and open land to cultural heritage). 		
11	Landscape & Open Land	<ul style="list-style-type: none"> enhancing designated areas (e.g national parks) enhancing general landscape quality retaining countryside/open land
12	Cultural Heritage	<ul style="list-style-type: none"> safeguarding listed buildings and Conservation Areas safeguarding archaeological and architectural value
13	Public Access to Open	<ul style="list-style-type: none"> increasing/maintaining quality and availability in

	Space	<p>urban and rural areas</p> <ul style="list-style-type: none"> • contribution to Accessible Natural Green Space Targets • designation of open space as Local Nature Reserves.
14	Building Quality	<ul style="list-style-type: none"> • maintaining/improving the maintenance and continuous renewal of buildings
<p>Population and Health</p> <ul style="list-style-type: none"> • General well-being of communities. 		
15	Urban Environment 'Liveability'	<ul style="list-style-type: none"> • enhancing townscape quality • reducing antisocial behaviour/ fear of crime • improving aural and olfactory environment
16	Health	<ul style="list-style-type: none"> • increasing provision of recreational open space • reducing impact of pollution, particularly during construction • Improving health of population overall
17	Community	<ul style="list-style-type: none"> • increasing levels of community engagement through planning • reducing poverty and social exclusion • improving education and skills • increasing accessibility to facilities for all
18	Housing	<ul style="list-style-type: none"> • providing affordable housing for all • providing good quality housing
19	Employment and Economy	<ul style="list-style-type: none"> • increasing productivity • increasing peoples' disposable income • ensuring productive and rewarding employment opportunities for all • reducing unemployment

Developing Options

A1.11 Due to the allocation of this site for housing through a rigorous Local Plan process, in reality there is no scope to consider alternatives to the development of this site for housing. However, possible alternatives may be considered through the appraisal process in terms of the design and layout of the Dark Lane development, for example:-

Open Space Format- The open space will be either a habitat strip parallel to Dark Lane or a widened amenity open space, probably tapering to north and south. There will be some off site provision.

Emergency Access- Woods Lane instead of Renals Way? This may require the slight widening of Woods Lane and changes to the new road layout, but prevent habitat damage around Keenwell. There is scope for different surfaces and alignment in relation to the TPO oaks at the end of Renals Way.

Open Space Location- Strip not by Dark Lane? A central strip would provide open space in the middle of the development; a western one would form a strong landscape boundary by the riding school. Both would bring houses closer to Dark Lane.

Layout- Of roads and houses? Many issues, from solar panels to crime. Solid lines of houses on the boundaries can be viewed as a statement against future Green Belt encroachment whereas rows of culs de sac allow for landscaping.

A1.12 In general terms, decisions about these matters will be taken based upon advice received from the relevant consultees. As such, therefore, appropriate options will be considered according to the advice received.

Appraising Effects of Brief

A1.13 There are several effects of the development that are brought out in the brief and shown in detail in the following section.

- There will be extra housing and affordable housing to meet local need.
- Continued green belt protection and extensive landscaping with native species to respect the rural edge.
- Opportunities for sustainable design and renewable energy provision to reduce the impact on climate change.
- Reducing the impact of the development on the Conservation Area setting through design that considers the local vernacular.
- Careful alignment and surfacing of the access and emergency access to minimise disturbance to the habitat around Keenwell and the orchard and barns at 115 Main St.
- Use of sustainable drainage systems to restrict flooding from site run-off and overburdening of sewers.
- Careful siting of higher buildings to the north to respect views in and out from the Fox Wood escarpment.
- Sympathetic street alignment, landscaping and open space location to retain the enclosed, rural nature of the Dark Lane path.
- Proximity to local shops and bus route has sustainability and health benefits.

