

**Ashfield Publication Local Plan
(2017-2032)**

Appendix Three – Development Briefs for Large Housing Sites

September 2016

Introduction

In order to help guide the development of the District's 16 largest housing allocations with the Local Plan, the Council has created development briefs for each site. These briefs are intended to illustrate to potential developers and neighbouring residents the key characteristics of the site and how these should be positive utilised and enhanced by future development. They do not provide detailed design requirements or illustrate a layout. The information provided is intended to inform this process, together with discussions with the Council and stakeholders; and the application of other relevant policies and guidance.

The development briefs should be read in conjunction with other relevant policies within the Local Plan and Supplementary Planning Documents.

The location of vehicular access points are indicative, informed by 'in-principle' discussions with the Highway Authority. On some site the 'in-principle' view has merely illustrated which existing road, access should be taken from. Further detailed discussions with the Highways Authority should be undertaken at the early design stage of any future proposals.

A number of the sites have recorded incidents of surface water flooding. These constraints should be appropriately managed on site, in discussion with the Lead Flood Risk Authority (County Council). In the majority of case a bespoke Sustainable Urban Drainage (SUDs) will be required.

Development on all sites should apply recognised urban design principles, ensure high quality, outward looking developments are created that effectively link and integrate with their surroundings.

Development Briefs have been created for the following sites:

Hucknall

- Site HA3a: South of Broomhill Farm

Sutton and Kirkby

- Site SKA3a: North of Kingsmill Hospital
- Site SKA3b: Blackwell Road, Huthwaite
- Site SKA3c: Ashland Road West, Sutton
- Site SKA3d: Clegg Hill Drive, Sutton
- Site SKA3e: Newark Road/Coxmoor, Sutton
- Site SKA3h: Beck Lane, Skegby
- Site SKA3j: Fisher Close/Stanton Crescent, Sutton
- Site SKA3g/l/ac: Alfreton Road, Sutton
- Site SKA3o: Land Adjacent to Stubbin Hill Farm/Brand Lane, Stanton Hill
- Site SKA3p: South of West Notts College, Cauldwell Road, Mansfield

- Site SKA3ah: East of Sutton Parkway Station, Kirkby
- Site SKA3al: Mowlands, Kirkby
- Site SKA3ao: Walesby Road, Kirkby

The Rurals

- Site RA2d: Park Lane, Selston
- Site RA2e: Land to the rear of the Bull and Butcher Public House, Selston

Residential Development Brief - Land south of Broomhill Farm (HA3a)

Introduction

This development brief provides additional guidance for the development of Broomhill Farm, Hucknall (site HA3a). Coupled with the policies within the Local Plan, it should be used to help guide the design of future development.

The Site and Surrounding Area



The site is a greenfield site comprising farmland and a small number of gardens. Across the site there are a number of mature trees and hedgerows, which act as 'green buffers' and landscape features that add to the character of the wider area.

The A611 forms a strong boundary at the south of the site, screened by mature hedgerows. To the north the site lies adjacent to an allotment site and an additional housing allocation. To the east and west are existing residential communities, predominantly comprising 2 storey dwellings, which future development must effectively integrate with.

Size – approximately 27.37 Ha / 480 dwellings

Access – primary vehicular access should be taken from A611. Secondary access could be taken from Nottingham Road. Proposals should create a vehicular link with the adjacent development site (HA3e) north of the site.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

