

## **Development Brief for the Gedling Colliery and Chase Farm site**

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## 1 INTRODUCTION

### Purpose of the Brief

- 1.1 The Gedling Colliery and Chase Farm site is a key development site in meeting the district's housing requirements up to and beyond 2011. The site will also contribute towards the provision of employment land within the Borough and, as part of the overall development of the site, community facilities are required. The development will also fund the construction of the Gedling Access Road. The purpose of this Development Brief is to establish development aims and principles and to clarify the planning requirements relating to the site. It sets out the way in which the site and accompanying access road are to be developed and includes details of what will be required as part of the development scheme. The preparation of this development brief is required in accordance with the Council's Local Development Scheme (March 2007) and, through its preparation, the local community and other stakeholders have been invited to influence the future development of the former colliery and Chase Farm.
- 1.2 The Gedling Borough Replacement Local Plan (adopted 12th July 2005) allocated land at Gedling Colliery and Chase Farm for a new housing and employment development. The site, which extends to 38 hectares (ha), is allocated for 1120 residential units in total under Policies H2 (Distribution of Residential Development) and H3 (Land at Gedling Colliery and Chase Farm) of the Gedling Borough Local Plan. Additionally, Policy E1 of the Local Plan allocates 6 ha/15 acres for employment generating uses. These key policies are fully stated in Annex 2 of this document.
- 1.3 The proposed Gedling Access Road (GAR) will link Mapperley Plains and the A612 Burton Road. An indicative alignment for the road is provided by Figure 2. This road is required in order to mitigate the transport impact of the development proposals. It will also have wider benefits for traffic movements between these two key radial routes in and out of Nottingham as well as improving the general environment of Gedling Village. This road can only be funded by the development and therefore consideration may have to be given to the timing of the road construction provided that the transport impact can be contained within acceptable environmental limits.
- 1.4 The principle of developing this site for housing and employment uses has already been subject to extensive consultation as part of the Local Plan process. An independent Inspector appointed by the Secretary of State who carried out a Public Inquiry into the Local Plan during 2003 has endorsed its allocation.
- 1.5 Following its approval on 19<sup>th</sup> June 2008 by Cabinet, this development brief has been formally adopted by the Council as a Supplementary Planning Document (SPD) as part of the Local Development Framework for Gedling Borough. As such, it will be a significant material consideration to be taken into account by the Borough Council when processing planning applications

relating to the site. The key developer requirements for bringing forward the site are set out in section 4 of this development brief.

- 1.6 Due to the size and nature of the site, any planning application to develop it will require an Environmental Statement (ES) under the Town And Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. Such an ES will provide a comprehensive assessment of the likely effects of the proposed development, taking into account recommended mitigation measures where appropriate and be supported by the provision of a Transport Assessment, Flood Risk Assessment and outline Reclamation Strategy. The Borough Council will require that any future planning application be supported by appropriate evidence, as follows:-

**Information to be submitted in support of planning application for the development area**

<p>Transport Assessment – The Department for Transport’s document ‘Guidance on Transport Assessment’ should be referred to in relation to the content and preparation process.</p>
<p>Open Space Assessment – Assessment of how the likely recreational needs arising as a result of the development should be carried out and how these needs will be met. ‘Planning Policy Guidance note 17: Planning for Open Space, Sport and Recreation’ and its companion guide should be referred to for guidance.</p>
<p>Statement of Community Involvement – This should set out how the applicant has complied with the requirements for pre-application consultation set out in Gedling Borough Council’s adopted Statement of Community Involvement.</p>
<p>Environmental Impact Assessment (as per scoping request received October 2007), to include information on:-</p> <ul style="list-style-type: none"> <li>• Air Quality</li> <li>• Noise and Vibration</li> <li>• Soil Conditions and Contamination. The contaminated land assessment should include a landfill gas remediation strategy (including a monitoring regime)</li> <li>• Water Quality, Hydrology and Drainage. It should incorporate Flood Risk Assessment – ‘Planning Policy Statement 25: Development and Flood Risk’ and its associated Practice Guidance provides comprehensive guidance in relation to undertaking Flood Risk Assessment. The Flood Risk Assessment should also consider surface water drainage in relation to the Gedling Colliery Country Park and likely effects on the proposed residential development, as well as the likely surface water drainage impacts of the proposed residential development on the surrounding area. The assessment should also incorporate Foul Sewage and Utilities Assessment – This should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. If a non-mains connection is required then guidance on what should be included in a non-mains drainages assessment is given DETR circular 03/99 and Building Regulations Approved Document Part H and in BS6297.</li> <li>• Landscape and visual impact assessment, should also include</li> </ul>

<p>assessment of the impact of proposed lighting on the surrounding area.</p> <ul style="list-style-type: none"> <li>• Nature Conservation – this should include surveys of vegetation, birds and invertebrates. Guidance prepared by the Association of Local Government Ecologists (AGLE) ‘Validation of Planning applications – template for biodiversity and geological conservation’ should be followed in relation to the preparation and content of an ecological survey.</li> <li>• Cultural heritage – to include potential archaeological and other heritage interest.</li> <li>• Land use impacts – to include agricultural impact.</li> <li>• Public access – this should include information on the impact of the developments on public rights of way in the area.</li> <li>• Trees – Full guidance on the survey information, protection plan and method statement should be provided in accordance with current BS5837 ‘Trees in relation to Construction – Recommendations’. Using the methodology set out in the BS should ensure that the proposed development is suitably integrated with existing trees on the site and conflicts are avoided.</li> <li>• Socio-economic impacts.</li> </ul>
<p>Outline reclamation strategy (to be developed in conjunction with the Environment Agency and GBC’s Environmental Health section).</p>
<p>The Design and Access statement should include a demonstration of how the proposed development will contribute to the Key Planning Objectives set out in ‘Planning Policy Statement: Planning and Climate Change’ (Supplement to Planning Policy Statement 1) (December 2007). It should set out the design parameters that will guide the future development of the site and show how the following guidance will be considered and taken account of in the proposed design of the development: CABE/HBF criteria ‘Building for Life’, English Heritage guidance ‘Suburbs and the Historic Environment’, Code for Sustainable Homes – Setting the Standard in Sustainability for New Homes (CLG February 2008), Nottinghamshire’s Sustainable Developer Guide (2004) and Manual for Streets (Department of Transport and Communities and Local Government 2007).</p>
<p>Planning Obligations – Draft Heads of Terms.</p>

**Information to be submitted in support of planning application for the proposed Gedling Access Road**

<p>Topographical Site Plan for the proposed road showing existing site levels and proposed levels. 3D image of the site would also be useful.</p>
<p>Transport Assessment Topographical Site Plan for the residential development showing existing site levels. 3D image of the site would also be useful.</p>
<p>Flood Risk Assessment – ‘Planning Policy Statement 25: Development and Flood Risk’ and its associated Practice Guidance provides comprehensive guidance in relation to undertaking Flood Risk Assessment. The Flood Risk Assessment should also consider surface water drainage in relation to the Gedling Colliery Country Park and likely effects on the proposed residential development, as well as the likely surface water drainage impacts of the</p>

proposed road on the surrounding area.
Environmental Impact Assessment (as per scoping request received October 2007), to include information on:- <ul style="list-style-type: none"> <li>• Air Quality</li> <li>• Noise and Vibration</li> <li>• Soil Conditions and Contamination</li> <li>• Water Quality, Hydrology and Drainage</li> <li>• Landscape and visual impact assessment</li> <li>• Nature Conservation – this should include surveys of vegetation, birds and invertebrates</li> <li>• Cultural heritage – to include potential archaeological and other heritage interest</li> <li>• Land use impacts – to include agricultural impact</li> <li>• Public access – this should include information on the impact of the developments on public rights of way in the area</li> <li>• Impact of road on vehicle travellers</li> <li>• Trees – Full guidance on the survey information, protection plan and method statement should be provided in accordance with current BS5837 ‘Trees in relation to Construction – Recommendations’. Using the methodology set out in the BS should ensure that the proposed development is suitably integrated with existing trees on the site and conflicts are avoided.</li> <li>• Socio-economic impacts</li> </ul>
Contaminated land assessment – to include a landfill gas remediation strategy (including a monitoring regime).
Outline reclamation strategy (to be developed in conjunction with the Environment Agency and GBC’s Environmental Health section).
The Design and Access statement should include a demonstration of how the proposed development will contribute to the Key Planning Objectives set out in ‘Planning Policy Statement: Planning and Climate Change’ (Supplement to Planning Policy Statement 1) (December 2007).
Statement of Community Involvement – This should set out how the applicant has complied with the requirements for pre-application consultation set out in Gedling Borough Council’s adopted Statement of Community Involvement.
Planning Obligations – Draft Heads of Terms.

1.7 In order to ensure that the aspirations of the Council are met and that there is a focus on quality, a development team has been set up comprising representatives from all of the sections of the Council that will be involved in the determination of the planning applications. These representatives include Development Control, Planning Policy, Leisure, Environmental Protection, Design, Building Control and Communications.

1.8 Throughout the processing of the planning applications, external advice will be sought from OPUN (the Architecture and Built Environment Centre for the East Midlands), CABE (Commission for Architecture and the Built Environment). Nottinghamshire County Council as the highways authority will be consulted on the planning applications relating to the development site and the Gedling Access Road. It is anticipated that meetings would be held

throughout the application process to discuss issues, both with County Highways and the applicants. The County Council will also input into the process with regard to landscaping and nature conservation issues.

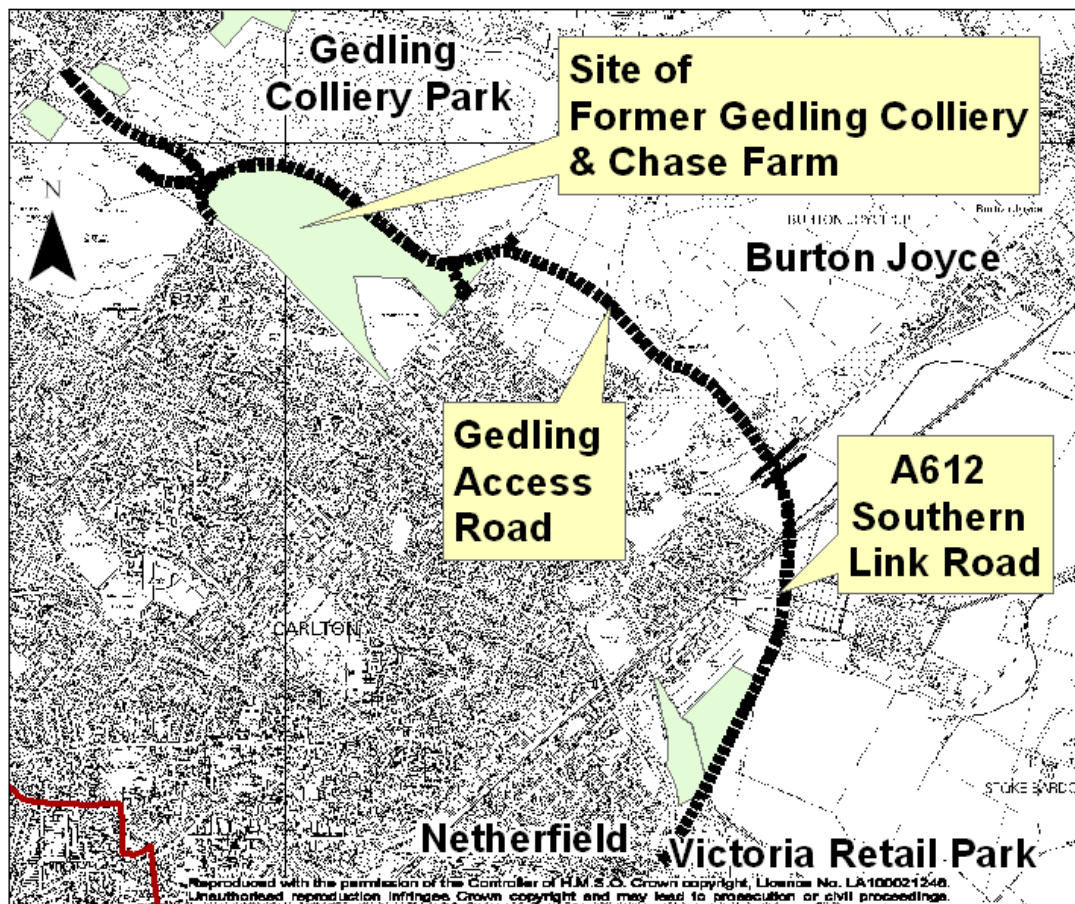
- 1.9 It is anticipated that initially an outline planning application will be submitted for the development area accompanied by a detailed planning application for the Gedling Access Road. The outline application for the development area will need to provide indicative layouts, scales, appearance, access and landscape and parameters should be set and defined as part of the outline application Design and Access Statement. The Design and Access Statement should prompt discussion and evolve through to the reserved matters stages. The Design and Access Statement and the parameters set as conditions at outline stage will be used to inform the preparation of the reserved matters applications. Design codes may need to be devised to deal with the likely sub-division of the site to different developers.
- 1.10 The process and timing of the arrangements for delivering the aspects of the development that are to be funded, planned or delivered by different parties (ie the residential component, highways, employment land, education, retail, community facilities, open space and recreation) will be addressed by the Section 106 agreement attached to the grant of planning permissions.

**Figure 01: Location Plan**



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**Figure 02: Gedling Access Road**





## **2. THE SITE**

### **Location**

- 2.1 The site extends to approximately 38 hectares in area. Roughly two thirds of the site was occupied by Gedling Colliery, which closed in 1991. The remaining land comprises a former mineral railway, a Civic Amenity site, low grade grazing land and a large district electricity sub-station. Some of that land is known to require remediation works to address contamination, landfill gas and other related issues. The development of the site for mixed-use development provides an opportunity to remediate the site as well as maximising the opportunities provided by brownfield land and so minimising requirements for greenfield development. The development also offers opportunities for promoting the creation of sustainable communities.
- 2.2 The site is located on the eastern edge of Nottingham conurbation, within close proximity to the local shopping centres provided at Gedling (0.75 km) and Mapperley Plains (2km) that provide a good range of local facilities. Arnold District Shopping Centre is a 5 minute drive or 30 minute bus journey. Nottingham City Centre is approximately 5/6km from the development site.
- 2.3 The site is bounded by Arnold Lane, Lambley Lane, Spring Lane and Mapperley Plains. Along the Arnold Lane boundary and between the allocated site and the adjacent recreation ground there are established hedgerows and trees. The proposed development area is restricted on its northern boundary by the former tipping complex that arose out of the former colliery workings. This is subject to on going restoration works undertaken by UK Coal and discussions are ongoing regarding the creation of a Country Park on the former Gedling colliery pit tip site.
- 2.4 Mapperley Golf Course is situated to the south of Arnold Lane. To the north of Spring Lane is open countryside inter-dispersed with small villages such as Lambley. East of Lambley Lane again there is open arable farmland as far as the A612. The development area would adjoin the current Gedling residential areas.

### **Local Facilities**

- 2.5 Secondary schools are nearby at Gedling Comprehensive and Arnold Hill. Existing sports pitches and play areas are provided at the Lambley Lane Recreation Ground and adjoining the southern corner of the development site. Within the site there is a Civic Amenity Site that would be relocated within the development area and an electricity sub station which is likely to remain in its current location.