Appraising the Effects of the Brief

Key

- +ve** Beneficial impact
- /** Neutral impact
- ?** Uncertain impact
- ve** Adverse impact

	Sustainability Criteria	Type of impact	Assessment of Likely Impact and (•) examples of how to measure it	Relevant Policies and Mitigation/ Enhancement Tools
	Global Sustainability			
1	Transport Energy Efficiency: Trips	?	<p>In the short term (during construction), more traffic will be generated through the development process. It is expected that most people will commute to work from the new development. This will lead to more car and public transport journeys on the Calverton Transport Corridor.</p> <ul style="list-style-type: none"> • Monitor construction traffic to site. • Longer-term trends in traffic flows resulting from the development will be considered in a Transport Assessment. 	<p>RLP Policies T1, T10 and Integrated Transport Planning Statement, Integrated Transport Measures and Developer Contributions (May 2002). The ITPS has now been incorporated by the County Council into the Planning Contributions Strategy, adopted March 2007 – Contributions from developers to meet elements of the transport costs that arise from the additional demand for travel caused by their proposals and to promote integrated transport measures.</p> <p>RLP Policies T2, T7 – Provision in the layout for facilities giving priority to, and enabling access for cyclists and pedestrians. Improved public transport provision to serve the area will help to minimise additional trips generated from the development.</p> <p>See also – SP policies, PPS1, PPG13, Local Transport Plan Secured – through S106 agreement, advice from Highway Authority.</p>
2	Transport Energy Efficiency: Modes	+ve	A baseline factor in the allocation of this site is the existing good bus services.	RLP Policies T1, T10 and Integrated Transport Planning Statement, Integrated

			<p>Calverton is served by frequent bus services throughout the day. Similarly, pedestrian routes exist to local facilities, including the local primary and senior school. The site is accessible by all forms of transport, being centrally located in Calverton and close to bus stops on Main Street.</p> <ul style="list-style-type: none"> • Passenger travel by modes 	<p>Transport Measures and Developer Contributions (May 2002). The ITPS has now been incorporated by the County Council into the Planning Contributions Strategy, adopted March 2007. – Contributions from developers to meet elements of the transport costs that arise from the additional demand for travel caused by their proposals and to promote integrated transport measures.</p> <p>RLP Policies T2, T7 – Provision in the layout for facilities giving priority to, and enabling access for cycles and pedestrians. See also – JSP policy 5/4, PPS1, PPG13, Local Transport Plan Secured – through S106 agreement, advice from Highway Authority.</p>
3	Built Environment Energy: Efficiency	?+ve	<p>The construction process for new buildings or infrastructure will inevitably lead to some energy consumption.</p> <ul style="list-style-type: none"> • Monitor waste removed from site during construction. <p>Appropriately laid out, sited and designed, energy efficient houses and waste reduction/ recycling initiatives will help ensure energy usage from the development is minimised.</p> <ul style="list-style-type: none"> • Monitor quantity of refuse collected. • Energy consumption by household. 	<p>The Building Regulations lay out clear specifications about the design of new buildings/ conversions, e.g. matters such as insulation and heat loss. The Sustainable Developer Guide (July 2004) further expands on this, providing guidance on improving the sustainability of new buildings, using tools developed by the Building Research Establishment – http://www.bre.co.uk</p> <p>RLP Policy ENV6, JSP Policies 2/15, 2/19, PPS1 Supplement – Major new development will be required to incorporate energy efficient layouts, designs and information on waste production implications, e.g reduced carbon emissions, having habitable rooms with south facing aspect.</p>
4	Renewable Energy Potential	?+ve	<p>The alignment of houses to benefit from the sites southerly aspect may increase the value of solar panels. Taller buildings to the north would help here.</p> <ul style="list-style-type: none"> • Assess appropriate renewable energy options based on size of 	<p>The Building Regulations lay out clear specifications about the design of new buildings/ conversions. The Sustainable Developer Guide (July 2004) further expands on this, providing on improving the sustainability of new buildings, using tools developed by the Building</p>