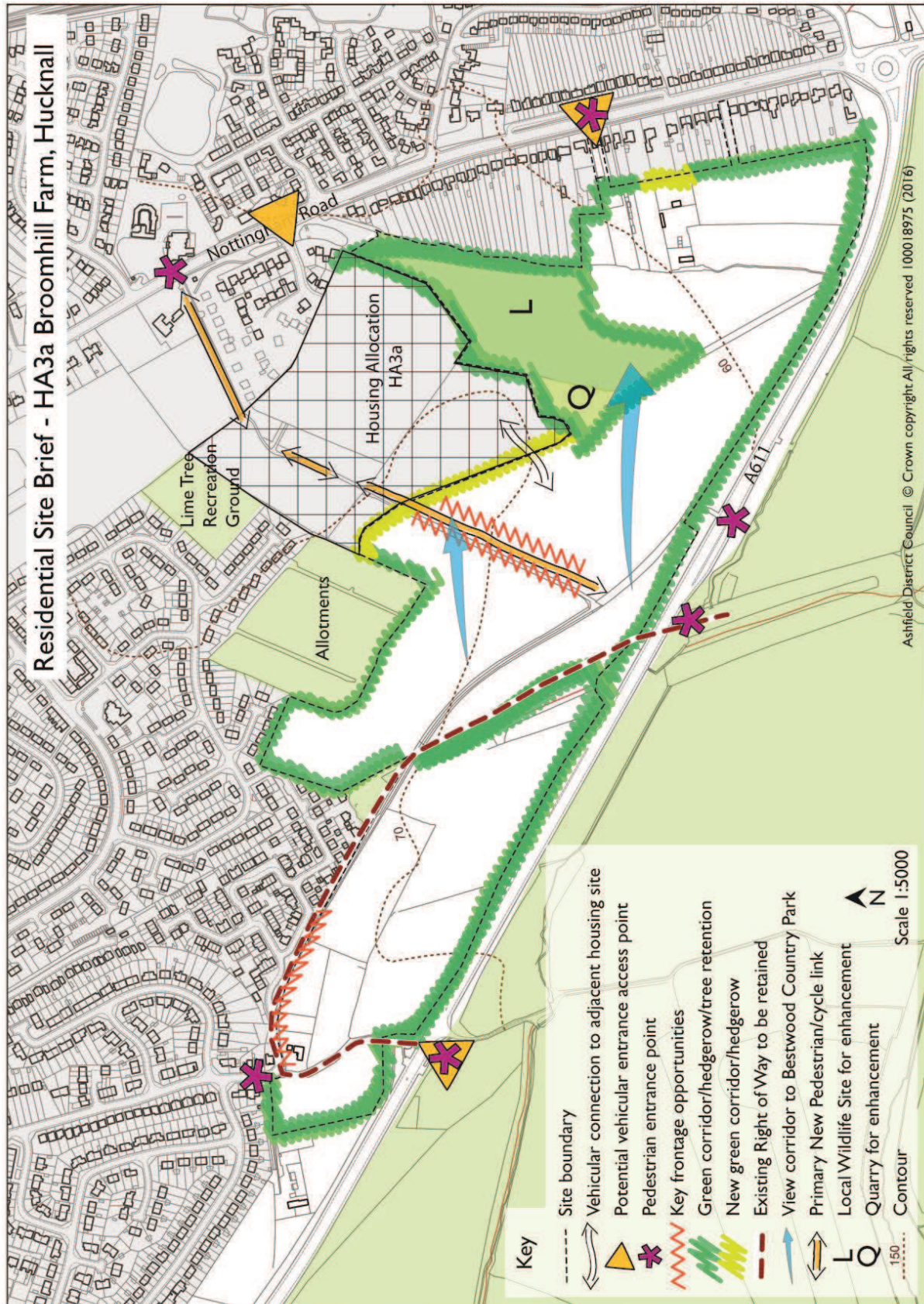
Existing Characteristics and Development Opportunities

The site contains a number of characteristics, features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Existing and proposed residential properties bounding the site to the north and east.	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, where possible. • Create vehicle link between the site and adjacent development site (HA3e), designed to help prevent potential for ‘rat-running’ through the sites.
Road & footpath frontage at Bakewell Lane / Farleys Lane / Betts Avenue.	Development must front onto Bakewell Lane, Betts Avenue and Farleys Lane to aid surveillance and integration with existing settlement.
Two public rights of way cross the site	<ul style="list-style-type: none"> • Existing public rights of way to be retained. • Enhance pedestrian and cycling permeability through the provision of new routes through the site. • Use opportunities to enhance and link with Green Infrastructure corridors GI-5, H7, and H8 • Proposals to comply with ADC’s adopted Green Infrastructure and Biodiversity Technical Paper
Proximity of the site to the A611 Hucknall Bypass	<ul style="list-style-type: none"> • Retain and enhance existing landscape buffer. • Utilise and enhance existing & proposed access points to create safe links to and beyond the A611.
Mature hedgerows are an important characteristic of the sites and form a number of boundaries	Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees, where appropriate.
Site contains a number of mature trees	Mature trees should be protected and positively utilised to add maturity and character to the development.
Site benefits from long distance view eastward to Bestwood Country Park	Ensure views to the ridgeline of Bestwood Country Park are successfully utilised and retained.
Old quarry on higher ground.	Incorporate into public open space