### **Public Transport**

- 2.6 Bus services are provided from Gedling and Mapperley Plains to Nottingham City Centre and Arnold district shopping centre, which provide a wide range of employment opportunities and leisure/retail/entertainment services, all within reach of the site. The existing 44/45 bus service adjacent to the southern part of the site at Arnold Lane provides a frequent but circuitous route that takes 30 minutes to City Centre.

## **Topography**

- 2.7 At its western boundary contours are approximately 85m adjacent to Arnold Lane. The ground falls from this point in a south-easterly direction to about 55m at the household waste recycling centre. From here the ground falls gently across the recreation ground to approximately 45m at Lambley Lane. A topographical plan is attached as Annex 7.
- 2.8 The spoil tip is a distinctive landscape feature rising steeply to the north and thus restricting most views of this section of the site from that direction. To the south, however, the urban edge of Gedling rises to a ridge of high ground along and beyond Westdale Lane, Carlton, with many views from properties some 750m to 950m beyond Arnold Lane. Beyond Mapperley Plains Golf Course land rises to over 120m.
- 2.9 The site largely sits below the tipping complex on its north-eastern boundary and in a basin with higher ground provided by Mapperley and Gedling Village. Arnold Lane from Mapperley Plains descends rapidly towards the site before rising again to Gedling Village. This topography combined with the back-drop provided by the tipping complex conceals much of the site from the north and eastern areas. Views into the site are limited to the residential areas around Gedling Comprehensive School and the residential properties that wrap around Mapperley Golf Course.

## **Land Ownership**

- 2.10 The site is in the following ownerships; East Midlands Development Agency, Nottingham City Council, Nottinghamshire County Council, UK Coal Ltd. A small piece of land off Lambley Lane is in private ownership. Several private landowners own land affected by the Gedling Access Road, between Carlton-le-Willows School (Burton Road, A612) and Mapperley Plains (B684).

## **Ecology**

- 2.11 Part of the former colliery site is a Site of Interest for Nature Conservation (SINC) the interest of which derives from having a variety of wildlife habitats. The landscaping proposals for the site should incorporate as much of this habitat as possible and not be compromised by inappropriate planting. A full ecological appraisal of the site will be required as part of planning application submissions.

## **Heritage**

- 2.12 The historical industrial use over much of the site will have severely impacted upon the potential archaeological interest of the land. Consequently, it is considered that the potential impact of any development upon this landscape, and on as yet undiscovered archaeological resources, is more likely to range from neutral to slight adverse in significance. An Environmental Statement will be required to support planning applications for the development of the site which will give full consideration to the potential archaeological and other heritage interest provided by the site.

### **Public Rights of Way**

- 2.13 The site has no public access, other than the roadway which serves the household waste and recycling area. Indeed, the general area is characterised by relatively few statutory rights of way linking the Carlton / Gedling urban area to the surrounding countryside. The closest registered right of way is Carlton Footpath No.2, which runs from the Jessops Lane area in a generally northerly direction, roughly parallel to Lambley Lane, some 500m to the east of the site.
- 2.14 Slightly further away from the urban fringe, beyond the proposed road, there is a more extensive network of statutory rights of way, including footpaths and bridleways in the Burton Joyce and Lambley Lane areas.

### 3. PLANNING POLICY CONTEXT

3.1 The development of the Gedling Colliery/Chase Farm site will be guided by national and regional planning policies, the Development Plan and other relevant policy guidance, strategies, design guidelines and technical reports, including:

- National Policy Guidance (PPG) notes and Planning Policy Statements (PPSs), specifically:
  - PPS1: Delivering Sustainable Development
  - Planning Policy Statement: Planning and Climate Change (Supplement to PPS1)
  - PPG3: Housing;
  - PPG13: Transport;
  - PPG17: Planning for Open Space, Sport and Recreation;
  - PPS9: Biodiversity and Geological Conservation
  - PPS22: Renewable Energy
  - Planning for Renewable Energy – a companion guide to PPS22
  - PPS23: Planning and Pollution Control
  - PPS25: Development and Flood Risk
  - The Planning Response to Climate Change (ODPM 2004)
  - Regional Spatial Strategy Guidance for the East Midlands (RSS8) – which is currently in the process of being updated.
  
- The Development Plan which comprises:
  - The adopted Joint Structure Plan (JSP) for Nottingham City and Nottinghamshire. The JSP will be replaced by the East Midlands Regional Plan, when adopted.
  - Gedling Borough Replacement Local Plan adopted 12th July 2005.
  
- Other relevant policy guidance, strategies, design guidelines and technical reports and guidance including:
  - By Design: Urban Design in the Planning System (DETR and others);
  - By Design: Better Places to Live (DTLR and others);
  - Safer Places – the Planning System and Crime Prevention (ODPM April 2004);
  - Urban Design: Compendium (English Partnerships and others);
  - Better Streets, Better Places: Delivering Sustainable Environments (ODPM);
  - Supplementary Planning Guidance ‘Residential Design Guide’ (SPG Note D1 Gedling Borough Council);
  - Interim Planning Guidance – Affordable Housing (Gedling Borough Council, adopted April 2005);
  - Supplementary Planning Guidance ‘Recreation Planning’ (Gedling Borough Council, 2000);
  - Housing Land Availability 2004, Gedling Borough;

- Parking Provision for New Developments (Gedling Borough Replacement Local Plan)
- Interim Transport Planning Statement - Integrated Transport Measures and Developer Contributions (Nottinghamshire County Council). 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;
- Guidelines for Public Transport in Developments, IHT;
- Guidelines for Providing for Journeys on Foot, IHT;
- Sustainable Developer Guide for Nottinghamshire, 2004.

### **National and Regional Planning Guidance**

3.2 Key themes running through National and Regional Planning Guidance, which housing development at Gedling Colliery/Chase Farm, can address are:

- Ensuring that sufficient housing is provided which is affordable having regard to local circumstances;
- Providing housing and employment development to a high standard of design and landscaping which will contribute to the enhancement of the environment, biodiversity and geological conservation;
- To locate new development in sustainable locations on the edge of the urban area where it is accessible to 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, shopping centres and other facilities;
- Providing a mix of house types which appeals to all sections of the community;
- Enhancing community safety.

### **The Development Plan**

3.3 The Nottinghamshire and Nottingham Joint Structure Plan (2006) sets out an overall strategy for development and the use of land in Nottinghamshire for the period 2001 – 2021. It also sets out the housing provision for each District. For Gedling Borough, there is a need to provide 5000 dwellings for this period, which can only be achieved by releasing sites such as this former colliery site on the edge of the urban area. The East Midlands Regional Assembly is reviewing the Regional Spatial Strategy for the East Midlands (RSS8) which is due to be adopted in 2008 and will set new housing requirements.

- 3.4 The Local Plan was adopted on 12th July 2005. This contains more detailed policies than the Structure Plan. Set out below are the main policies of the Local Plan that are considered to be of importance to the proposed development and guidance on how the proposed development should respond to the requirements of each policy. A fuller list of all policies that may be relevant to the proposal is given in Annex 2.
- 3.5 **Dwelling Provision (Policy H1):** This policy states that out of the total dwelling provision of 8,000 dwelling units to be provided in the Plan period 1991-2011, 3,030 will need to be identified on allocated sites.
- 3.6 **Distribution of Residential Development (Policy H2):** This policy identifies the allocated sites, which include Gedling Colliery/Chase Farm.
- 3.7 **Gedling Colliery and Chase Farm (Policy H3):** This is a site-specific policy regarding the detailed planning requirements for Gedling Colliery/Chase Farm provided in full in Annex 3 of this document. The site is allocated (under Policy H3) for mixed use to accommodate 1120 residential units in total, of which 700 units are assumed would be completed by 2011 (this being the current structure plan period) with the remaining 420 units to be built post 2011.
- 3.8 **Density (Policy H8):** For this site the net density within the developed area will be a combination of 50, 40 and 30 dwellings per hectare. A density of 30 dwellings per hectare will be the minimum, rising to 40 per hectare where dwellings are within 800 metres of facilities identified in the housing density policy (H8), and 50 per hectare within 400 metres of such facilities. The policy seeks to increase the densities of development around certain facilities, in order to maximise the opportunities to reduce car based journeys. Thus the density across the site will vary, and will be dependent upon proximity to the existing facilities in the area and the new facilities to be provided as part of the development, as well as the site's physical constraints.
- 3.9 **Comprehensive Development (Policy H15):** Only comprehensive proposals for the development of the whole site will be considered.
- 3.10 **Design (Policy H16):** The Borough Council wishes to ensure a high standard of design for new housing development. Designs should have regard to the surroundings, reduce the risk of crime, and have regard to energy conservation. The document, "Safer Places – the Planning System and Crime Prevention" provides a companion to PPS1, setting out seven attributes of sustainable communities:
- Access and movement – places with well defined routes, spaces and entrances that provide for convenient movement without compromising security;
  - Structure – so that different uses do not cause conflict;
  - Surveillance – public spaces overlooked;
  - Ownership – places promoting respect, responsibility, community;
  - Physical protection – well designed security features;

- Activity – appropriate to the location, creating reduced risk of crime and sense of safety;
  - Management and maintenance – places designed to discourage crime.
- 3.11 The development would need to incorporate the design principles set out in ‘Gedling Design Guide’ (September 2003). This provides further guidance in respect of:
- Character
  - Linkages and ease of movement
  - Mixed use and variety
  - Legibility
  - Form, massing and layout
  - Landscape and public realm
  - Design quality, adaptability and innovation, and
  - Sustainability principles, including Ecohomes/BREEAM (Building Research Establishment Environmental Assessment Method) (replaced by the Code for Sustainable Homes: setting the standard for sustainability for new homes, February 2008).
- 3.12 **Visitability (Policy H17):** 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;
- 3.13 **Employment (Policy E1):** The employment land area to be 6ha/15 acres. This being achieved by the relocation of the employment aspect of the colliery to the north of the Gedling Access Road (GAR) to increase the overall site area of the employment land.
- 3.14 **Community Facilities for new development (Policies H3 and C2):** Community provision includes a primary school on-site, financial contribution toward secondary school provision, and need for appropriate health provision.
- 3.15 **Transport and Gedling Access Road (GAR) (Policy H3):** The GAR should incorporate a satisfactory junction at Mapperley Plains (including any traffic management measures on the approach roads to that junction). Policy H3 states that the GAR should be completed prior to the occupation of new dwellings or employment units provided within the development. However, extensive discussions have taken place regarding the economic viability of the scheme and the transport impact of building and occupying up to 300 dwellings while the GAR is being constructed. Whilst there will clearly be an impact in terms of increased traffic, this would only be for a short period of time whilst the road is being constructed (up to 3 years). As such, if this is the only way that the provision of the road can be completed then this approach will be considered. If accepted, no dwelling should be constructed until the construction of the GAR has begun and once it has started its construction must be completed to a timescale agreed with the local planning authority in conjunction with the highway authority. The timing of the road construction

would be controlled through condition or S106 following negotiations at the application stage and evidence would be required to support any proposed timescale for the completion of the road. The County Council, as highway authority, would be required to comment on this approach - it is understood that the approach may be supported at officer level.

- 3.16 **Green Belt:** Following the adoption of the Gedling Borough Replacement Local Plan, the Green Belt boundary follows Spring Lane, Lambley Lane and the edge of the existing development to the south-east of Lambley Lane.
- 3.17 **Affordable Housing (Policy H18):** Policy H18 requires that 20% of all new houses are provided as affordable housing. Further guidelines are contained in GBC's Interim Planning Guidance on Affordable Housing (adopted 7<sup>th</sup> April 2005).
- 3.18 Since 1st April 2007, all local planning authorities are required to have regard to Planning Policy Statement 3 on Housing (PPS3) as a material consideration when making decisions on planning applications and one of the effects of this is to reduce the site threshold for seeking provision of affordable housing to 15 dwellings (or 0.5 ha). This new threshold will now be used as the affordable housing trigger rather than 1 hectare as stated in Policy H18 of the Replacement Local Plan and the Interim Planning Guidance on Affordable Housing (April 2005). As the Borough Council's Core Strategy is unlikely to be adopted until 2010, it is intended to produce revised Interim Guidance on Affordable Housing that accords with PPS3 in due course.
- 3.19 The provision of affordable housing will be the subject of a legal agreement and the precise type and tenure, timing of its provision and the mechanism for bringing it forward will be a matter for negotiation between the interested parties. At the time of writing, the Council suggests that 65% of the dwellings should be provided for 'social rent' and administered through a Registered Social Landlord. The remaining 35% should be 'affordable ownership' and made available for sale in perpetuity at a discounted rate of 30% below market value, or other terms to be agreed between the developer and the Council, including shared ownership. This will require review prior to planning applications to reflect potential changing housing needs over time. The update of the Council's Interim Planning Guidance will also take on board the guidance in PPS3 and the emerging Regional Spatial Strategy. The draft RSS contains a 30% target for the Nottingham Core area and gives a split between social rented and intermediate of roughly 75:25. The Nottingham Core Strategic Housing Market Assessment states that around 46 % of houses within Gedling are required to be affordable in order to address base and future need over a 7.5 year period. Both of these figures are considerably higher than the 20% contained within the Local Plan. It is therefore likely that the percentage figure contained in the updated Interim Planning Guidance will increase from the figure of 20% currently in place. In the light of the government's drive to increase the amount of affordable housing provided on new developments and of our own emerging analysis of housing needs, we would urge the developer of the site to accept that they



have a responsibility to provide for more than 20% affordable housing on this site and to reflect this in any planning application.

- 3.20 Affordable housing should be integrated within the development, not all in one place. In design terms, it should not stand out from market housing and should have no lesser design quality to assist in creating balanced communities.
- 3.21 **Landscaping (Policy ENV2):** Gedling Colliery/Chase Farm contains a number of hedgerows within and adjacent to the site, which as far as practicable should be retained and integrated into the development proposals for the site. As set out in section 1, a tree survey should be provided with the planning applications in accordance with current BS5837 'Trees in relation to Construction - Recommendations' in order to ensure that the development is suitably integrated with existing trees on the site and conflicts are avoided.
- 3.22 A hollow containing a rich vegetation belt surrounds the Lambley Lane Recreation Ground, formerly separating the recreation ground from Gedling Wharf coal stocking yard. This forms an important local biodiversity site and should be safeguarded as part of any development, as is indicated in the master plan for the Gedling Colliery/Chase Farm site (Page 14). Other important existing local features include the Arnold Lane hedgerow, which must be retained and enhanced with the planting of additional native species characteristic of the surrounding area. Boundaries and green corridors created within the development should be characteristic of the 'Mid-Nottinghamshire Farmlands' landscape character area and ideally consist solely of native species characteristic to the area. This will help to create a sense of place and continuity with the natural environment with which the site merges to the north.
- 3.23 **Energy Efficiency (Policy ENV6):** Proposals for major new development will be required to incorporate energy efficient layouts and designs and, where possible, heating schemes and exploit the potential of renewable resources. The Borough Council will require proposals to be energy efficient in terms of layout, siting and design of buildings and as far as practicable the scheme should exploit the potential of renewable energy resources. For example, houses should be sited to maximise 'solar gain' by having habitable rooms on the south facing elevations.
- 3.24 Planning Policy Statement (PPS) 22 on Renewable Energy (2004) gave local authorities the opportunity to introduce targets in renewable energy generation and this is reflected in Planning Policy Statement: Planning and Climate Change (Supplement to Planning Policy Statement 1) (December 2007). Merton Borough Council was the first authority to do this, requiring 10% energy from renewable sources. Gedling has no such policy at the present time, but as this figure is widely used by other authorities, the developer of the Gedling Colliery/Chase Farm site is encouraged to similarly have a 10% target. This can be in two forms, either (a) 10% of projected energy demands, or (b) a reduction of 10% in carbon emissions. PPS22 also stresses that waste reduction, energy efficiency and low carbon technology

should be incorporated into new buildings wherever possible and could form part of target (b) above. In any event, houses that are eco-friendly are likely to increase their marketability.