			<p>installation.</p> <ul style="list-style-type: none"> • Proportion of energy supplied from renewable sources. 	<p>Research Establishment – http://www.bre.co.uk PPS1 Supplement, RLP Policy ENV6, JSP Policies 2/15, 2/19 – Major new development will be required to incorporate, energy efficient layouts and designs and information on waste production implications. Consider potential for on-site renewable energy generation.</p>
5	Rate of CO ₂ Fixing	?+ve	<p>The development will not require the loss of trees or hedges on site, as it is mostly arable. Trees will be planted as part of the landscaping scheme and vegetation around the edge will be retained. Increased commuting may offset this through higher CO₂ emissions.</p> <ul style="list-style-type: none"> • Use Greenwood data (annual Action Plan) to monitor tree planting associated with development. • CO₂ emissions per capita. 	<p>RLP Policies ENV2, ENV43 The planting of structural belts of trees, other tree planting, thickening of hedges, and creation of meadow habitats will all increase green space and CO₂ fixing. Policies reducing energy consumption, increasing public transport use etc will reduce CO₂ emissions. JSP Policy 2/8 – Use of planning conditions/ obligation to secure replacement tree planting where required.</p>
6	Habitats and biodiversity	/	<p>Existing habitats will be retained and enhanced where possible. Most are on the edge and include hedgerows, marsh, stream, woodland and pasture. Emergency access at the end of Renals Way may lead to habitat damage and one of the T.P.O. oaks there need crown lifting. Increased pedestrian use may also impact on the area.</p> <ul style="list-style-type: none"> • An ecological assessment will be required. • Net change in natural/semi natural habitats. 	<p>Advice will be sought from relevant consultees re biodiversity and possible protected species. RLP Policies ENV2, ENV43, PPS1, – Incorporation of adequate landscaping and native tree planting as part of the development. RLP Policies ENV4, ENV38, ENV39, ENV47, ENV48, JSP Policies 2/1, 2/5, 2/6, PPS9 – If statutorily protected species are found, planning obligations will be sought to secure their protection, while proposals to enhance biodiversity will be supported. This will include sympathetic alignment and construction of both the emergency and main accesses in order to protect habitats and trees around Keenwell and the orchard of 115 Main St. and also the creation of open space next to Dark Lane.</p>

	Natural Resources			
7	Air Quality	?	<p>During construction, inevitably noise, dust and odours will occur, leading to some short-term detriment to local residents.</p> <ul style="list-style-type: none"> • Environmental Protection Officers routinely investigate pollution problems, including construction sites. <p>Longer-term impacts are uncertain, but will depend upon transport modes and travel to work patterns.</p>	<p>The Sustainable Developer Guide (July 2004) explains that Environment Agency guidelines specific to the construction industry should be followed to minimise these problems, though these issues are beyond the scope of the planning system.</p> <p>RLP Policies T1, T10, PPS23 and NCC Planning Contributions Strategy 2007– Contributions from developers to meet costs of additional demand for travel caused by their proposals and to promote integrated transport measures.</p>
8	Water Conservation & Quality	/	<p>A stream issues near Keen Well, flows partly underground before joining the Dover Beck. The development is unlikely to cause pollution here, except by dumping. There is also run-off from the site or nearby lanes and drains are near capacity. This may lead to increased run-off, flooding and pollution from hard surfaces unless attenuation measures are introduced.</p> <ul style="list-style-type: none"> • Water usage associated with new houses may be measured through metering. • Dangerous substances in water. 	<p>The Sustainable Developer Guide (July 2004) describes the use of sustainable drainage systems (SUDS), such as ponds and ditches, and these may be necessary at Dark Lane to slow runoff and reduce peak flows. They have added wildlife value.</p> <p>RLP Policies ENV41, ENV42, PPS25 – Provide statutory basis for flood risk, aquifer protection and hydrology management. The Borough Council will rely on advice from the Environment Agency and Severn Trent Water Ltd about appropriate provision for the development, to overcome any potential problems with flooding, pollution, wastewater and water levels. Both prefer surface water drainage into soakaways or local watercourses. Domestic water conservation measures are also of significance.</p> <p>RLP Policy ENV40- The Environment Agency specify the use of trapped gullies before discharge into drains or watercourses in order to reduce pollution. During construction, oil and fuel storage will be subject to the Control of Pollution (Oil Storage)(England) Regulations 2001.</p>