Local Wildlife Site (LWS) located on site.	Enhance and retain as an on-site asset.
Proximity to Farley Brook	The site is within Flood Zone 1. Nevertheless, Farley Brook runs to the south and south west of the Hucknall Bypass. Consequently, any site specific flood risk assessment will need to take account of flood risk from the watercourse over the life of the development and will need to maintain greenfield run-off rates.
Green Space policy requirements	On site provision
Accommodate a minimum of 10% recreational space for community use, approximately 2.73 ha from all phases of development.	<p>Open space shall be located adjacent to the greenspace link to the Lime Tree Recreation Ground extension, on the adjacent development site. It should incorporate the raised ground, old quarry area and LWS in the east of the site. The design of the green space should meet the criteria set out in the Public Open Space Strategy.</p> <p>Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of a future scheme.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief - Land north of Kingsmill Hospital (SKA3a)

Introduction

This development brief provides additional guidance for the development of Land north of Kingsmill Hospital (SKA3a). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



The site is greenfield, located south of Skegby Lane (B6014), adjacent to Kings Mill Hospital. The northern part of the site is currently in use as a horticultural nursery, with buildings and a compound located off Skegby Lane. The site benefits from mature hedgerow boundaries, coupled with groups of mature trees across the southern part of the site. The site slopes north to south east and is contained in a shallow dip between land to the east and Kings Mill Road East, to the west.

Skegby Lane and Kings Mill Road create strong boundaries to the north and west, which future development must successfully acknowledge and appropriately overlook. South of the site lies Kingsmill Hospital, east and north is largely countryside.

Size - approximately 14.7 hectares / 250 dwellings

Access – the Highways Authority have advised that vehicular access should be taken from Skegby Lane.

Infrastructure - infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

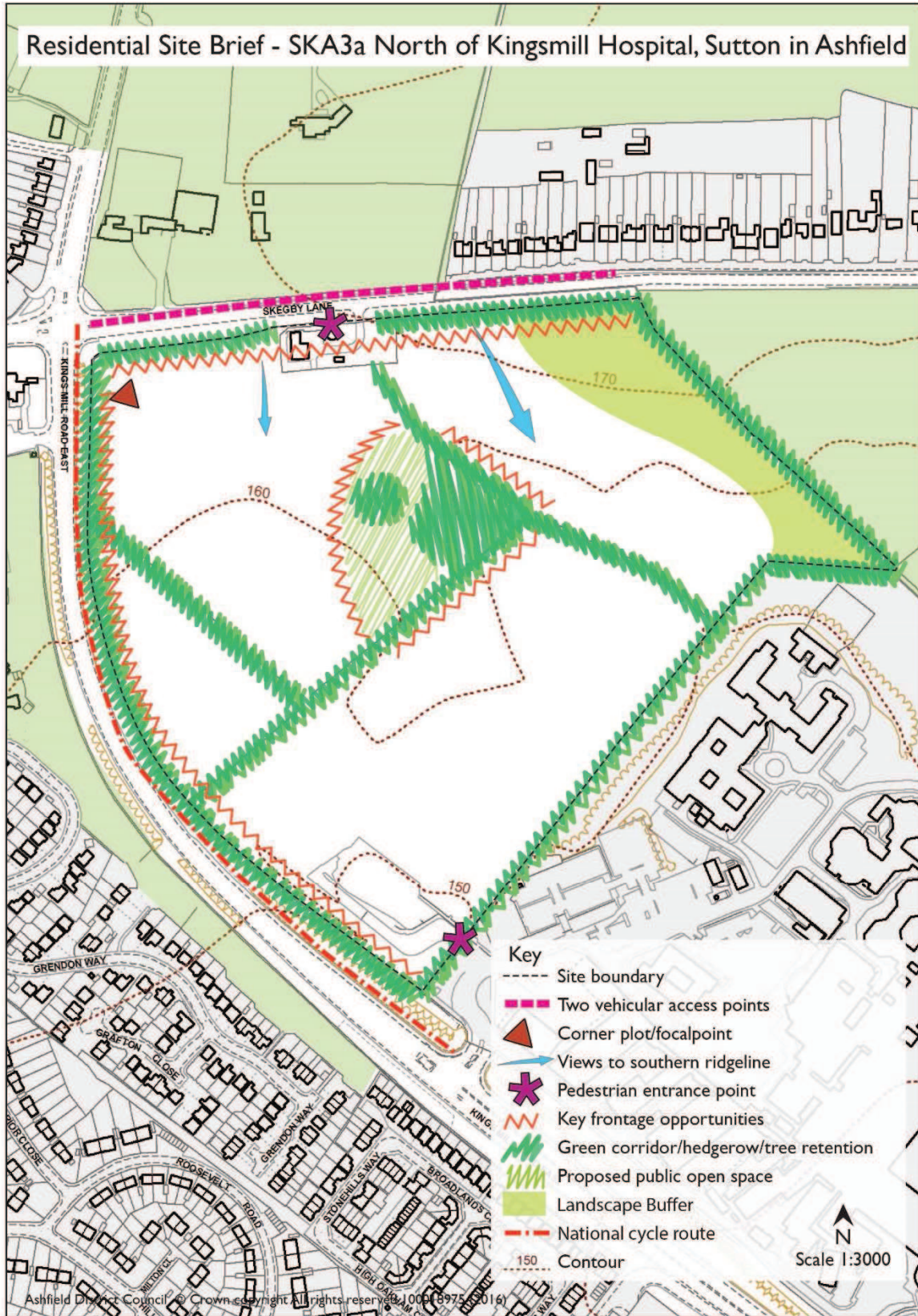
Existing Characteristics and Development Opportunities