- 3.25 The '2016 Commitment' (DCLG, August 2007) is an agreement by signatories to all new homes being zero carbon by 2016. There is guidance for developers in the Code for Sustainable Homes (DCLG, 2006), the consultation document 'Building a Greener Future: Towards Zero Carbon Development' (DCLG, 2006), and Nottinghamshire's Sustainable Developer Guide (2004).
- 3.26 The developer will be encouraged to follow the principles laid out in the Code for Sustainable Homes. In this, new homes are rated against nine criteria, being energy/CO<sub>2</sub>, water, materials, waste, surface water run-off, pollution, health and well-being, management and ecology. Minimum standards exist for a number of categories to gain a 1\* rating. Ratings will allow buyers to know the sustainability performance of their new home and provide the developers with a means of differentiating themselves in quality and sustainability terms. The Sustainable Developer Guide has additional criteria that the developer should consider; land use, layout and landscape, travel and transport, and the historic environment.
- 3.27 The supplement to PPS1 'Planning and Climate Change' adds to the 'Code for Sustainable Homes' and 'Building for a Greener Future' and gives guidance to local authorities on what to consider in determining planning applications. Authorities should consider environmental performance and the PPS supplement clarifies for developers what environmental performance is expected if the UK is to meet its target of reducing carbon dioxide emissions by 20% below 1990 levels by 2012.
- 3.28 The Design and Access statement submitted in support of the planning applications relating to the site should demonstrate how the proposed development will contribute to the Key Planning Objectives set out in Planning Policy Statement: Planning and Climate Change (Supplement to Planning Policy Statement 1) (December 2007).
- 3.29 **Contaminated Land (Policy ENV3) and Aquifer Protection (Policy ENV42):** The site is contaminated from the prior colliery activity. The scale and type of contamination will be established through intrusive site investigations. From this investigation an appropriate reclamation strategy will be developed in conjunction with the Environment Agency and the Borough Council's Environmental Health Department. The recreation ground of Lambley Lane and the former mineral railway are known historic landfill sites. Consequently a key consideration will be landfill gases. A suitable remediation strategy will be required including a monitoring regime. However the development of the site fundamentally provides opportunity to address existing contamination through remediation to the benefit of the local community.

- 3.30 The site is immediately adjacent to an actively gassing former landfill site at Lambley Lane recreation ground, as well as the tip for Gedling Colliery and other fill in disused railway cuttings. The historic uses of the site have resulted in a significant legacy of contamination; these relate to the former pit head area, areas of spoil disposal and extensive marshalling yards. All these historic uses have a potential to be a source of sub surface gas.
- 3.31 At least 24 months of subsurface gas monitoring results must be submitted to the local planning authority prior to the assessment of any planning application, because of the potential risks associated with sub surface gas as a result of the site's former uses. The design and management of the scheme (including the location of gas monitoring wells) shall be agreed before commencement of the monitoring.
- 3.32 Any development will include a 50m zone around Lambley Lane recreation ground where no building will be permitted. Any development will require gas remediation measures to be applied, which may need to include treatments to buildings and/or the installation of subsurface barriers and or a programme of ongoing gas monitoring. This proposal shall be included within the scheme to address contamination and shall be submitted for assessment prior to any planning application for any development on the site being submitted. This includes any infrastructure works such as roads, landscaping, pipework etc.
- 3.33 The site is underlain by the Sherwood Sandstone Aquifer, which is vulnerable to contamination from pollutants by direct discharges into groundwater and indirect discharges into or onto land. Aquifer remediation is difficult, prolonged and expensive and therefore the prevention of pollution is important. The Environment Agency will assess the proposed development to assess its impact on groundwater quality.
- 3.34 Due to the likely contamination issues, the potential need to remove soil/debris from site and the likely volume of material to be brought to and from site, a site waste management plan will be required and should also be covered as part of any land remediation proposals. It is likely that conditions requiring a site waste management plan will attached to any planning permission granted for both the new road and the development site.
- 3.35 **Drainage and Flooding (Policy ENV41):** Although the site is not at risk of fluvial flooding, development will increase surface water run-off rates that will need to be attenuated to greenfield run-off rate. There is an identified flooding problem downstream of the site and the flood risk assessment should investigate source and identify possible alleviation measures.
- 3.36 Water conservation measures should be included and advice sought from the Environment Agency.
- 3.37 Given that the site is identified to be on contaminated ground, it may not be appropriate for soakaways which could remobilise contaminants and threaten the quality of groundwater. Sustainable drainage principles should be applied which may require the on-site attenuation of surface water in balancing ponds

(to be identified in the flood risk assessment). Provision will need to be made for the adoption or future maintenance of any surface water drainage systems provided as part of the scheme.

- 3.38 **Noise (Policies ENV9, ENV10):** Housing development adjacent to industrial areas (i.e. proposed Gedling Colliery pit-head employment area) and roads should take account of the possible impact of these noise sources on residents, to ensure a low level of noise in properties and gardens. Further guidance may be found in PPG24 – “Planning and Noise”.
- 3.39 **Air Quality (Policy ENV11):** This development is likely to lead to a significant increase in car usage/ road transport in the area. In accordance with PPS23: Planning and Pollution Control, an Air Quality Impact Assessment should be carried out to take account of the effects of additional car journeys on the surrounding area. This should clearly indicate the likely change in pollutant levels relevant to the objectives arising from the proposed development. Any developer should contact the Borough Council’s Environmental Protection Section to discuss this matter further. Further guidance may be found in PPS23 and “Development Control: Planning for Air Quality” (National Society for Clean Air, 2004).
- 3.40 **Local Nature Conservation Designations (ENV36):** In considering proposals having an adverse effect upon a Site of Importance for Nature Conservation, the Borough Council will weigh the reason for the proposal against local ecological and community value of the site and the need to maintain biodiversity. Any damage to the ecological interest of the site will be minimised through mitigation measures secured through conditions and/or planning obligations. As set out in section 1, a landscape and visual impact assessment, and surveys of vegetation, birds and invertebrates should be submitted in support of the planning applications.
- 3.41 **Sustainable Transport (Policy T2);**  
The Borough Council in line with government and regional policy wishes to encourage alternative means of transport to the private car. The development site is served by the 44/45 bus service that provides a frequent but circuitous route from Arnold Lane that takes 30 minutes to the City Centre. Developers will be required to include proposals to allow for bus companies to penetrate the development with local services. . Developers will be required to meet the costs of improvements to public transport to directly serve the development site (Policy T1 of the Replacement Local Plan and the County Council’s ‘Planning Contributions Strategy’) The County Council and City Council will be responsible for promoting this infrastructure and securing the funding to support its implementation. The developer will therefore be required to reserve an appropriate area of land as agreed with the County Council to allow the future construction of the park and ride, interchange and rail terminal/station.
- 3.42 **Highway Design and Parking Guidelines (Policy T10):** These are contained in two documents: Highway Design Guide (January 1999) and

Parking Provision for New Developments (May 2004). The latter is included as Appendix 5 of the Gedling Borough Replacement Local Plan. In formulating the layout for the site, prospective developers should address the issues raised in the joint Department of Transport and Communities and Local Government's "Manual for Streets" (2007) which demonstrates how well-designed streets and spaces can strengthen the whole community and shifts the emphasis from just the car-centred transport function.

- 3.43 **Open Space (Policy R3):** Policy R3 requires that a minimum of 10% of the gross site area be provided as open space or a minimum of 20sqm per dwelling, whichever is the greater. To meet this requirement, two attractive and function open spaces should be provided, each to include a Local Equipped Area for Play (LEAP) and public art. The public art should be integral to the open space and the rest of the public realm. The possibility of developing some joint use facilities with the proposed school should be investigated to obtain maximum facilities for the community. As far as practicable these facilities should be provided on flat level ground within 5 – 10 minutes walking distance (i.e. 400 -700 metres of the dwellings). Links between the open spaces should be designed to encourage walking and cycling.
- 3.44 In order to meet the remainder of the requirement of Policy R3, opportunities for improving the existing recreation ground at Lambley Lane in lieu of provision of new sports pitches on site should be considered as a more appropriate measure for the local community. Improvements should include levelling, drainage and changing facilities, the details of which will be a matter for discussion and agreement with the Council's Leisure Department. A commuted sum will be negotiated with the developer for maintenance (at 2008/09 prices these equated to £4.17 / sqm for play areas and Informal Sports Facilities and £0.61 /sqm for amenity open space). Further guidelines are contained in the Borough Council's Supplementary Planning Guidance: 'Recreation Planning (Final Edition 2000).

## 4. DEVELOPMENT REQUIREMENTS

- 4.1 An illustrative masterplan was produced by East Midlands Development Agency in October 2002. This is included as Figure 3 of this document for indicative purposes only. It reflected the developing policies for the site through the Local Plan process but it should be remembered that this masterplan was produced prior to finalising the Local Plan proposals for the site. Future planning applications for the site will need to fully take account of the adopted Local Plan policies and the content of this development brief (which supersedes the illustrative masterplan). For instance, the employment land allocation has opportunity to be expanded to 6 hectares north of the proposed alignment of GAR. Planning application submissions are not required to conform to the illustrative masterplan.
- 4.2 The illustrative masterplan is therefore useful in identifying a development framework and key development guidelines for the site. It illustrates how the following key requirements can be accommodated within the site:
- 4.3 **Housing** – the masterplan shows a housing layout that accommodates approximately 1100 dwellings with an average density of 46 dwellings per hectare. The requirement for affordable housing is addressed in the previous section.

The Government advises in its 'Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society' document (February 2008) that its aspiration is for all new housing to be to Lifetime Homes Standards by 2013. The Standards are to be made a mandatory part of the Code for Sustainable Homes and the government is to support industry to encourage take-up on a voluntary basis over the next few years. A review of take-up will be undertaken in 2010, with a view to bringing forward regulation in 2013 if take-up in the private sector has not matched market need or expectations. Given this context, all dwelling constructed on the Gedling Colliery/Chase Farm site should meet the Lifetime Homes Standards. The 'Lifetime Homes, Lifetime Neighbourhoods' document suggests that through design and access statements developers have the opportunity to identify how Lifetime Homes have influenced their approach to density and layout on a site. The design of houses to achieve the appropriate rating level under the Code for Sustainable Homes (see Section 3) offers an appropriate opportunity to prospective developers to incorporate the Lifetime Homes Standards.

- 4.4 **Employment land** – the masterplan provides 2.7 hectares of employment land north of the proposed GAR. This allows the GAR to provide clear separation between the housing and employment areas. To meet the Local Plan requirement of 6 hectares, consideration will need to be given in the first instance to the potential for expanding this area north of GAR within what was the former colliery yard, served by a separate/ self-contained access. If there is insufficient developable land, consideration could be given to the use of land south of GAR, such as between GAR and the former mineral railway which if retained would provide a natural buffer to the housing area. An alternative location would be between the recreation ground and GAR.

- 4.5 **Education** – the Local Education Authority have indicated that a new primary school would be required to service the new population and a 1.2 hectare site would be required. The masterplan suggests that an area at the western edge of the recreation ground would be suitable, offering opportunity to utilise the adjoining playing fields (it is recognised that the school will require its own formal play space including junior sports pitch and providing a potentially quieter and calmer environment). The LEA has indicated that financial contributions will be required from the developer to extend places within the local secondary schools and improve facilities within those schools.
- 4.6 **Public Transport** – the development will retain land for a potential park and ride site and a heavy or light rail interchange. The delivery of the infrastructure will be the responsibility of Nottinghamshire County Council. The development should be designed to allow and encourage the extension of bus services within the site.
- 4.7 **New Local Centre** – the development should provide a local centre that includes, as a minimum, the provision of a small convenience store (up to 500 sq m) plus a range of small retail units; and a health centre. The provision of the new health centre will require agreement with the Primary Care Trust.<sup>1</sup> The Greater Nottingham Retail Study (January 2008) was undertaken to assess the need and capacity for additional retail floorspace in Greater Nottingham. The report concludes that, in Gedling, there is capacity for a new food superstore to be located in the general area between Mapperley Plains and Carlton Square. Any new comparison goods floorspace should be provided on the edge of Arnold Town Centre or in a new district centre also incorporating the new food superstore. Potential sites to accommodate the identified capacity between Mapperley Plains and Carlton Square are recognised as limited, given the built up nature of the area. However, it may be that the Gedling Colliery/Chase Farm development site would offer an opportunity to address this issue.
- 4.8 **Access** – The principal access for private vehicles will be from the GAR. However, limited vehicular access into Arnold Lane/ Gedling village will be maintained, though this will be primarily for public transport, cyclists and pedestrians. This arrangement should ensure the development integrates with the existing urban area.
- 4.9 **Open space and play provision** – the illustrative masterplan shows significant structural planting making use of existing hedgerows and provides a series of linked spaces and play facilities. The requirement for open space and play provision is addressed in the previous section. In meeting this requirement and in all elements of the overall layout, full consideration should be given to the benefits of encouraging and supporting physical activity as set out in the National Institute for Health and Clinical Excellence document ‘Public Health Guidance 8: Promoting and creating built or natural environments that encourage and support physical activity.’ (January 2008).

- 4.10 **Infrastructure Requirements** - there is an electricity substation within the development site. This is a potential source of noise which could become more noticeable following the extension of residential properties towards the substation. The developer will therefore be responsible for adopting any measures necessary to ensure that the noise remains within acceptable levels. In addition, 24 hour safe access to the substation is required for routine inspections, maintenance or repairs. Central Networks therefore either require the cables diverting or an easement for the plant and purchase of the substation site. In addition, 11,000 volt overhead lines and cables cross the proposed development which will require diverting.
- 4.11 **Ecology** - An Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 should be prepared as part of planning application submissions. This ecological appraisal should include references to structure and local plan policies and address the following points:-
- Identify the current land use and review the existing landscape and features of the site.
  - Undertake phase 1 habitat survey followed by more detailed botanical surveys if necessary.
  - Survey for all protected species at an appropriate time of year in addition to consulting with local wildlife recording groups for information.
  - Identify all nature conservation sites within 2km of the development, eg Sites of Special Scientific Interest, Local Nature Reserves, Regional Important Geological Sites, Sites of importance for Nature Conservation and areas affected by Tree Preservation Orders.
  - Assess the impact of the development on the existing ecology of the sites and the surrounding area.
  - Establish the potential for landscaping and tree planting with native species.
  - Identify opportunities for the creation and restoration of habitats appropriate to the locality, including plans to retain existing landscape features such as mature trees, hedgerows and ponds within the development site.
  - Explore opportunities for avoiding damage to, and enhancing biodiversity on this site, and the nearby Site of Importance to Nature Conservation, with reference to the 'Nottinghamshire Biodiversity Action Plan.'