9	Land & Soil Quality	/	<p>There will be loss of agricultural land. There is no evidence this is contaminated or will become contaminated due to the development.</p> <ul style="list-style-type: none"> Contaminated land study 	<p>RLP Policy ENV33, JSP Policy 2/9 - Topsoil can be stored and re-used in screening and landscaping. This could also be used in conjunction with the proposed belt of trees in the south in order to reduce erosion and run-off from nearby fields. Gedling Borough Environmental Protection Department provide advice about the need for a contaminated land study. It may be in the developers' interest to have one to remove doubt when houses are bought and sold.</p>
10	Recycling and Minerals Conservation	?+ve	<p>Effective recycling management is an important requirement, both during construction and once houses are complete/ occupied.</p> <ul style="list-style-type: none"> Assess waste production and disposal at all stages of development, together with data about domestic recycling rates. 	<p>The Sustainable Developer Guide (July 2004) provides valuable information about reducing waste during construction and encouraging domestic recycling. Gedling Borough Council Direct Services manage domestic refuse and recycling collection.</p>
Local Environmental Quality				
11	Landscape & Open Land	?+ve	<p>The development will fill in an open wedge to the south of the village. It will be visible from nearby Dark Lane, the riding school, Fox Wood and to a lesser degree from further north in the village. Considerable open space creation, tree planting, and habitat consolidation will reduce this impact.</p>	<p>RLP Policy ENV32 – Site boundary was drawn so as it would not have an adverse effect on the open character and visual quality of the Fox Wood ridgeline. Aim to respect local landscape qualities and take into account topography and views into and out of the site, e.g. with location of high and low buildings. High quality design of buildings can add to landscape quality.</p> <p>RLP Policy ENV2, PPS1 – In order to accord with these policies, the development should reflect the character of the surrounding landscape through appropriate planting etc. There will be either a structural belt of native tree planting or native hedging along the sites' southern and western boundaries and further hedgerow reinforcement to the north and east and within the site. A linear open space 8-10</p>

				metres wide parallel to Dark Lane, or with enlarged recreation area, will be contoured and landscaped to soften the view from the path. Any SUDs will add water features to the development, but the sandstone geology may lead to seepage.
12	Cultural Heritage	-ve	<p>Nottinghamshire Sites and Monuments Records have no records of archaeological finds on the site, but crop marks and Roman pottery are known from nearby. Fox Wood Iron Age hill fort lies to the south. Dark Lane itself dates from before 1609. The main access will require the removal of parts of one or more old barns at 115 Main St. Damage to the setting of the hill fort (a scheduled ancient monument) is uncertain (see 11 above). The emergency access is likely to pass close to Keenwell.</p> <ul style="list-style-type: none"> An archaeological field evaluation is necessary and should include an element of field-walking prior to commencing development. 	<p>PPG16 and RLP Policy ENV24 – These key policy tools outline appropriate mitigation measures if significant archaeological remains are found on site. Nottinghamshire County Council require an approved scheme of treatment before development commences. RLP Policy ENV23 covers the protection of Archaeological Sites of National Importance and English Heritage will provide advice on this with respect to the hill fort. NCC require the safeguarding of Dark Lane’s ancient hedgerows and curved field line and this can be done by the use of native planting and careful site layout (also, see below). RLP Policy ENV1 – the emergency access will have to be carefully designed to minimise its impact on Keenwell and its’ setting.</p>
13	Public Access to Open Space	+ve	<p>Currently, the site enjoys pedestrian access to the open countryside. Public footpaths fringe the site to the north and east and cross the proposed site access. These will remain and be enhanced. There may be greater use of these footpaths with more people living nearby. Access will be maintained to the countryside.</p>	<p>RLP Policy R3 requires10% of the site area be provided as open space and there is also the James Seely play area close by. Dark Lane and the adjacent proposed landscaped strip/recreation area could be designated Public Open Space to allow for management of hedgerows and greater public usage. The Supplementary Planning Guidance for Open Space Provision, Recreational Open Space 2004-2009 Strategy and Children’s Play Area Strategy 2003 provide more details about preferred strategies for open space provision.</p>