The site contains a number of characteristics, features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Prominent location at the junction of Kings Mill Road and Skegby Lane, with prominent frontage along both routes.	<ul style="list-style-type: none"> • Development must successfully utilise and acknowledge its prominent location with an outward looking development. • Whilst appropriate landscaped setbacks may be utilised, properties must not back onto the primary road frontages. • Potential to create a focal point
Grade II Listed Dalestorth House adjacent to the site at Skegby Lane	Any future development must assess and understand the setting of Dalestorth House and ensure development applies a high quality design, which compliments this historic asset.
Site lies adjacent to Kings Mill Hospital	<ul style="list-style-type: none"> • Appropriate privacy distance and landscape buffer between the hospital and future development, to reduce conflict between the different uses. • Pedestrian access between the site and hospital site should be created where feasible.
Mature hedgerows and trees are an important characteristic of the site and form a number of boundaries	<ul style="list-style-type: none"> • Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees, where appropriate. • Boundary planting to be reinforced where necessary.
The National Cycle Route runs along Kings Mill Road East, to the west of the site.	<ul style="list-style-type: none"> • Development must acknowledge / overlook this key route and create links to it. • Enhance pedestrian and cycling permeability through the provision of new routes through the site. • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
Northern part of the site benefits from long distance view southwards towards Hamilton Hill skyline	Ensure views to the ridgeline of Hamilton Hill are successfully utilised and retained

Green Space policy requirements	On site provision
Accommodate a minimum of 10% recreational space for community use, approximately 1.47 ha from all phases of development.	On site park/recreation ground with a neighbourhood play area and neighbourhood young people’s area to be provided on site. This space should be overlooked by development to aid security and encourage activity. A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council’s adopted plans and policies.
Proximity to Mansfield urban area.	A landscape buffer should be introduced along the eastern boundary of the site to prevent further coalescence of Sutton and Mansfield.

Development Principles & Design Considerations



Residential Development Brief - Land at Blackwell Road, Sutton-in-Ashfield (SKA3b)

Introduction

This development brief provides additional guidance for the development of Land at Blackwell Road, Sutton-in-Ashfield (SKA3b). Coupled with the policies within the Local Plan, and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



The allocation is a greenfield site located off Blackwell Road, sloping north towards Chesterfield Road. The site comprises arable fields with unmanaged hedgerow boundaries, some of which contain a number of mature trees.

East of the site lie residential communities in Huthwaite and an industrial use at Blackwell Road. The west is countryside and residential uses at Chesterfield Road lie to the north of the site.