## **DESIGN GUIDELINES**

4.12 The Building Design Partnership in September 2003 produced a “Gedling Design Guide” which provides some key design guidelines that should be adopted by the development. The document is provided in full in Annex 4. A summary is set out below but it should be noted that this summary has been extended to incorporate comments made on the draft Development Brief.

### **Character**

(see also page 27 of the Sustainable Developer Guide (July 2004))

4.13 To create a distinct ‘sense of place’ the following character factors should be considered in addition to the retention of the existing hedgerow boundaries along Arnold Lane and adjacent to Lambley Lane recreation ground:

- Use the landmark feature of Gedling Church as a reference point, for example, at the termination of a vista to aid in orientation and to distinguish the locality;
- Front facing development is a characteristic of the surrounding area and all development within and on the edges of the site must address the street and not present blank or inactive frontages;
- Seek inspiration from local historic precedents, in terms of form and local details rather than the replication of historic styles;
- The use of innovative and high quality contemporary design solutions is encouraged.

### **Linkages and Ease of Movement**

4.14 An accessible, well-connected and pedestrian friendly environment should be created by addressing the following objectives. These objectives should not be at the expense of footpaths to the rear of buildings or excessive permeability to increase the risk of crime.

- Achieve a high level of connectivity with existing facilities on Wollaton Avenue, including Gedling Comprehensive School and the residential areas to the south and east by creating a number of safe and convenient routes for pedestrians and cyclists, across and along Arnold Lane;
- Create direct and well-connected routes through the development area, with development blocks of approximately 100m in depth close to the local centre, to minimise walking and cycling distances;
- A high level of connectivity should be achieved between the new residential area and the existing recreation ground at Lambley Lane, as well as the proposed Gedling Country Park to the north east of the development site;

- Consideration should be given to the short term use of the safeguarded railway line as a footpath and/or cycleway, to link the development with the Local Nature Reserve at Stoke Bardolph Lagoons and the River Trent (subject to the approval of Network Rail, as landowner);
- The County Council's preferred option is segregated rather than shared routes, except where limited by physical/ highway constraints. Priority will be given to pedestrians and cyclists along the network of green routes;
- Provision must be made for a bus service to run through the site, building on existing services, with:
  - Consideration given to the creation of a bus route that follows a high density route through the area drawing on the widest catchment possible within easy walking distance; and
  - The potential for linking the bus service to the proposed Park and Ride facility should be considered. The delivery of the Park and Ride is dependant on the re-opening of the rail link to the City Centre and is considered to be a longer term aspiration.

### **Mixed Use and Variety**

(see also page 25 of the Sustainable Developer Guide (July 2004))

4.15 The most stimulating, enjoyable and convenient places meet the demands of all their uses and also combine different uses, building forms, textures and densities. At Gedling, the following requirements should be addressed:

- Open space, community, employment and small scale shopping facilities to serve the needs of the proposed development;
- These uses should be co-located in order to support each other and to create a varied and animated centre to the new development;
- It is also essential that that there is convenient and safe access to local community, shopping and healthcare facilities, aiming to achieve walking times of less than 15 minutes between all parts of the development and these facilities (15 minutes walk equates to 1.2km approx.);
- Within the range of open spaces to be created on site consideration should be given to the creation of a focal point for community activity, which could be a central green or square.

### **Legibility**

4.16 A readily understandable and easily navigable environment should be created by considering the following issues:

- All routes and streets should have an identifiable character, created by street widths, building heights, the extent of built frontage, landscape and boundary treatments, and imaginative parking provision;

- The development should create its own identity, using a range of character areas or neighbourhoods within the development;
- Gateway features should be used to mark key entrance points to the site and to present a distinctive image onto adjoining roads;
- Signage and the more subtle guides, such as the use of lighting, memorable sculpture and street furniture to create a legible environment are encouraged.

### **Form, Massing and Layout**

(see also page 7 of the Sustainable Developer Guide (July 2004))

4.17 Successful and well-defined public places should be created by adopting the following principles of continuity, enclosure and overlooking:

- Spaces and streets should be defined and enclosed by buildings. The building line will combine with boundary features to create a sense of enclosure to the street;
- All streets and public spaces should be overlooked, with front facing development providing an active frontage and natural surveillance;
- Densities should be higher (around 50 dph) around the local centre and along main transportation routes, in accordance with Policy H8 of the Replacement Local Plan. The more outlying and well vegetated areas will be better suited to lower density development, although this should be in excess of the PPG3 recommended minimum of 30 per ha;
- By developing dual aspect buildings of more than 2 storeys, parts of the proposed green corridors could also be overlooked.

### **Landscape and Public Realm**

4.18 A system of safe, attractive and functional open spaces should be created, meeting the following requirements;

- 10% public open space to serve the development should be provided in line with local plan and NPFA standards, and be designed to complement the existing provision;
- The range of open spaces to be considered should include a central public open space, formal recreation space, neighbourhood play space and more informal neighbourhood incidental open space;
- Public art and public realm works provide an opportunity to create a high quality environment with a distinct sense of place. Public art should be an

integral part of the public realm works and the means of delivering and maintaining these works should also be considered at an early stage.

- The existing entrance feature at the junction between the access road to the household waste centre and Arnold Lane that reads ‘Gedling Colliery 1899 –1991’ should be retained as a reminder of the site’s previous use.

### **Design Quality, Adaptability and Innovation**

(see also page 11 of the Sustainable Developer Guide (July 2004))

4.19 The Partners view the quality of the development as being one of the most important attributes of the project, which involves considering all of the following aspects:

- A high standard of design quality must be reflected throughout in the design of buildings, streets and spaces to create an attractive environment.
- Innovative approaches (for example promoting best practice and contemporary architecture) from developers to all aspects of the design and development of the site are invited and encouraged.
- An integrated approach that considers building design, hard landscaping, planting, street furniture and structures must be taken. All public realm features must be adoptable by the local authority and use self-maintaining materials.
- Distinctiveness, variety and vibrancy are the key attributes of design quality. In achieving high quality design colours, textures, details, the patterns or rhythm in the streetscape and local inspirations should all be considered. These considerations apply to all buildings and public areas.
- Safety and security are vital to any development. Thoughtful design is an important element in enhancing everyone’s sense of wellbeing and making places more user friendly, easy to understand and secure. Use should be made of the Association of Chief Police Officer’s ‘Secured by Design’ initiative to seek to minimise crime using design measures.

### **Sustainability Principles**

4.20 The Code for Sustainable Homes should be used to review and improve the environmental performance of all buildings on the development against the 6 key issues of energy efficiency/CO<sub>2</sub>; Water efficiency; surface water management; site waste management; household waste management; and use of materials. Each housing unit should achieve a minimum of level 3.

4.21 The key objectives for achieving sustainable development that should be addressed by this scheme are:

### ***Construction***

- A lifetime approach must be taken to the design of buildings and spaces to ensure that they are adaptable over time, including the consideration of system build construction techniques. (See also paragraph 4.3 of this Development Brief).
- The construction process should have minimal impact upon the existing site ecology and waterways.
- A waste management strategy should set out how waste will be kept clean and separated to ensure opportunities for reuse or recycling.
- Natural and biological remediation methods should be used where possible.

### ***Microclimate***

- South and north elevations of built structures should be treated in different ways to minimise excessive solar gain and solar glare in summer and to respond to the prevailing wind directions in order to assist a natural ventilation strategy.

### ***Infrastructure***

- The potential to utilise underground storage tanks, drainage ditches and lagoons for surface water drainage of the site should be investigated;
- The installation of a separate pumped main for recycled rainwater, as a low cost option, should be considered.

### ***Renewable Energy***

(see pages 13 and 15 of the Sustainable Developer Guide (July 2004))

- Developers should demonstrate that alternative energy sources have been fully investigated and consideration given to the installation of a community based or district heating system, utilising renewable sources.
- Careful consideration should be given to slope, orientation, micro climate and new planting/ landscaping etc to allow passive solar design solutions to minimise the overall energy requirements of homes and places of employment.
- The potential for a number of sources to be provided within the development including solar panels and solar collectors should be considered.
- The use of sustainable means of power generation is encouraged, for example using photovoltaic panels to generate power.

### ***Ecology***

(see page 23 of the Sustainable Developer Guide (July 2004))

- Existing biodiversity and natural habitats should be protected and enhanced wherever possible;
- Where habitats or features of nature conservation interest will be damaged or destroyed as a result of the proposals, compensation and/or mitigation measures may be required;
- The proposals should seek to integrate biodiversity throughout the development, ultimately providing pleasant amenity features of nature conservation value which enhance the residents quality of life;
- The ecological value of landscaped areas can be greatly enhanced in a number of ways, for example through the installation of bird boxes and bat boxes and through the planting of native plant or tree species to create hedgerows, wildflower meadows, woodlands and/or wetland areas.

### ***Drainage***

(see page 21 of the Sustainable Developer Guide (July 2004))

- Consideration should be given to surface water drainage systems, eg balancing ponds. The Environment Agency will assess feasibility and establish standards though recent indications are that due to on-site contamination, soakaways may be inappropriate;
- A rainwater mains system can be provided across the development.

### ***Waste Recycling***

- To seek solutions other than landfill especially, as this has unsustainable impacts in the form of leachate and methane;
- A priority will be to reduce the waste at source;
- The re-use of waste should be considered, including for example refilling containers and repairing and reconditioning consumer products wherever possible;
- Waste management systems could be usefully located within a central and secure depot.

### ***Ambient Environment***

- Pollution from roads and buildings should be minimised where possible;
- Retention and enhancement of existing hedgerows along Arnold Lane and Lambley Lane Recreation ground boundaries;

- Installation of equipment with low emissions and limiting traffic in common public spaces;
- Where feasible, roads should be lined with trees and shrubs;
- Measures should be taken to reduce noise pollution both internally and externally, during and after construction.



## **ANNEX 1 – USEFUL CONTACTS**

### **For General Planning Advice**

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

Tel 0115 901 3901

### **For Advice on Open Space and Recreation Provision**

Gedling Borough Council  
Leisure Services Department  
Civic Centre  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU

Tel 0115 901 3901

### **For Advice on Strategic Planning, Transportation, Education and Archaeology**

Nottinghamshire County Council  
County Hall  
West Bridgford  
Nottingham  
NG2 7QP

Tel 0115 982 3823

### **For Advice on Primary Health Care**

Gedling Primary Care Trust  
Byron Court  
Brookfield Road  
Arnold  
Nottinghamshire  
NG5 7ER

Tel 0115 993 1441

### **For Advice on Drainage**

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

Tel 0115 967 0067

**For Advice on Noise and Contamination**

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

Tel 0115 901 3901

**For Advice on Water Supply**

Severn Trent Water  
Leicester Water Centre  
Gorse Hill  
Anstey  
Leicester  
LE7 7GU

Tel 0116 234 0340

**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

## **ANNEX 2 – GEDLING LOCAL PLAN RELEVANT POLICIES**

### **Chapter 1 – Environment**

#### **ENV1 – Development Criteria**

This policy sets out a list of development criteria against which a planning application would be judged.

#### **ENV 2 – Landscaping**

Sets out the requirements for landscaping within new developments

#### **ENV 3 – Development on Contaminated Land**

This policy prevents development on contaminated land or where there is risk of contamination unless practicable and effective measures are taken to threat, contain or control any contamination.

#### **ENV 6 – Energy Efficiency**

This requires proposals for major new development to incorporate energy efficient layouts and designs, including, where possible, heating schemes and exploit the potential of renewable energy sources.

#### **ENV 9 – Noise Generating Developments**

Use of planning obligations to reduce noise levels from development to an acceptable level.

#### **ENV 10 – Noise Sensitive Development**

Avoidance of noise sensitive development where users would experience unacceptable levels of disturbance.

#### **ENV34 – Habitat Protection and Enhancement**

This protects features or sites of nature conservation proposals.

#### **ENV38 – Protected Species**

This policy looks to protect Protected Species.

#### **ENV39 – Landscape Features of Importance for Nature Conservation**

Development impacting on important landscape features will only be permitted subject to appropriate mitigation measures being in place.

#### **ENV41 – Flooding**

This prevents development where it would be at risk from flooding, increase chances of flooding or restrict access to watercourses.

#### **ENV42 – Aquifer Protection**

Development will not be permitted that would be liable to contaminate groundwater held in aquifers unless measures are put in place to prevent such contamination.

#### **ENV43 – Greenwood Community Forest**

New tree or woodland planting will be sought as part of the development.

#### **ENV48 – Hedgerow Protection**

Protection of important hedgerows.

## **Chapter 2 – Housing**

### **H1 Dwelling Provision**

This policy indicates that allocated sites identified in Policy H2 should amount to about 3030 units for the plan period 1991- 2011 (of which Gedling Colliery/Chase Farm will form a part).

### **H2 Distribution of Residential Development**

Gedling Colliery/Chase Farm is anticipated to provide 700 units within the plan period, and is identified as being a “Mixed” site (as opposed to being wholly Brownfield or Greenfield).

**Para 2.18** identifies the former Gedling Colliery site as having a proportion of previously-developed land (P-D L).

**Para 2.19** the majority of land allocated for housing is located on the urban fringe of Nottingham and therefore accords with central and strategic guidance with regards to sustainable development principles.

**Para 2.20** indicates net density as set out in Annex C to PPG3. A density of 30 dwellings per hectare has been used as the minimum rising to 40 per hectare where sites are within 800 metres of facilities identified in the housing density policy (H8), and 50 per hectare within 400 metres of such facilities.

**Para 2.23** Plains Road/ Arnold Lane (south) is also an urban edge greenfield allocation, but the Highway Authority has specified that safe accesses from Arnold Lane and Plains Road compatible with the Gedling Colliery/Chase Farm Access Road will need to be provided, and appropriate developer contributions will be sought.

**Para 2.24** Gedling Colliery/Chase Farm is an edge of urban location, with a substantial element of previously developed land, but due to the scale of the development and the associated infrastructure requirements (see policy H3), it is expected that the development will only deliver 700 dwellings by 2011, despite its estimated capacity of 1120 dwellings.

**Para 2.27** the pressure for new facilities and the impact on existing facilities and infrastructure is recognised. There is potential to require future development to provide new or improved facilities in respect of; landscaping and open space; footpaths and cycleways; leisure, community and recreation facilities; and improvements to public transport facilities. Developer contributions will therefore be sought in order to address the effect of development on the surrounding highway network by the promotion of integrated transport measures (as set out in Policy T1). This will be negotiated.