14	Building Quality	+ve	The construction of 110 dwellings uses energy and resources. The impact can be offset by applying sustainable designs and using local, recycled and durable materials. The sites southern aspect and the desire for east-west cul-de-sacs to reduce the impact of the view from Dark Lane shows how sustainable building concerns can make an impact.	RLP Policy ENV6. The Sustainable Developer Guide (July 2004) advises on versatile designs that increase building longevity and allow for future adaptations by householders, incorporating the use of durable materials, passive solar heating, and ‘embodied energy’. Building Regulations, best practice and the new Code for Sustainable Homes (December 2006) and the later Technical Guide (April 2008) give detailed guidance.
	Population and Health			
15	Urban Environment ‘Liveability’	?+ve	The development will retain existing environmental features, be well landscaped, retain views out, have a sense of place and a lay-out which deters crime and anti social behaviour. <ul style="list-style-type: none"> • % residents satisfied with neighbourhood • Noise levels 	The RLP contains several policies relating to the design of new developments – in particular, ENV1, ENV2, H8, H15, H16, H17, T2, T7 and T10 . These are underpinned by government policy statements and guidance, in particular PPS1, PPS3 and PPG13 . Proposals may be enhanced through the specific criteria defined in RLP Policies ENV1 and H16 , and design advice re planning out crime from the police.
16	Health	/	See (7), (8) and (13) above Dark Lane’s new residents will be able to walk or cycle to Calverton’s services and have access to the countryside, leisure and health facilities, but residents elsewhere will lose some proximity to open country despite environmental improvements, new open space and landscaping. <ul style="list-style-type: none"> • Pollution, particularly during construction • Proportion of journeys by foot or cycle 	See (7), (8) and (13) above RLP Policy C2 Community Facilities for New Developments Developer contributions will be sought to improve the state of local health facilities.
17	Community	+ve	The development site was selected because of Calverton’s place as a village	The Education Authority (County Council) and

			<p>with good community facilities, making it a more sustainable option.</p> <ul style="list-style-type: none"> • Crime and fear of crime • Educational achievements. • Voluntary activity 	<p>Primary Care Trust advise on appropriate contributions for school provision and healthcare respectively, in accordance with RLP Policy C2. Areas covered by NCC will be determined through the latest Planning Contributions Strategy. Contributions will be required from the developer at the rate operating at the time of the application. Leisure facility contributions will be offset by the creation of new open space on the site.</p>
18	Housing	+ve	<p>The site has been allocated for 110 dwellings, to meet a specific housing need, defined in the Adopted SP.</p> <ul style="list-style-type: none"> • Housing completions • Affordable housing • Homelessness 	<p>RLP Policy H18 – As part of any development above one hectare developable area, the provision of the latest affordable housing percentage is required, specific tenure to be negotiated through planning obligations and advice from Housing Officers. All new houses are required to meet quality standards, as set out in the Building Regulations.</p>
19	Employment and Economy	?+ve	<p>In the short term, the development will secure construction jobs. Longer term, it is hoped for a better balance between housing and local employment, but it is likely there will be significant commuting, helped by frequent bus services. The new population will help to secure the future of local businesses.</p> <ul style="list-style-type: none"> • Travel to work data (2001 Census available). • Local unemployment data. 	<p>A sustainable element of the Dark Lane site, in keeping with RLP Policy E1, is its proximity to local existing employment in Calverton. 9 hectares of employment land have also been allocated at the former Calverton Colliery site and in the future some of the extra working population from Dark Lane may find work there.</p>

ANNEXE C: MONITORING AND IMPLEMENTATION

A2.1 Monitoring the implementation of this brief requires a joined-up approach between different offices/ departments at the Borough Council. A monitoring regime for housing developments exists, with annual returns from the Borough Council to central government (DCLG) and the Regional Assembly and under the through the Annual Monitoring Report under the Local Development Framework.

A2.2 The principal purpose of the development brief is to assist developers and Development Control Officers in producing an acceptable scheme, through a planning application:-

- Delivery of planning obligations – recreational, education, health provision and affordable housing – will be through S106 agreement;
- Conditions relating to the planning permission will also be monitored.

A2.3 Other impacts may be monitored through data collected externally and by the various departments within the Borough and County Councils, in particular:-

- Environmental Protection – monitoring noise, dust and air quality during construction¹;
- Building Control – monitoring construction standards for all new properties;
- Direct Services – monitoring regimes for waste/ recycling collection are being developed;
- Greenwood Community Forest Annual Action Plan – details of Borough-wide tree planting;
- Environment Agency and Severn Trent Water Ltd – monitoring flood risk and water usage;
- Notts Wildlife Trust and Nottinghamshire Geological and Biological Records Centre – surveying and monitoring impacts of development upon local biodiversity;
- Nottinghamshire Sites and Monuments Records – monitoring the impact of the development on the local archaeology.