Size - approximately 2.9 ha / 65 dwellings

Access – vehicular access should be taken from Blackwell Road.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

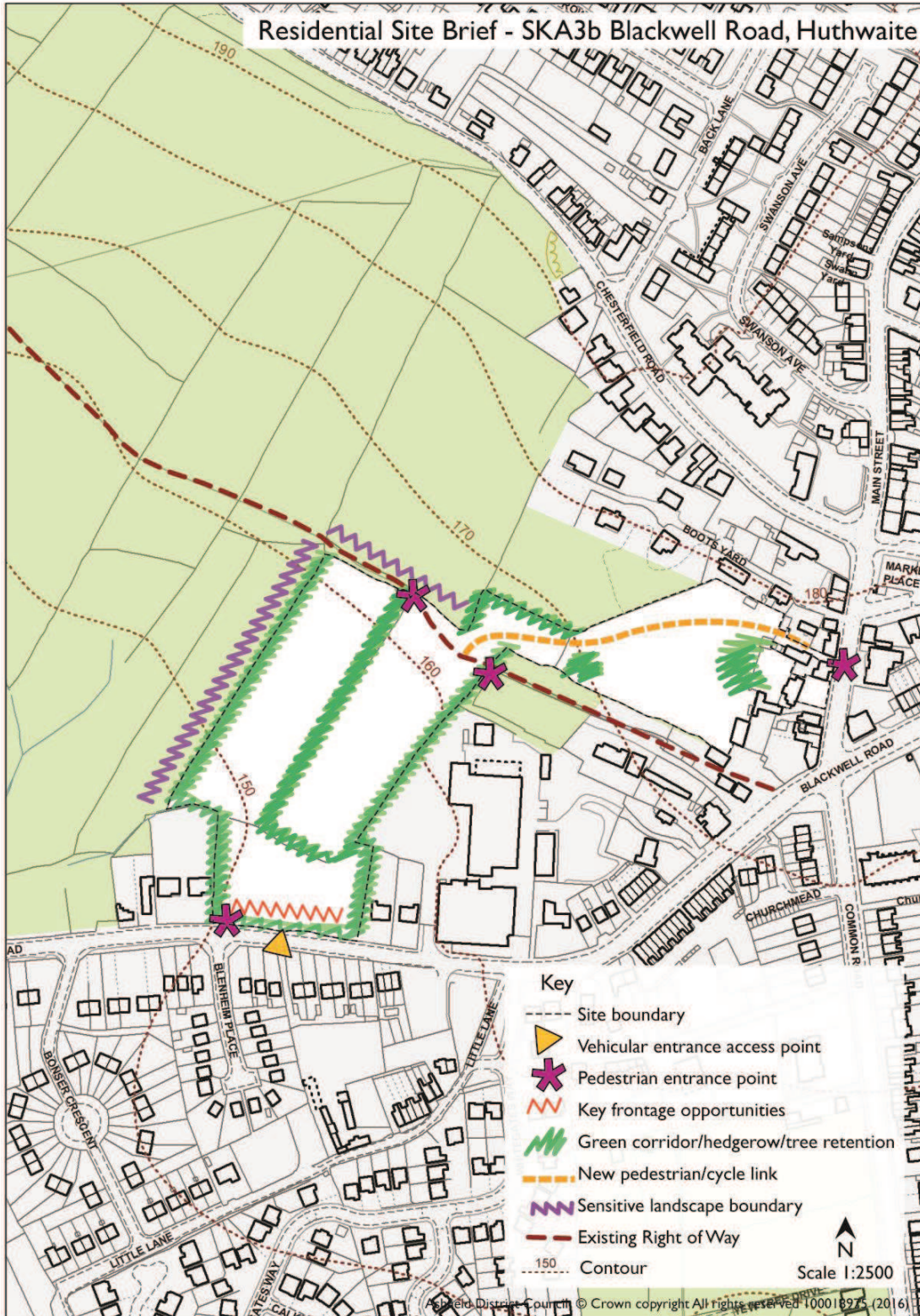
Existing Characteristics and Development Opportunities