Thresholds for developer contributions are set out in the table after para 2.28. The proposed development on the former colliery site is above the indicative thresholds given. Para 2.29 indicates that in terms of the need for additional school and health provision and the requirements are determined on a site by site basis and are based on the scale of development proposed and existing facilities within the locality. Additionally, the explanatory paragraphs (2.33) indicate that the site includes approximately 15.5ha of brownfield land which forms the outer edge of the new Green Belt boundary at its most north-easterly point. The site can be brought forward for mixed development for housing and a small element of employment land. Para 2.34 refers to the need for joint legal agreements to ensure a phased programme of implementation to ensure the release of facilities and infrastructure.

**Para 2.35** The access road will therefore require to be funded entirely by the development of the site. The construction of the access road shall be completed before any of the dwellings are occupied or any of the employment development is brought into use. The access road is to incorporate a satisfactory junction at Mapperley Plains (including any traffic management measures on the approach roads to that junction).

**Para 2.36** – requires public transport facilities – provision of bus service (initial funding).

**Para 2.38** – requires open space and formal sports facilities such as pitches.

### **H3 Land at Former Gedling Colliery and Chase Farm**

This Policy states “Planning permission will be granted for the mixed development of land at, and adjoining, the former Gedling Colliery site, as identified on the proposals map;

The development will provide for up to 1120 dwellings, with 700 to be completed by 2011, and 6 hectares of employment land subject to:-

- a) a phased programme of implementation to be agreed with the Borough Council and County Council through joint Legal Agreements to ensure a comprehensive development solution and that the following are provided:
  - (i) construction of an access road, (as identified on the proposals map, from Burton Road to Arnold Lane) and necessary junction improvements; the construction of the access road shall be completed before any of the dwellings are occupied;
  - (ii) public transport facilities, including infrastructure and setting up of a comprehensive bus service, to serve the development and link appropriately into the existing highway infrastructure in the wider network;
  - (iii) a network of footpaths, cycleways and bridleways throughout the site, linking the new development with the proposed Gedling Colliery Park, Mapperley Golf Course and linear open space to the west;
  - (iv) a new local centre incorporating community facilities (to include the provision of a primary school, developer contributions for secondary school provision and appropriate health provision) and local shopping facilities (no single unit to exceed 500m<sup>2</sup>);
  - (v) a proportion of affordable housing;
  - (vi) 10% open space and sports pitches to serve the development; and
  - (vii) opportunities to enhance bio-diversity and enhance nature conservation within the site linking the proposed Park to green areas beyond via a network of green corridors and appropriately designed open areas. (PM 2.62)
- b) the safeguarding of land within the development site for a passenger rail service, station and park and ride facility.”

### **H8 Residential Density**

On all sites of 0.4 ha and above, planning permission will not be granted for residential development with a net density of less than 30 dwellings per hectare, unless physical constraints are demonstrated.

In addition permission will not be granted for residential development with a net density of less than 50 dwellings per hectare within 400 metres and 40 dwellings per hectare within 800 metres of the following facilities:-

- a) the boundary of a District or Local Shopping area (existing and proposed),
- b) any public entrance to a food superstore,
- c) any quality public transport route.

In all cases consideration will be given to a reduction in parking standards on sites which fall within these criteria.

The wasteful development and redevelopment of sites smaller than 0.4 ha will be discouraged. Such sites should provide as many appropriately designed dwellings as possible consistent with the protection of privacy, amenity and highway safety

### **H15 Comprehensive Development**

This policy indicates planning permission will not be granted for development which would prejudice the comprehensive development of any allocated site for the purpose for which it has been allocated.

### **H16 Design of Residential Development**

Planning permission will be granted for new residential development if the following design criteria are met:

- a. dwellings should be sited and designed to relate to each other and to the roads, footpaths and open spaces in the surrounding layout;
- b. residential development should be laid out and designed in such a way as to reduce the risk of crime;
- c. the proposals are of a high standard of design which has regard to the surroundings and does not adversely affect the area by reason of their scale, bulk, form, layout or materials;
- d. dwellings should conserve energy and use it efficiently.

### **H17 Visitability**

The layout of new residential development shall be designed to ensure that people with mobility problems can access premises and dwellings as far as practicable.

### **H18 Affordable Housing (see Section 3)**

Planning permission for residential development on all large sites of 1 ha or more will be granted subject to negotiation to seek to secure 20% of the dwellings on the site being developed for affordable housing.

**para 2.62** –states that the preferred arrangement will be for a Registered Social Landlord (RSL) to manage the affordable housing but if this is not possible low-cost market housing may be granted subject to conditions and/or legal agreements which maintain control over occupancy.

**Interim Planning Guidance** - This indicates that Section 106 agreements will require agreement on the following:

- number of units;
- tenure of the affordable housing;
- phasing; and
- safeguarding of affordability to meet long term needs. (Para 4.1.2 refers)

## **Chapter 4 – Employment**

### **E1 Allocation of Employment Land**

Identifies the site as being allocated for 6 ha/15 acres for employment-generating uses and development (other than retailing and other uses appropriately sited in shopping and local centres).

**Para 4.9** identifies the site as “stage 2 in the sequential process”

**Para 4.9** recognises that general industrial uses incompatible with housing will not be permitted.

**Para 4.10** indicates that there is a need to maintain a range of employment sites in terms of size, location and quality “and given Gedling’s contribution to the Greater Nottingham economy, the role of local small businesses is of increasing importance”.

### **E3 Retention of Employment**

This policy identifies the site for employment uses and allows the principle of expansion, conversion, or redevelopment of land and premises for employment uses, subject to the development not causing traffic, amenity or conservation problems.

## **Chapter 5 Transport**

### **T1 New Development – Developer Contributions**

Contributions will be sought from developers of retail, housing, employment and other significant development to support the additional demand on transport infrastructure that may result from their development. This may include public transport provision, measures to assist pedestrians and cyclists and also highway safety measures. It may take the form of land provision within the development.

### **T2 New Development – Sustainable Transport**

Priority provision in the layout of the development will need to be made for access by public transport, cycles and pedestrians.

### **T3 Proposed Transport Schemes**

Proposes transport schemes, including the following:

Rail:

- New passenger line from Gedling Colliery to Nottingham-Grantham rail line

Bus

- Bus priority measures along Mansfield Road, Mapperley Plains/Woodbrough Road, Nottingham Road/Burton Road/Carlton Road and Daleside Road
- A612 Gedling, Major Integrated Transport Scheme

Road

- A612 Gedling Transport Improvement Scheme (inc. new road link between A612 Burton Joyce and A612 Netherfield)

### **T4 Park and Ride**

Permission will not be granted for development that would prejudice the proposed park and ride sites at Gedling Colliery and Top Wighay Farm

### **T7 Pedestrian Movement**

Pedestrian movement, convenience, patterns of movement or the needs to those with impaired mobility should not be affected by proposed development.

### **T10 Highway Design and Parking Guidelines**

Reference will need to be made to the Highway Authority's highway design and parking guidelines, as set out in Appendix 5 of the Replacement Local Plan.

### **T12 Public Rights of Way**

Development should maintain rights of way or provide an equivalent alternative.

## **Chapter 6 – Community Services**

### **C1 Community Services General Principles**

This policy allows the granting of planning permission to improve community services and facilities provided that they are not detrimental to the amenity of adjoining and nearby property, and their location is within or near to local/district centres or easily accessible to local residents.

### **C2 Community Facilities for New Development**

This policy relates to the intention for the Borough Council to consider imposing conditions and seeking planning obligations/legal agreements “in order to secure appropriate community facilities, or financial contributions, reasonably related to the scale and kind of development proposed”. The colliery site is specifically referred to here and cross-referenced with policy H3. Furthermore, where developer contributions are required the assumption will be in favour of on-site provision, but allows off site provision, or a commuted sum where the Borough Council consider this more feasible (para. 6.12 refers).

## **Chapter 7 – Recreation**

### **R3 Provision of Open Space with New Residential Development**

This policy requires residential development on sites of 0.4 Ha and above should provide a minimum standard of 10% local open space to serve that development. The Borough Council will secure that provision through planning conditions or through the negotiation of a Section 106 agreement. A commuted sum for maintenance will be sought where open space is primarily for the benefit of the development itself and the developers wish the Borough Council to adopt that space. Provision will be made in one or more of the following ways:

- a. provision within the development;
- b. a financial contribution to the Local Authority to provide facilities on or off site;
- c. a financial contribution to the Local Authority to enhance facilities nearby; subject to the approval of the Borough Council.



## **ANNEX 3 - SUSTAINABILITY APPRAISAL**

### **Introduction**

- A3.1 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 Strategic Environmental Assessment (SEA) Directive 2001/42/EC.
- A3.2 Much government guidance about applying Directive 2001/42/EC has been prepared in the form of 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.

### **Context and Baseline**

- A3.3 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 12<sup>th</sup> July 2005;
  - Purpose of document – tool to assist developers and the Borough Council in the submission and determination respectively of planning applications.
- A3.4 The site has been allocated for mixed housing and employment development (to provide for a minimum of 700 dwellings and eventually 1120 dwellings) under policy H2 Distribution of Residential Development and specifically policy H3 Gedling Colliery / Chase Farm in the RLP. As such, therefore, its sustainability and suitability for development has been considered throughout the RLP process since 1997. 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.
- A3.5 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**

- A3.6 The Replacement Local Plan contains a broad range of policies that will need to be considered in the determination of any planning application for the development of the Gedling Colliery /Chase Farm site. Certain policies are underpinned and further supported through “saved” Interim Planning Guidance documents; these will eventually all be superseded by SPDs. Full details of relevant RLP policies and (where applicable) Interim Planning Guidance are

outlined below. This list may differ from that in Annex 2 of the Development Brief, given the difference in purpose of the Brief and it's Sustainability Appraisal:-

<b>Policy</b>	<b>Title/ Description</b>	<b>Supporting IPG / SPD</b>
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 criterion for new developments	Sustainable Developer Guide for Nottinghamshire, July 2004
ENV9	Noise Generating Development	
ENV10	Noise Sensitive Development	
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	
ENV38	Protected Species – under Wildlife and Countryside Act 1981	
ENV39	Landscape features of importance for nature conservation	
ENV41	Flooding – risk reduction	
ENV42	Aquifer Protection	
ENV43	Greenwood Community Forest – secure tree planting with developments	
ENV48	Hedgerow Protection – protection of important hedgerows	
H2	Distribution of Residential Development –700 (1120) dwellings housing allocation at Gedling Colliery / Chase Farm	
H3	Gedling Colliery / Chase Farm – site specific housing policy	
H8	Residential Density – will range from 30 to 40 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
E 1	Allocation of Employment land – 6 hectares of employment land	
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.
T3	Proposed Transport Schemes – new heavy or light passenger rail line	Local Transport Plan
T4	Park and Ride – Gedling Colliery	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.
T12	Public Rights of Way	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.
C1	Community Services General Principles	
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

A3.7 The Nottinghamshire and Nottingham Joint Structure Plan was adopted in February 2006. The policies in the adopted Joint Structure Plan provide the strategic base that underpins and supports the RLP policies above. The various policies in these plans need to be considered in the determination of any planning application on the Gedling Colliery /Chase Farm site:-

Chapter/ Section	Joint Structure Plan policy ref	Details of policies
Strategy	1/1, 1/2, 1/3	Sustainable development, Green Belt review, planning contributions
Environment / Natural Resources	2/1, 2/5, 2/6, 2/15 2/19	Sustaining biodiversity, protected species, wildlife habitat creation, flood protection and flood risk reduction, waste implications of major development.
Transport/ Movement	5/4, 5/7	Traffic management, developer contributions, parking provision
Recreation	6/2, 6/3	Public open space provision, development affecting public rights of way

## Regional Spatial Strategies and National Policies and Guidance

A3.8 The Regional Spatial Strategy for the East Midlands (RSS8) (March 2005) provides a long-term vision for the region up to 2026. Regional Planning Guidance for the East Midlands to 2021 (January 2002) became the Regional Spatial Strategy on the commencement of the Planning and Compulsory Purchase Act 2004. A draft revised RSS8 was published in March 2005 to cover the period to 2026.

A3.9 At a national level, Planning Policy Guidance Notes (PPGs) are currently being systematically replaced by statutory Planning Policy Statements (PPS). Key PPG and PPS documents forming baseline considerations in any development scheme for the Gedling Colliery /Chase Farm site are outlined as follows:-

RSS / PPG / PPS	Title	Date
RSS8	Regional Spatial Strategy for the East Midlands	3/2005
PPS1	Delivering Sustainable Development	2/2005
PPG3	Housing	3/2000
PPS9	Biodiversity and Geological Conservation	08/2005
PPG13	Transport	3/2001
PPG16	Archaeology and Planning	11/1990
PPG17	Planning for Open Space, Sport and Recreation	7/2002
PPS23	Planning and Pollution Control	11/2004
PPG25	Development and Flood Risk	7/2001

## Sustainability Objectives

A3.10 The Sustainability Appraisal regime has been designed to underpin the preparation of all documents in the LDF, including this brief. The SA process broadly serves two purposes:-

- incorporation of the environmental assessment directive 2001/42/EC into the planning system; and
- ensuring that the new LDF system meets the Government's "Sustainable Communities Plan" and UK sustainable development strategy.

A3.11 The SA enables the development brief to be tested against Sustainability Appraisal Objectives, in order to ensure that the document fulfils sustainable development criteria. Where potential problems or negative impacts are identified through the process, methods by which these may be overcome are identified through the SA.

A3.12 The SA utilises the draft framework developed for the appraisal of the Core Strategy of the Local Development Framework. This identified three broad groups of Sustainability Appraisal Objectives (SAOs):-

- Environmental;
- Economic; and
- Social.

A3.13 Within the three SAO groups, a total of 14 SAOs were identified, each with relevant criteria to facilitate straightforward assessment of the main aspects of the strategy or brief. These are also designed, in some instances, to serve as a useful reminder of the range of topics covered by each main objective and should aid understanding of the main objectives.

A3.14 The key purpose of this SA is not to identify ‘best options’ but to assess how effective the content of the development brief is in mitigating the potential impacts of the development, at the same time trying to satisfy the 14 Sustainability Appraisal Objectives identified above. The SA does not measure the impact of the development on the site and the wider environment nor the sites suitability for development, as this has already been assessed during the Local Plan process. Identification of negative impacts or conflicts will not necessarily mean that development will not be pursued, but that the Council will need to make decisions on priorities and suitable mitigation where possible.

A3.15 Effects will be monitored as part of the overall sustainability monitoring for the Replacement Local Plan and the Local Development Framework. More immediately, assessment of planning applications for the site against the sustainability criteria will ensure consideration of compatibility.

### **Developing Options**

A3.16 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 Gedling Colliery development:-

- **Footpaths** – dual use as cycleways?
- **Open Space Provision** – on site or developer contribution to off-site provision?
- **Affordable Housing** – break down / siting of 20% affordable housing requirement.
- **Boundary Landscaping Treatment** – should just the Arnold Lane hedgerows be retained and which (if any) additional existing features should be retained?

A3.17 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 the Effects of the Brief – Summary**

A3.18 Given the assessment work that had been undertaken to date, it is judged that the likely significant effects for Gedling Borough of this Development Brief will include:-

- Re-use of brownfield land on the edge of the urban area;
- The delivery of more housing, including increased affordable housing, to meet local need;
- Continued protection of the Green Belt and improved conservation of biodiversity and natural resources;

- Improved provision of community facilities and services;
- Greater consideration of design in relation to new development; and
- Greater consideration of climate change and natural resource issues in relation to new development.