The key aim is to monitor the significant effects of the Planning Brief in order to identify at an early stage any unforeseen adverse effects and undertake remedial actions.

¹ Much advice is given by the Sustainable Developer Guide (July 2004) about how to overcome these potential problems.

ANNEXE D: CONSULTATION STATEMENT

Introduction

A3.1 Under the Planning and Compulsory Purchase Act 2004, it is compulsory to prepare a Consultation Statement for Supplementary Planning Documents, including Development Briefs. This reflects the Government's desire to increase the involvement of the public and stakeholders in the planning process.

A3.2 The purpose of this document is therefore to describe both past and present consultation processes in the preparation of the Brief. The intention has been to obtain ideas on how the site should be developed. It has not been, however, an invitation to challenge the allocation of the site for housing, as that has been confirmed with the adoption of the Replacement Local Plan in July 2005.

Previous Planning Applications and Local Plan Consultation 2005

A3.3 A Draft Development Brief was prepared by Gedling Borough Council in February 2005. An outline planning application (2005/0500) to develop the site was submitted in May 2005 by Langridge Homes Ltd and later rejected on the grounds of prematurity. 16 responses were received from statutory consultees and these were incorporated in the draft Brief. Further responses have followed the August 2005 application (2005/0910). Collectively, they are as follows:-

- Notts County Council – Education: Developer contributions toward secondary education;
- Notts County Council – Highways: Developer contributions toward transport measures in Calverton; Preference for a full access from Renals Way, or else an emergency access from there; Satisfactory access before any house occupation;
- Notts County Council - Policy, Performance and Development: Support developer contribution figures; Impact on grazed SINC;
- Notts County Council – Archaeology: Require a scheme of treatment to survey the site; Concern over setting of hill fort at Fox Wood; Keep old curved field lines;
- Notts County Council - Rights of Way: Consent from owner and retention of character if multi-use of Dark Lane encouraged; Designate Dark Lane 'Public Open Space', for maintenance; Grasscrete not best surface for emergency access;
- Gedling Borough Council - Environmental Protection: The need for a contaminated land study as a matter of course;

- Gedling Borough Council - Leisure Services: Move central open space next to Dark Lane; Other developer contributions to be at James Seely playing fields;
- Gedling Borough Council - Housing Services: 20% affordable housing;
- Gedling Borough Council – Planning Policy: Development Brief consultation required;
- Ramblers Association: Retention of copse by Renals Way; Loss of green space and historic character;
- Notts Wildlife Trust: Full ecological survey needed;
- St Wilfrid's Primary School: Not received;
- Gedling Primary Care Trust: Developer contributions required toward upgraded health facilities;
- Environment Agency: Schemes required for limiting surface water; Use of trapped gullies to reduce pollution;
- Calverton Parish Council: Considered a premature application which should await formal consultation or an enquiry;
- Severn Trent Water Ltd: The need for works to limit surface and foul water drainage; prefer soakaways and streams to deal with surface water.

A3.4 In addition, 210 representations were made by members of the public, including one by the Calverton Preservation Society. Most take the form of objections to the allocation, and relate to flooding, loss of open countryside, traffic, heritage, wildlife habitats, footpaths, access, housing, site layout, local facilities and visibility. Similar issues were made at the Proposed Modifications stage of the Local Plan from January to March 2005, (when 193 'duly made' representations were made), and these can be examined in the Cabinet Report of 19th May 2005.

A3.5 In all cases, issues raised in consultation were addressed in the draft Brief. The Brief will ensure it addresses these issues to create a sustainable, attractive development which impacts as little as possible on Calverton's environment. It incorporates elements of landscaping, screening, building height and alignment, access design, drainage, open space design, developer contributions, site layout, highways safety measures, habitat creation and others to try and address, on the ground, concerns raised by both consultees and the public.

Draft Development Brief Consultation 10/2/06 – 10/3/06

A3.6 There is no definitive requirement on how consultation should be conducted, but the people consulted conformed with existing procedures adopted for planning applications in Circular 15/92 (1992) and the process conformed with the Town and Country Planning (Local Development) (England) Regulations (2004).