The site contains a number of characteristics, features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Adjacent residential and industrial uses	<ul style="list-style-type: none"> • Ensure minimum privacy distances and appropriate buffers are applied between existing and new properties. Particular consideration should be given to the potential for conflict between residential and industrial uses. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate; and the setting of the development within its surroundings. • Create pedestrian links to neighbouring communities and facilities in Huthwaite at Main Street and Blackwell Road. • Apply a high quality design that acknowledges and successfully integrates with the character of its surroundings.
One right of way crosses the site which is to be retained.	<ul style="list-style-type: none"> • Existing public right of way to be retained and enhanced- surfacing and signage. • Enhance pedestrian and cycling permeability through the site and into the surrounding area. • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
Mature hedgerows are an important characteristic of the site and form a number of boundaries	Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees, where appropriate.
Green Space policy requirements	On site provision
On site provision of a park/recreation ground may be required, to the north of the site, equivalent to 10% of the developable area. However site gradients may preclude this and contributions would therefore be required for Huthwaite Welfare Park.	<p>The right of way which runs along the northern boundary should be retained as a green corridor.</p> <p>Development must overlook an on site park / recreation ground to encourage use and safety. The space should be integral to the design of the scheme.</p> <p>If on site provision of a park/ recreation ground is not feasible, off site contributions will be required towards general improvements and upgrades to existing play and young people's provision at Huthwaite Welfare Park.</p> <p>A contribution towards public realm improvements may be sought from this site</p>

in line with Ashfield District Council's adopted plans and policies.

Development Principles & Design Considerations

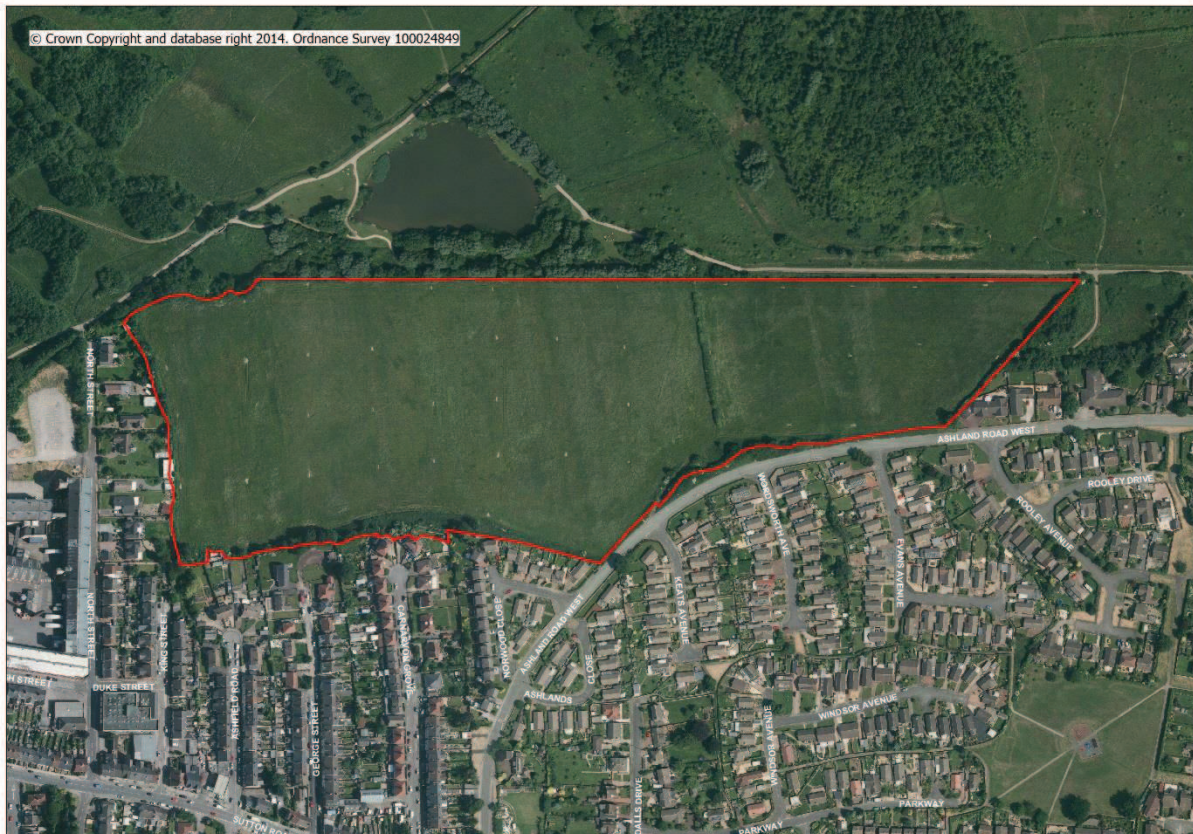


Residential Development Brief – Ashlands Road, Sutton in Ashfield (SKA3c)