A3.19 Clearly, in some instances, mitigation measures will need to be in place to offset the likely effects of certain approaches. To this end, the following measures have been proposed:-

- Ensure that the new development is located near to employment opportunities, shops and services, and will offer a choice of ways to travel;
- Ensure that the new development can meet much of its own resource needs by, for example, generating its own energy, minimising water use and reducing waste through recycling;
- Ensure that the new development makes provision for biodiversity protection and enhancement; and
- Ensure that the new development enhances local character and distinctiveness through good design that is sensitive to its surroundings.

### A3.20 Appraising the Effects of the Brief – Table

**Key:**

- RLP** = Gedling Borough Replacement Local Plan (July 2005)
- JSP** = Nottinghamshire and Nottingham Joint Structure Plan (February 2006)
- ITPS** = Interim Transport Planning Statement (Planning Contributions Strategy (March 2007))
- PPG / PPS** = Planning Policy Guidance Notes / Planning Policy Statements

Sustainability Appraisal Objective	Assessment Criteria	Assessment of Likely Impact	Mitigation / Enhancement Tools
<b>ENVIRONMENTAL</b>			
<p>1. To increase biodiversity levels across the Borough</p>	<p>Will it protect or encourage the development of new biodiversity assets?</p>	<p>Part of the land is currently in agricultural use and is segregated into fields by low well-maintained hedgerows, interspersed by a few hedgerow trees. There are no national or local nature conservation designations.</p> <p>An ecological assessment will be required.</p> <p>Tree planting could be incorporated as part of any scheme and compliment the restoration of the adjacent spoil tip.</p> <p>Use Greenwood data (annual Action Plan) to monitor tree planting associated with development.</p>	<p>Advice will be sought from relevant consultees re biodiversity and possible protected species.</p> <p><b>RLP Policies ENV2, ENV43, PPS1</b>, – Council will seek to negotiate with developers to create new or enhance existing features and / or secure new tree or woodland planting as part of the development.</p> <p><b>RLP Policy ENV38, JSP Policies 2/1, 2/5, PPG9</b> – If statutorily protected species are found, planning obligations will be sought to secure their protection, while proposals to enhance biodiversity will be supported.</p> <p><b>JSP Policy 2/8</b> – Use of planning conditions/ obligation to secure replacement tree planting where required.</p>



2. To protect and enhance the natural, cultural and built environment and archaeological assets	Will it help to maintain or enhance local distinctiveness within the built environment?	<p>Nottinghamshire Sites and Monuments Record describes a number of archaeological finds from within the application site.</p> <p>An archaeology field evaluation is necessary and should include an element of field-walking prior to commencing development.</p>	<p><b>RLP Policy ENV24 and PPG16</b> – These key policy tools outline appropriate mitigation measures if significant archaeological remains are found on site. Nottinghamshire County Council will be consulted to provide specific advice about appropriate survey requirements.</p>
	Will it help to maintain or enhance the landscape and open land of the area?	<p>The site was allocated as an urban area extension. A key consideration through the RLP process was the extent of the site area and any impact upon the primary and secondary ridgelines. The site is enclosed from the open countryside by the spoil tips to the east.</p> <ul style="list-style-type: none"> <li>• Implementation of a structural belt of native tree planting along the northern boundary of the site to create a more distinctive edge to the site boundary.</li> <li>• Reinforcement of hedgerows and tree planting along the eastern and south western boundaries where the site adjoins the urban area.</li> </ul>	<p><b>RLP Policy ENV32, JSP Policy 1/5</b> – Site boundary was drawn so as it would not have an adverse effect on the open countryside. Aim to respect local landscape qualities and take into account of topography and views into and out of the site.</p> <p><b>RLP Policy ENV2, PPS1</b> – In order to accord with these policies, the development should reflect the character of the surrounding landscape or townscape, through appropriate planting etc.</p>
	Will it reduce or increase the numbers of Buildings at Risk?	Not applicable.	Not applicable.

<p>3. To manage prudently natural resources</p>	<p>Will it help to improve air quality and reduce carbon emissions?</p>	<p>During construction, inevitably noise, dust and odours will occur, leading to some short-term detriment to local residents.</p> <p>Environmental Protection Officers routinely investigate pollution problems, including construction sites.</p> <p>Longer-term impacts are uncertain, but will depend upon transport modes and travel to work patterns.</p>	<p>The <b>Sustainable Developer Guide (July 2004)</b> 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. <b>RLP Policies T1, T10 and ITPS</b> – Contributions from developers to meet costs of additional demand for travel caused by their proposals and to promote integrated transport measures. (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).</p>
	<p>Will it help to reduce contamination of land and watercourses?</p>	<p>Given that the site is already allocated for housing development, the loss of agricultural land was a consideration throughout the RLP process, but is not now a relevant consideration, given the current status of the land. The condition of the former colliery land will require further investigation. The EA advise that this study should include reference to water quality assessment and associated risk mitigation measures.</p>	<p>Gedling Borough Environmental Protection Department provide advice about the need for a contaminated land study.</p>
	<p>Will it maximise development on previously developed land?</p>	<p>As a predominately brownfield site this site maximises opportunities for redevelopment of previously used land in the Borough</p>	

<p>4. To minimise waste and increase re-use and recycling</p>	<p>Will it minimise waste and landfill rates?</p>	<p>Effective recycling management is an important requirement, both during construction and once houses are complete/ occupied.</p> <p>Assess waste collection at all stages of development, together with data about domestic recycling rates.</p> <p>Longer term, appropriately designed houses and waste reduction/ recycling initiatives will help ensure energy usage from the development is minimised.</p>	<p>The <b>Sustainable Developer Guide (July 2004)</b> provides valuable information about waste management during construction and encouraging domestic recycling. Gedling Borough Direct Services manage domestic refuse and recycling collection.</p>
<p>5. To minimise domestic and business energy usage and / or develop renewable energy sources</p>	<p>Will it increase energy efficiency and use of renewable energy sources?</p>	<p>There are many potential features that may be incorporated into the design of new housing developments, both through renewable energy technology and construction techniques.</p> <p>Assess appropriate renewable energy options based on size of installation.</p>	<p>The Building Regulations lay out clear specifications about the design of new buildings/ conversions. The <b>Sustainable Developer Guide (July 2004)</b> further expands on this, providing on improving the sustainability of new buildings, using tools developed by the Building Research Establishment – <a href="http://www.bre.co.uk">http://www.bre.co.uk</a>  <b>RLP Policy ENV6, JSP Policy 2/18</b> – Major new development will be required to incorporate, energy efficient layouts, designs and information on waste production implications.</p>
<p>6. To minimise the risk of flooding in relation to new and existing development</p>	<p>Will it minimise risk from flooding?</p>	<p>Dependent on the geology, topography and layout of the site, various methods of attenuation could be considered, including open balancing ponds, over sized pipes or SUDS techniques.</p> <p>Water usage associated with new houses may be measured through</p>	<p>The <b>Sustainable Developer Guide (July 2004)</b> describes the use of sustainable drainage systems (SUDS) to slow runoff and reduce peak flows.  <b>RLP Policies ENV41, JSP Policy 11/1, PPG25</b> – Provide statutory basis for flood risk 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, wastewater and water levels. It may be appropriate to utilise the</p>

		metering.	existing storm water balancing pond to balance a proportion of the run-off from the proposed development.
7. To reduce dependence on trips by car and improve accessibility to public transport	Will it increase accessibility to, and usage of, public transport?	<p>A baseline factor in the allocation of this site is the existing bus services which can be extended into the site. Similarly, pedestrian routes should link to local facilities, including the new local primary and nearby senior school.</p> <p>Additional housing development will be well located for encouraging cycling, walking and public transport through the development and into the existing routes in the adjacent urban area.</p> <p>Longer-term trends in traffic flows resulting from the development will be considered in a Transport Assessment. Improved public transport provision to serve the area will help to minimise additional trips generated from the development.</p>	<p><b>RLP Policies T1, T10 and ITPS</b> – 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><b>RLP Policies T2, T7, T12, R9</b> – Provision in the layout for facilities giving priority to, and enabling access for cycles and pedestrians.</p> <p>See also – <b>JSP policies, PPS1, PPG13, Local Transport Plan Secured</b> – through S106 agreement, advice from Highway Authority.</p>
<b>ECONOMIC</b>			
8. To create a high-quality employment opportunities	Will it increase employment rates?	In the short term, the development will secure construction jobs. Longer term, it is aimed for a better balance between housing and employment with the 6 hectare site allocated on the northern side of the Access Road providing some new jobs adjacent to the housing development. This will further help to secure the future of	A sustainable element of the Gedling colliery site selection is its proximity to significant local employment in the Carlton and Colwick area. Local bus services already provide frequent access to the principal local employment centres, both in Colwick and Nottingham City. In accordance with <b>RLP Policy ENV1, JSP Policy 1/1 and PPS1</b> , the development will provide additional housing, adjoining the existing mixed-use Carlton and Gedling urban area.

		<p>local businesses.</p> <ul style="list-style-type: none"> <li>▪ Travel to work data (2001 Census available imminently).</li> <li>▪ Local unemployment data.</li> </ul>	
9. To develop a culture of enterprise and innovation	Will it improve learning opportunities?	Financial contributions will be required from the developer to extend places within the local secondary schools and to improve facilities within those schools.	
<b>SOCIAL</b>			
10. To provide sufficient housing to fulfil the needs of the Borough	Will it provide sufficient numbers and range of housing to meet projected need?	<p>The site has been allocated for 700 (1120) dwellings, to meet a specific housing need, defined in the Adopted SP.</p> <p>Housing completions will continue to be monitored annually, by central government/ regional assembly and published in the Annual Monitoring Report.</p>	<b>RLP Policy H18</b> – As part of any development above one hectare developable area, the provision of 20% affordable housing 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.
	Will it improve the quality of existing housing stock?	The development will be formed by the addition of 700 (1120) dwellings to the existing residential area. In order to comply with the Building Regulations these will have to be built to set specifications, to aid longevity.	The <b>Sustainable Developer Guide (July 2004)</b> advises that the longevity of buildings may be increased by the use of durable materials and versatile designs that allow for future adaptations, e.g. by future householders.
11. To improve health and reduce health inequalities	Will it improve health and reduce health inequalities?	The development will be next to a new Country Park, and incorporate large amounts of open space (in numerous forms) providing access to large areas for walking and cycling,	

		as well as sporting facilities and play areas.	
12. To improve opportunities for participation in recreational and cultural activities	Will it improve opportunities for participation in recreational and cultural activities?	Currently, the site enjoys informal pedestrian access. Access will need to be carefully managed and provide links to the countryside. RLP Policy R3 requires the provision of a minimum 10% of the site area as public open space to serve the development.	The most appropriate type of Public Open Space provision has been advised by Gedling Borough Leisure Services. The <b>Supplementary Planning Guidance for Open Space Provision, Recreational Open Space 2004-2009 Strategy</b> and <b>Children’s Play Area Strategy 2003</b> provide more details about preferred strategies for open space provision.
13. To reduce crime and fear of crime	Will it reduce crime and fear of crime?	‘Liveability’ standards for the proposed development may be judged by the comparison of future Comprehensive Performance Assessments (CPAs) against the most recent (November 2003) inspection. A vast array of guidance exists to guide future developments, most notably PPS1 and its range of supporting guidance.	The <b>RLP</b> contains several policies relating to the design of new developments – in particular, <b>ENV1, ENV2, H8, H15, H16, H17, T2, T7 and T10</b> . These are underpinned by government policy statements and guidance, in particular <b>PPS1, PPG3 and PPG13</b> . Proposals may be enhanced through the specific criteria defined in <b>RLP Policies ENV1 and H16</b> , and design advice re planning out crime from the police.
14. To promote and support the development of social capital	Will it increase or improve access to a range of community facilities?	The RLP process for the allocation of the site has proved controversial, with objections considered during the 2003 Local Plan Inquiry. However, it is anticipated that the development will have limited impact and may even benefit the community. Much data has been gathered over a long period, particularly – <ul style="list-style-type: none"> <li>• Data re crime/ antisocial behaviour.</li> <li>• Educational achievements.</li> </ul>	The site has been allocated due to its sustainable location, with linkages to schools, recreational facilities and local shopping centres). The preparation of the development brief for consultation will ensure local concerns are raised and changes are made to the development brief where appropriate. The Education Authority (County Council) and Primary Care Trust advise on appropriate contributions for school provision and healthcare respectively, in accordance with <b>RLP Policy C2</b> .

## Monitoring and Implementation

A3.21 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 (Office of the Deputy Prime Minister) and the Regional Assembly and will continue through the Annual Monitoring Report under the Local Development Framework.

A3.22 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.

A3.23 Other impacts may be monitored through data collected externally and by the various departments within the Borough and County Councils, in particular:-

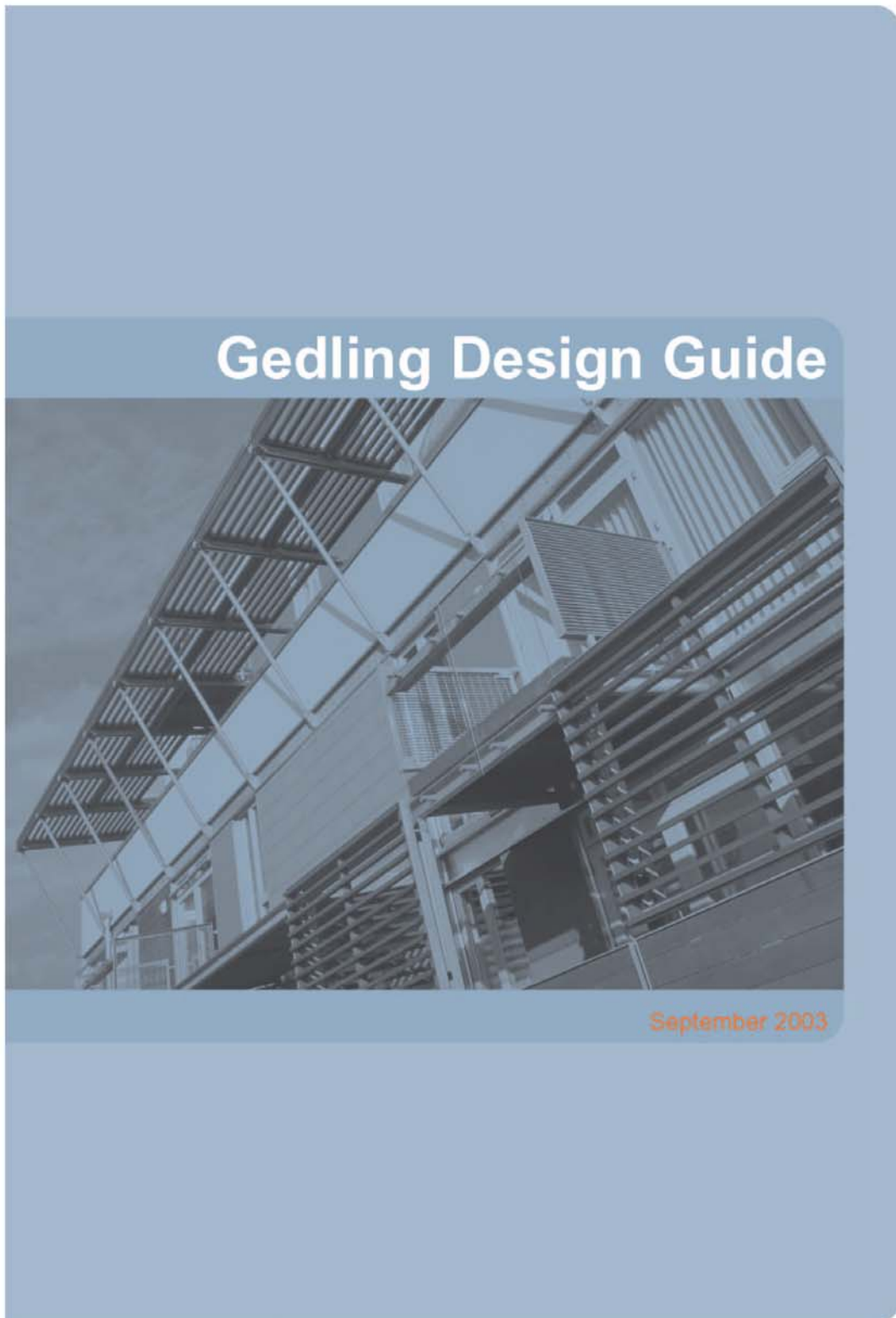
- Environmental Protection – monitoring noise, dust and air quality during construction<sup>1</sup> ;
- Building Control – monitoring construction standards for all new properties;
- Direct Services – monitoring regimes for waste/ recycling collection are being developed;
- Greenwood Community Forest 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 – surveying and monitoring impacts of development upon local biodiversity.