- A3.7 Before full public consultation there were pre-consultation meetings with, first, Calverton Parish Council, then the local pressure group, Dark Lane Action. Their comments have been evaluated and the Brief amended as appropriate. Details of the main discussion points are described in the Consultation Statement.
- A3.8 Copies of the amended Brief were sent to 56 statutory and non-statutory consultees including those shown above and in addition others likely to be affected by the Brief including:
Paddy Tipping, the local MP; the three Ward Members for Calverton, Nottinghamshire County Council Countryside Conservation, The Coal Authority, Central Networks, other Gedling Borough Council departments including Legal and Democratic Services, Cabinet Office and Gedling Partnership; Police Architecture Liaison Officer, Government Office for the East Midlands, Countryside Agency, English Heritage, English Nature, British Gas, BT, East Midlands Electricity, Transco, Nottinghamshire Geological and Biological Records Centre, Woodborough Parish Council, Langridge Homes Ltd, Calverton Preservation Society and Dark Lane Action.
- A3.9 107 Local residents adjoining the site were consulted by letter. Site notices were distributed along adjacent roads, including Main Street, Renals Way, Manor Road, Woods Lane and Smithy View.
- A3.10 The Brief was available for view at Arnold Civic Centre and Calverton Library. It was also placed on the Borough Council website. Local media, including the Nottingham Evening Post and Calverton Echo, were sent a press releases and a public notice inviting representations.
- A3.11 Comments were welcomed, but had to relate to the content of the Brief, rather than the principle of the site allocation itself, or the Sustainability Appraisal and Consultation Statement appended to it.

Post Consultation

- A3.12 22 representations were received from statutory and non statutory consultees, 25 from members of the public, together with a 560 signature petition itemising approximately 18 objections to the brief and/or the development. All representations were analysed, taken into account and the draft Brief altered where appropriate. A summary of the representations and how they have been incorporated into the Brief (the “Statement of Representations”), and the amended brief were then reported to Members and Officers comprising the Local Development Framework Steering Group in March 2007 and further amendments made further to their recommendations. Minor changes were also made relating

to changed legislation, the Village Green Application etc. The finished brief was then passed to the Portfolio Holder and approved on behalf of the Council on July 18th 2008 as a Supplementary Planning Document under the Planning and Compulsory Purchase Act 2004.

A3.13 The Statement of Representations, together with the adopted Brief and an Adoption Statement, are available for public scrutiny at Calverton and Arnold Libraries and Arnold Civic Centre and also on the Borough Council's website.

Representations made regarding meetings with Calverton Parish Council (29/11/05) and Dark Lane Action (2/12/05)

A3.14 This section summarises both verbal and written comments made during and after the above meetings that were arranged to identify particular points of friction with the Dark Lane Brief, in advance of it going out for full public consultation. The comments raised are shown in **bold** and where there are any amendments to the Brief, they are shown in italics, with paragraph references in brackets.

No 4 storey buildings

(4.5). Form, design and use of suitable materials will all play a part in the final decision on building height

Highest buildings in NW corner

(4.5). Building height will have regard to topography, visual impact, privacy and overlooking, so higher buildings should be on lower ground, particularly to the north west of the site away from the access road where there will be adequate screening.

Make protection of hedgerows a condition

No change. Retention is already acknowledged (see 4.34)

Against any breach of Dark Lane

No change. Renals Way is the most likely emergency access. Woods Lane is too narrow and too long to make an effective alternative without widening and turning areas. The condition of having a low impact, soft fill access from Renals Way is identified (see 4.20). The option of an emergency access along Woods Lane is nevertheless considered (Developing Options, p.22).

An ecological survey must be implemented by the developer

(4.36). A habitat survey will be undertaken to assess the presence of anything of ecological value on the site. The survey is to include the Dark Lane hedgerow to determine if it is protected under the Hedgerow Regulations 1997. There will also

be conditions attached to the granting of planning permission to ensure that the existing hedgerows are safeguarded.

Shared surface in SW corner to be removed as it suggests future development access to the fields

No longer shown on Figure 05

Consideration of other main accesses, e.g. Smithy View

No change. Slight changes in alignment of the main access at 115 Main St. in order to reduce the loss of barns there are a possibility (see Developing Options, p.22)

Mitigation of loss of street scene due to farm buildings demolition at 115 Main St.