Introduction

This development brief provides additional guidance for the development of Ashlands Road, Sutton in Ashfield (site SKA3c). Coupled with the policies in the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



The allocation is a greenfield site located off Ashland Road West, sloping south to north. The landscape around the site comprises residential dwellings (mainly bungalows) to the south, west and east of the site. Brierley Forest Park Local Nature Reserve is to the north where the land rises on to the restored colliery spoil heap known as Rooley Tops. The site is well enclosed by these existing land uses, with direct access onto the highway.

Size – approximately 10.3 Ha / 235 dwellings

Access – The site requires two points of vehicular access to meet highways requirements. Access should be taken from Ashlands Road West.

Key known site constraints – the site has recorded incidents of surface water flooding that will require on site management.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group,

the Council will seek contributions for education, health and transport infrastructure enhancements.

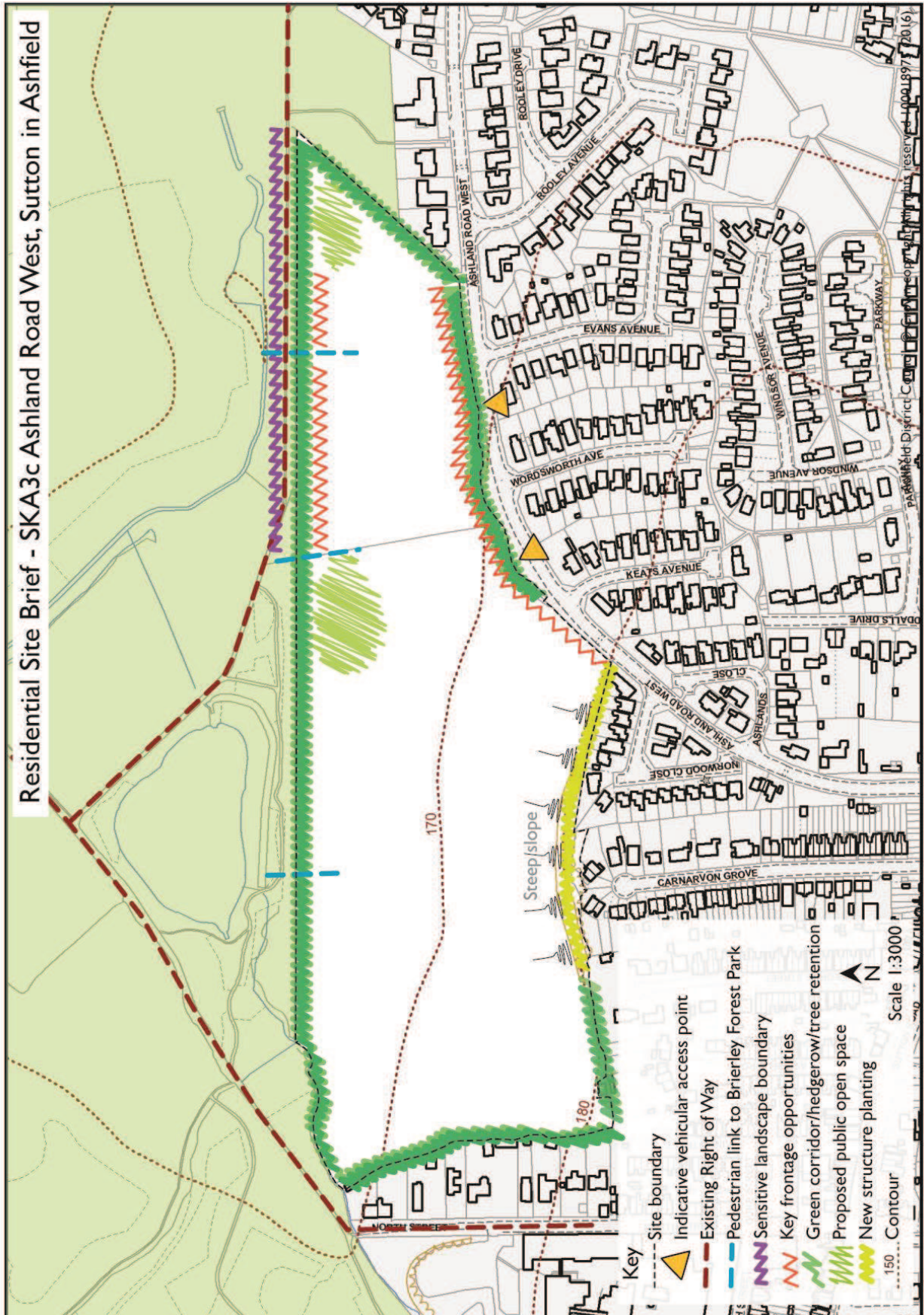
Existing Characteristics and Development Opportunities