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 action where appropriate.

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

## ANNEX 4 BDP DESIGN GUIDE





## Introduction

This brief has been produced to guide development proposals for the residential and employment opportunity at Gedling Colliery. The Partners are committed to developing a sustainable community and will expect best practice in urban design and sustainability objectives to be achieved, in line with the approach set out in the "Urban Design Compendium" and CABE's "By Design".\*

The purpose of this brief is to set out how best practice objectives should be applied to the site. These are intended to inform developers and their design teams of the Partners' aspirations, to set standards and to inspire and generate imaginative solutions. The principles are presented in terms of the **essential** and the desirable requirements of the brief.

The **essential** land use requirements of this brief are:

- The provision of over 1,100 houses, at an average net density of 45 per ha, and an employment area of 2.7ha;
- The construction and alignment of the Gedling Access Road;
- The creation of a network of green corridors and provision of 10% of the site as public open space;
- Public transport penetration and a sustainable movement strategy;
- Provision for cycling and walking, to ensure that open space, shopping, healthcare and education facilities are accessible within the development or locality.



## Site Analysis

The site analysis highlights the following important 'design drivers' that the developers should respond to:

- The proximity of Gedling which lies within 0.75km of the site and is accessible via the overlooked section of Arnold Lane;
- The open and rural aspect to the west of the site and the shops and restaurants in Mapperley Plains which are sited over 2km from the site;
- The wooded escarpment and the mature pattern of hedgerows and trees providing opportunities for creating distinct character areas, containing development and enhancement to create the network of green corridors;
- The views to Gedling Church and the attractive views of the hillside residential areas in Gedling.



Retain and supplement existing landscape framework of hedges and the vegetated former railway line shown above.



Housing stepped down the hill in Gedling.



## Character

To create a distinct 'sense of place' the following character factors should be considered:

- Use the landmark feature of Gedling Church as a reference point, for example, at the termination of a vista to aid in orientation and to distinguish the locality;
- Front facing development is a characteristic of the surrounding area and all development within and on the edges of the site must address the street and not present blank or inactive frontages;
- Seek inspiration from local historic precedents, in terms of form and local details rather than the replication of historic styles;
- The use of innovative and high quality contemporary design solutions are encouraged.



Recent development of modern town houses in Nottingham



Contemporary and high density residential development in Nottingham.



Range of red brick domestic scale properties in the locality.



Responding to local character and landmarks such as Gedling Church.

## Linkages and Ease of Movement

An accessible, well connected and pedestrian friendly environment should be created by addressing the following objectives;

- Achieve a high level of connectivity with Gedling village centre and the residential areas to the south and east by creating a number of safe and convenient routes for pedestrians and cyclists, across and along Arnold Lane;
- Create a fine grain of direct and well connected routes through the development area, with development blocks of approximately 100m in depth close to the local centre, to minimise walking and cycling distances;
- All routes should be shared rather than segregated, except where limited by existing highway constraints. Priority will be given to pedestrians and cyclists along the network of green routes;
- Provision must be made for a bus service to run through the site, building on the existing service running along Arnold Lane, with:
- Consideration given to the creation of a bus route that follows a high density route through the area drawing on the widest catchment possible within easy walking distance; and
- The potential for linking the bus service to the proposed Park and Ride facility should be considered. The delivery of the Park and Ride is dependant on the re-opening of the rail link to the City Centre and is considered to be a longer term aspiration.



Consistent high quality design and attention to detail.



Existing and additional bus services to extend into the site.



Strengthen linkages to the surrounding areas.



"Living Streets" Animated streets with a vertical mix of uses should be at the heart of all successful places.

## Mixed Use and Variety

The most stimulating, enjoyable and convenient places meet the demands of all their uses and also combine different uses, building forms, textures and densities. At Gedling, the following requirements should be addressed:

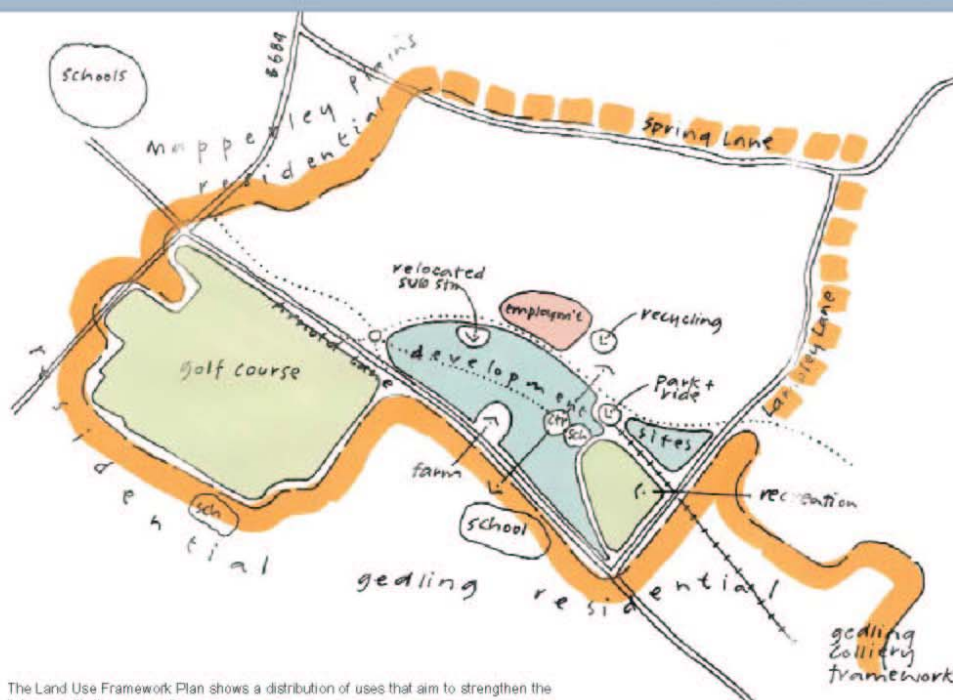
- **Open space, community, employment and small scale shopping facilities to serve the needs of the proposed development;**
- **These uses should be co-located in order to support each other and to create a varied and animated centre to the new development;**
- **It is also essential that there is convenient and safe access to local community, shopping and healthcare facilities, aiming to achieve walking times of less than 15 minutes between all parts of the development and these facilities (15 minutes walk equates to 1.2km approx.);**
- Within the range of open spaces to be created on site consideration should be given to the creation of a focal point for community activity, which could be a central green or square.



Local shops with flats above, in Gedling Centre



Village Square, Westoe Colliery, South Shields



The Land Use Framework Plan shows a distribution of uses that aim to strengthen the linkages with the surrounding area.

## Legibility

A readily understandable and easily navigable environment should be created by considering the following issues:

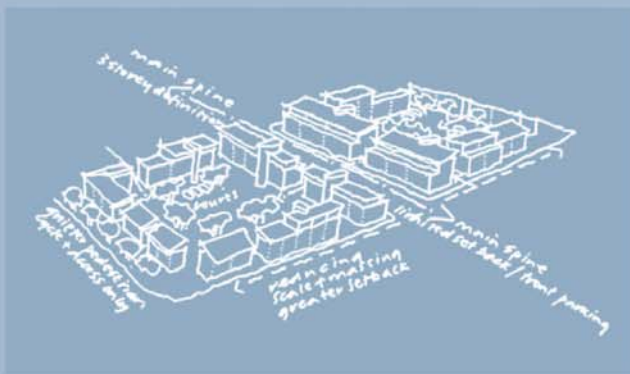
- All routes and streets should have an identifiable character, created by street widths, building heights, the extent of built frontage, landscape and boundary treatments, and imaginative parking provision;
- The development should create its own identity, using a range of character areas or neighbourhoods within the development;
- Gateway features should be used to mark key entrance points to the site and to present a distinctive image onto adjoining roads;
- Signage and the more subtle guides, such as the use of lighting, memorable sculpture and street furniture to create a legible environment are encouraged.



Memorable and distinctive features help create an understandable environment.



Places should be readable and distinct by day and night.



Indicative block showing distinct character of main route and secondary routes.



Distinct signage and sculpture helps create a unique character.

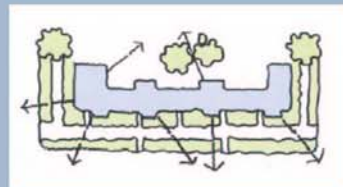
## Form, Massing and Layout

Successful and well defined public places should be created by adopting the following principles of continuity, enclosure and overlooking:

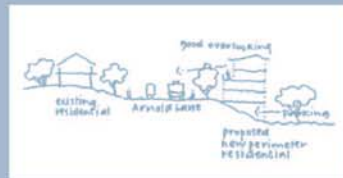
- Spaces and streets should be defined and enclosed by buildings. The building line will combine with boundary features to create a sense of enclosure to the street;
- All streets and public spaces should be overlooked, with front facing development providing an active frontage and natural surveillance;
- Densities should be higher around the local centre and along main transportation routes. The more outlying and well vegetated areas will be better suited to lower density development, although this should be in excess of the PPG3 recommended minimum of 30 per ha;
- By developing 4/5 storey dual aspect buildings parts of the green corridors could also be overlooked.



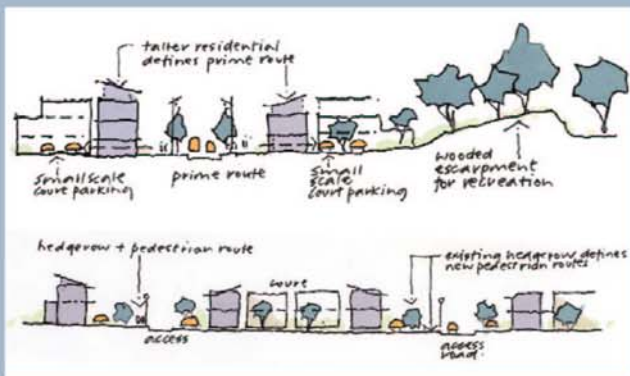
A continuous built frontage, with a fine grain of vertical subdivision, encloses the street [High Pavement, Nottingham].



3/4 Storey dual aspect apartments provide overlooking to front and back.



Residential overlooking Arnold Lane.



Well overlooked streets and pedestrian routes.



3/4 Storey dual aspect apartments provide overlooking to front and back.

## Landscape and Public Realm

A system of safe, attractive and functional open spaces should be created, meeting the following requirements;

- **10% public open space to serve the development should be provided in line with local plan and NPFA standards, and be designed to complement the existing provision;**
- The range of open spaces to be considered should include a central public open space, formal recreation space, neighbourhood play space and more informal neighbourhood incidental open space;
- Public art and public realm works provide an opportunity to create a high quality environment with a distinct sense of place. Public art should be an integral part of the public realm works and the means of delivering and maintaining these works should also be considered at an early stage.



A central open space could create a focal point within the new development.



Well lit public spaces, usable by day and night.



Existing Landscape Framework to be enhanced by new development



Public realm works adding to the uniqueness and quality of the environment.



## Design Quality, Adaptability and Innovation

The Partners view the quality of the development as being one of the most important attributes of the project, which involves considering all of the following aspects:

- A high standard of design quality must be reflected throughout in the design of buildings, streets and spaces to create an attractive environment.
- Innovative approaches (for example promoting best practice and contemporary architecture) from developers to all aspects of the design and development of the site are invited and encouraged.
- An integrated approach that considers building design, hard landscaping, planting, street furniture and structures must be taken. All public realm features must be adoptable by the local authority and use self maintaining materials.
- Distinctiveness, variety and vibrancy are the key attributes of design quality. In achieving high quality design colours, textures, details, the patterns or rhythm in the streetscape and local inspirations should all be considered. These considerations apply to all buildings and public areas.



High quality materials should be used throughout.



Sustainable and contemporary buildings are encouraged.



A consistent high standards of design should be applied to all building and spaces.



Distinctiveness, variety and vibrancy should be achieved in the design of buildings and spaces.

## Sustainability Principles

The key objectives for achieving sustainable development that should be addressed by this scheme are:

### Ecohomes / BREEAM

- The BREEAM (Building Research Establishment Environmental Assessment Method) tool should be used to review and improve the environmental performance of all buildings on the development
- Each housing unit should achieve a minimum Ecohomes / BREEAM rating of 'Very Good'
- After Ecohomes, the development should also be evaluated against other benchmarking tools such as the BRE's 'A Sustainability Checklist for Developments'

### Construction

- A lifetime approach must be taken to the design of buildings and spaces to ensure that they are adaptable over time, including the consideration of system build construction techniques.
- The construction process should have minimal impact upon the existing site ecology and waterways
- A waste management strategy should set out how waste will be kept clean and separated to ensure opportunities for reuse or recycling
- Natural and biological remediation methods should be used where possible



Secure and well overlooked cycle parking.



A range of recycling measures should be proposed.



Flexible 'lifetime' homes.



Site Photo - View looking north west along former railway line, where existing planting should be re-enforced to provide a buffer to the relief road.

## Sustainability Principles

### Microclimate

- South and north elevations of built structures should be treated in a different ways to minimise excessive solar gain and solar glare in summer and to respond to the prevailing wind directions in order to assist a natural ventilation strategy.

### Infrastructure

- The potential to utilise underground storage tanks, drainage ditches and lagoons for surface water drainage of the site should be investigated;
- The installation of a separate pumped main for recycled rainwater, as a low cost option, should be considered.

### Renewable Energy

- The potential for a number of sources to be provided within the development including solar panels and solar collectors should be considered.
- The use of sustainable means of power generation is encouraged, for example using photovoltaic panels to generate power.