No change. (See 4.8). The building of new walls or buildings to replace those demolished will be considered. Avoidance of barn demolition by access realignment is possible, but the preferred access has been selected on grounds of road safety by the highways authority (NCC).

No main access until houses constructed to avoid ‘race track’

(4.1). *The roads will not be laid down until the houses are constructed to prevent any use of the site as a racetrack*

(4.6). *The road lay-out forms a loop in which two shared surface “Home Zones” connect the two arms in the north-west and south-east. These will be single carriageway width, where walking and cycling are the priority users and cars are unable to travel faster than walking speed. Each home zone should be landscaped (see Figure 05).*

Emergency access only to be added when house number threshold reached

(4.1) *Similarly, the emergency access will not be built until the threshold of fifty houses, (at which point one is required,) is reached.*

Have Woods Lane as emergency access

No change. See earlier remarks. Renals Way would not be served by an access at Woods Lane. It is also the preferred by the highway authority.

If emergency access from Renals Way, then avoid Keenwell

(Figure 05). *The alignment has been pushed to the north, further away from Keenwell.*

Landscaping belt along western boundary

(4.31). *Either a shelter belt or hedgerow, both of native species, will be planted along the southern and western boundaries in order to soften the view from the ridge, provide a defensible boundary against future development and provide permanence to the Green Belt.*

Open Space - Strip not by Dark Lane? *A central strip would provide open space in the middle of the development; a western one would form a strong landscape boundary by the riding school. Both would bring houses closer to Dark Lane.*

Greater firmness in landscaping proposals

(4.7) There will be an area of open space parallel to Dark Lane

(4.30) All soil and bedrock will be kept on site

(4.31) Either a shelter belt or hedgerow, both of native species, will be planted along the southern and western boundaries, preferably with some form of non close board fencing to give security, yet allow for plant growth.

Line of solid housing along western and southern boundaries to limit future development beyond it

Layout of roads and houses? Many issues, from solar panels to crime. Solid lines of houses on the boundaries can be viewed as a statement against future Green Belt encroachment whereas rows of culs de sac allow for landscaping.

Explanation of how to deal with drainage problems and avoid exacerbation of them

(4.25) However, the 600mm surface water sewer can accommodate extra surface water flows of up to 5 litres per second. Beyond that, modeling will be required to assess any spare capacity.

(4.28) As the site slopes to the north and the soil there is permeable sand, a SUDS basin would be more suitably located on the lower ground in the access strip, but the developer will need to utilize a drainage engineer to determine whether there is sufficient space available to take one and how deep it would need to be. Safety issues will need to be properly addressed.

Drainage- Sustainable or not? Such ponds and ditches may produce less flooding and provide habitats, but be untidy when dry and can be perceived as a safety hazard. There is also little space to fit them on a small site.

Need to check if gas supply problems

(4.24) There have been concerns about gas capacity, but this has been denied by National Grid.

Need to impose parking restrictions by school and make road safety improvements

(4.21) Contributions towards road safety improvements, including parking restrictions, in the vicinity of St Wilfrid's School, will be pursued as part of a package of local transport improvement measures.

Make access from proposed new open space to Dark Lane 'porous'.

(4.13) It is felt that complete 'porosity' could lead to hedgerow damage, but greater access will be provided with access from the north, centre and south.

Avoid a footpath link from the new development to Keenwell and Renals Way

No change. It is almost certain the emergency access will cross Dark Lane from Renals Way into the new development and will therefore give pedestrian, as well as emergency vehicle, access. There are problems in having Woods Lane as an emergency access (see earlier remarks).

Contributions to integrated transport should be spent in Calverton

No change. This is already the case (see 4.18)

Access strip should be used as open space or for surface water treatment

See 4.8. The need to retain the garden of 115 Main St is mentioned in the text. (4.28) There is also the possibility of a pond here, as mentioned earlier: *As the site slopes to the north and the soil there is permeable sand, a SUDS basin would be more suitably located on the lower ground in the access strip, but the developer will need to utilize a drainage engineer to determine whether there is sufficient space available to take one and how deep it would need to be. Safety issues will need to be properly addressed*