### Ecology

- Measures to enhance the ecological value can be taken, ultimately providing pleasant amenity features and residents quality of life;
- Existing biodiversity and natural habitats should be protected where possible;
- Ecological value can be enhanced and / or mitigated by a number of measures, for example the installation of bird boxes and the planting of native plant species.



Image of the well vegetated site



Sustainable transport



The ecological value at the site should be enhanced



View looking across the site

## Sustainability Principles

### Drainage

- Surface water drainage systems can be attenuated to reduce run-off during storm conditions, such as SUDs;
- A rainwater mains system can be provided across the development.

### Waste recycling

- To seek solutions other than landfill especially, as this has unsustainable impacts in the form of leachate and methane;
- A priority will be to reduce the waste at source;
- The re-use of waste should be considered, including for example refilling containers and repairing and reconditioning consumer products wherever possible;
- Waste management systems could be usefully located within a central and secure depot.

### 'Ambient Environment'

- Pollution from roads and buildings should be minimised where possible
- Installation of equipment with low emissions and limiting traffic in common public spaces
- Where feasible, roads should be lined with trees and shrubs
- Measures should be taken to reduce noise pollution both internally and externally, during and after construction.

### Bibliography \*

- DTLR and CABE (2001) By Design, Better Places to Live, DTLR and CABE.
- Llewelyn - Davies (2000) Urban Design Compendium, English Partnerships, London.



Recycling philosophy.



Recycling initiatives.

## **ANNEX 5 – LIST OF KEY CONSULTEES IN PREPARING THE DEVELOPMENT BRIEF**

### **Biodiversity and Nature Conservation**

English Nature, Eastern Area Team, East Midlands Region, The Maltings, Wharf Road, Grantham, Lincolnshire. NG31 6BH.

Senior Nature Conservation Officer, Countryside Conservation, Environment, Nottinghamshire County Council, Trent Bridge House, Fox Road, West Bridgford, Nottingham. NG2 6BJ.

Conservation Officer (West Notts), Conservation Policy & Planning Department, Nottinghamshire Wildlife Trust, The Old Ragged School, Brook Street, NOTTINGHAM. NG1 1EA.

### **Design**

Police Architectural Liaison Officer, Nottinghamshire Constabulary, Sherwood Lodge, Arnold, NOTTINGHAM. NG5 8PP.

### **Geology, Drainage, Sewerage and Water**

British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham. NG12 5GG.

The Coal Authority, Mining Reports Office, 200 Lichfield Lane, Mansfield, Notts. NG18 4RG.

Planning Liaison Officer, Environment Agency, Trentside Offices, Scarrington Road, West Bridgford, NOTTINGHAM. NG2 5FA.

Network Development East, Severn Trent Water Ltd, Leicester Water Centre, Gorse Hill, LEICESTER. LE7 7GU.

### **Infrastructure**

Domestic Connections, Central Networks, Herald Way, Pegasus Business Park, Castle Donington, DERBY. DE74 2TU.

The Plant Protection Team, National Grid Transco, Distribution Support, Lakeside House, The Lakes, Northampton. NN4 7HD.

### **Former Colliery Spoil Tip**

Greenwood Community Forest, Kirkby in Ashfield, Notts

### **Internal Consultees**

Planning Policy Manager, Department of Planning and Environment, Gedling Borough Council, Civic Centre, Arnot Hill Park, Arnold, NOTTINGHAM. NG5 6LU.

Estates and Valuation Manager, Gedling Borough Council, Civic Centre, Arnot Hill Park, Arnold, NOTTINGHAM. NG5 6LU.

Housing Manager (Development & Resources) Housing Services,  
Gedling Borough Council, Civic Centre, Arnot Hill Park, Arnold, NOTTINGHAM.  
NG5 6LU.

Head of Leisure Services, Gedling Borough Council, Gedling Borough Council, Civic  
Centre, Arnot Hill Park, Arnold, NOTTINGHAM. NG5 6LU.  
(Also contact Peter Dooley, Parks Administration & Development Officer)

Gedling Partnership, Civic Centre, Arnot Hill Park, Arnold, NOTTINGHAM. NG5  
6LU.

**Health Authorities**

LIFT Service Development Manager, Gedling Primary Care Trust, Byron Court,  
Brookfield Road, Arnold, NOTTINGHAM. NG5 7ER

**Nottinghamshire County Council Consultees**

Education Officer, Education Support Services, Nottinghamshire County Council  
Education Department, County Hall, West Bridgford, NOTTINGHAM. NG2 7QP.

Principal Officer, Development Control, The Highways Depot, Nottinghamshire  
County Council, Radcliffe Road, Gamston, NOTTINGHAM. NG2 6NP.

Sites & Monuments Record Officer, Nottinghamshire County Council (Environment),  
Trent Bridge House, Fox Road, West Bridgford, NOTTINGHAM. NG2 6BJ.

## **ANNEX 6 - CONSULTATION STATEMENT**

- A6.1 Under the Planning and Compulsory Purchase Act 2004 and the associated Town and Country Planning (Local Development) (England) Regulations 2004 (Section 17) it is a requirement to prepare and publish a Consultation Statement for Supplementary Planning Documents. This is a reflection of the Government's desire to strengthen community and stakeholder involvement in the planning process.
- A6.2 This Consultation Statement has been prepared to describe the involvement of the community and organisations in the preparation of the Development Brief.
- A6.3 Prior to the preparation of the development brief widespread public consultation was carried out in allocating this site for development through the Local Plan process. In accordance with policy H2 Distribution of Residential development of the adopted Gedling Borough Replacement Local Plan, July 2005 the Borough Council has a commitment to prepare a development brief for allocations accommodating over 50 dwellings. This document identifies how the Council has engaged with the community and statutory consultees with the production of the planning brief.

### **Consultative Draft Local Plan (1998)**

- A6.4 The site was included in this first public version of the Local Plan. A six-month programme of consultation took place including two Local Plan conferences (where over 100 people attended the first which also involved a specific workshop on the Gedling Colliery/Chase Farm allocations and 35 attended the second). Public meetings in September, October and December 1998 specifically considered the housing allocation at Gedling Colliery/Chase Farm. Over 230 responses were received in relation to the Gedling Colliery/Chase Farm proposals.

### **First Replacement Deposit Draft**

- A6.5 The site was taken forward into this version of the Plan, where further public meetings were arranged where over 700 members of the public attended. A special 'objection night' was arranged with the Gedling Village Preservation Society (GVPS) on 13<sup>th</sup> June 2000. Over 1,000 objections were received to the allocations at Gedling Colliery/Chase Farm, which focussed upon the housing, employment and transport allocations and policies.

### **First Replacement Revised Deposit Draft**

- A6.6 On 21<sup>st</sup> May 2002 Officers attended the GVPS Annual General Meeting to explain and discuss the Revisions in this version of the Plan as they affected Gedling Colliery/Chase Farm. A further public meeting was held on 25<sup>th</sup> June to discuss this site in more detail. Again over 1,000 representations were received to the allocation at this stage.

### **Local Plan Inquiry**

- A6.7 All respondents to the Deposit and Revised Deposit Draft Local Plan were notified of the Local Plan inquiry, which was held between March and August

2003. A specific round table session on Gedling Colliery/Chase Farm was held on 25 June 2003. The Inspector considered the outstanding representations but recommended that the Gedling Colliery/Chase Farm allocations be included in the Plan, but stated only 700 of the total 1100 dwellings be anticipated during the Plan period to 2011.

### **Gedling Borough Replacement Local Plan, Adopted July 12<sup>th</sup> 2005**

A6.8 Policies H2 and H3, which include this site, were confirmed in the adopted Local Plan as recommended by the Inspector.

### **Draft Development Brief December 2005**

A6.9 Work on the preparation of the Development Brief commenced in September 2005 in association with the landowners and their consultants W Atkins.

A6.10 Copies of the brief will be made available at the Civic Centre, Arnold library, Front Street, Arnold and the Borough Council's website. Copies will be sent to statutory consultees as required by planning legislation.

Consultations include:-

- local residents;
- Government Office for the East Midlands;
- Internal departments within Gedling Borough Council, including Environmental Protection, Development Control, Housing and Leisure; Gedling Borough Council Local Development Frameworks Steering Group;
- Nottinghamshire County Council Highways;
- Nottinghamshire County Council Archaeology;
- Nottinghamshire County Council Strategic Policy;
- Environment Agency;
- Severn Trent Water Limited;
- Nottinghamshire County Council Education;
- Gedling Primary Care Trust;
- Gedling Village Preservation Society;
- Nottinghamshire Wildlife Trust;
- Nottingham Biological and Geological Records Centre;
- Ramblers Association;
- Nottinghamshire County Council Rights of Way;
- British Geological Survey;
- National Grid Transco;
- Gedling Partnership;
- Nottinghamshire Constabulary;
- The Coal Authority.

### **Post Consultation**

A6.11 Following the consultation exercise, the comments received were considered and the document amended where appropriate. A Statement of Representations was prepared, which summarised the comments received and set out the Council's response to each. Both the Statement of Representations and Development Brief were reported to the Local



Development Framework Steering Group on 30<sup>th</sup> April 2008 and then approved by Cabinet on 19<sup>th</sup> June 2008. (The Brief was also presented to the LSP Board on 14<sup>th</sup> April 2008).

- A6.12 All respondents were notified of the adoption of the Brief, in accordance with the Council's Statement Of Community Involvement. The document is now a Supplementary Planning Document under the Planning and Compensation Act 2004. Copies are available at the Civic Centre in Arnold; local libraries (Arnold, Burton Joyce, Carlton, Gedling and Mapperley libraries); and on the Council's website.

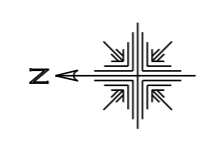
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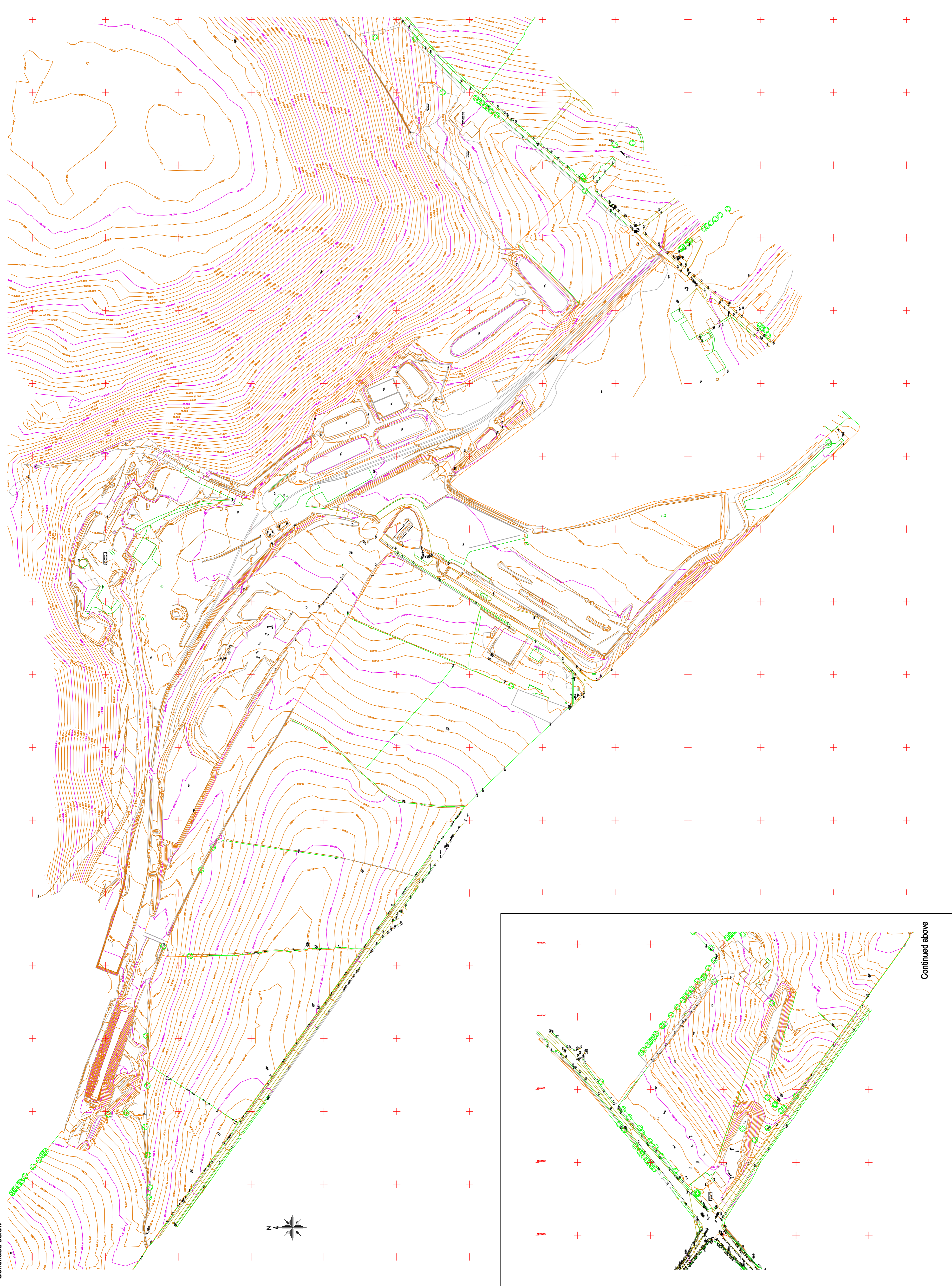
Contractors must verify all dimensions at the site before commencing any work or making any shop drawings: no dimensions to be taken from drawing. In accordance with CDM Regulation 13, residual hazards have been identified and are annotated thus: 

Refer to the current Designers Risk Assessments for further details.

VERIFICATION STATUS	VERIFIED BY	DATE
INFORMATION / DESIGN	ACS	01/08
PLANNING		
BUILDING CONTROL		
MEASUREMENT		
TENDER		
CONSTRUCTION		
FINAL ISSUE INCORPORATING ALL AUTHORISED VARIATIONS		
RISK ASSESSMENT CHECK		
ACCESS / DDA COMPLIANCE CHECK		
DATE		



Note:  
Drawing based on survey model provided by Faber Maunsel.



Continued below

Continued above

ARCHITECTS  
CONSULTING ENGINEERS  
QUANTITY SURVEYORS  
COST CONSULTANTS  
INTERIOR DESIGNERS  
PROJECT MANAGERS  
BUILDING SURVEYORS  
PLANNING SUPERVISORS

24 Castle Gate, Newark, on Trent,  
Nottinghamshire, NG24 1BQ  
Tel: 01638 704 361 Fax: 01638 702 809  
Also at: Leeds, Nottingham, London, Cardiff.  
e-mail: newark@wm-saunders.co.uk  
website: www.wm-saunders.co.uk

Project  
**Proposed Redevelopment,  
Gedling Colliery,  
Nottingham.**

Client  
East Midlands Development Agency

Title  
**Contoured survey**

Date Jan 06 Drawing No. SL8734(SY)01  
Drawn SDG Scale 1:2500 © A1