The site contains a number of landscape features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
<p>Existing residential properties bounding the site to the north and west. The majority of these properties are single storey.</p>	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Two storey properties adjacent the Brierley Forest Park boundary, supplemented with screen planting along the northern boundary to protect the visual amenity of the park. • Ensure development acknowledges the local vernacular / dominance of single storey dwellings • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, through to Ashlands Road West, where possible
<p>Key frontage opportunities at Ashland Road West.</p>	<p>Development proposal should successfully utilise and front on to Ashland Road West</p>
<p>The site is adjacent Brierley Forest Park Local Nature Reserve and two Sites of Importance for Nature Conservation.</p>	<p>Create a development set within a quality landscape framework.</p> <p>Development should acknowledge its adjacent landscape setting with a high quality design that utilises appropriate materials and boundary treatments to ensure development sits effectively within this setting. To help achieve this, consideration should also be given to roofscapes and orientation of buildings, set within a quality landscape framework, to help breakup the overall mass of the development.</p>
<p>Mature hedgerows should be retained for screening. They are in good condition and provide a strong framework for the site.</p>	<p>Mitigation to include the retention of the existing hedgerows and hedgerow trees along with the provision of additional structure planting to blend the development in to the landscape.</p>

<p>One right of way runs along the northern boundary of the site.</p>	<ul style="list-style-type: none"> • Existing right of way needs to be retained and enhanced through surfacing and signage. • Create pedestrian links to existing residential communities, where possible. • Secure a good quality public link through development.
<p>Local GI route S5 runs along the north of the site. S5 connects GI-15 through Brierley Forest Park with the residential area of the Oval.</p>	<ul style="list-style-type: none"> • Enhance pedestrian and cycling permeability through the provision of new routes through the site. • Use opportunities to enhance and link with Green Infrastructure corridors. • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
<p>Green Space policy requirements</p>	<p>On site provision</p>
<p>Due to the proximity of Brierley Forest Park the requirement for on site open space is reduced and would only require a level grassed area for ball games etc, ideally located adjacent to the park to act as a buffer.</p>	<p>On site open space provision should be overlooked by development, ensuring safe spaces are created.</p> <p>Off site contributions will be required for existing sites in close proximity to the development -</p> <ul style="list-style-type: none"> • Riley Recreation Ground - general improvements to the open space, • Huthwaite Welfare -improvement and provision of play and young people's facilities • Brierley Forest Park – access improvements and additional car parking facilities <p>or any open space project as identified in future adopted ADC plans and policies.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief – Clegg Hill Drive, Sutton-in-Ashfield (SKA3d)

Introduction

This development brief provides additional guidance for the development of Clegg Hill Drive, Sutton-in-Ashfield (site SKA3d). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents, it should be used to help guide the design of future development.

The Site and Surrounding Area



The site is a greenfield site to the north west of Huthwaite. The site is made up of Clegg Hill Recreation Ground and adjoining fields which wrap around the north east edge of existing residential properties.

The recreation ground has no play facilities and is reasonably level nearest the existing housing, then slopes away quite steeply eastwards. There are a number of pedestrian desire lines through the recreation ground and adjacent fields, including a Right of Way. A second Right of Way runs along the southern boundary of the site.

Size – approximately 4.45Ha / 100 dwellings

Access – primary access should be taken from Chesterfield Road, as advised by the Highways Authority.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contribution for education, health and transport infrastructure.

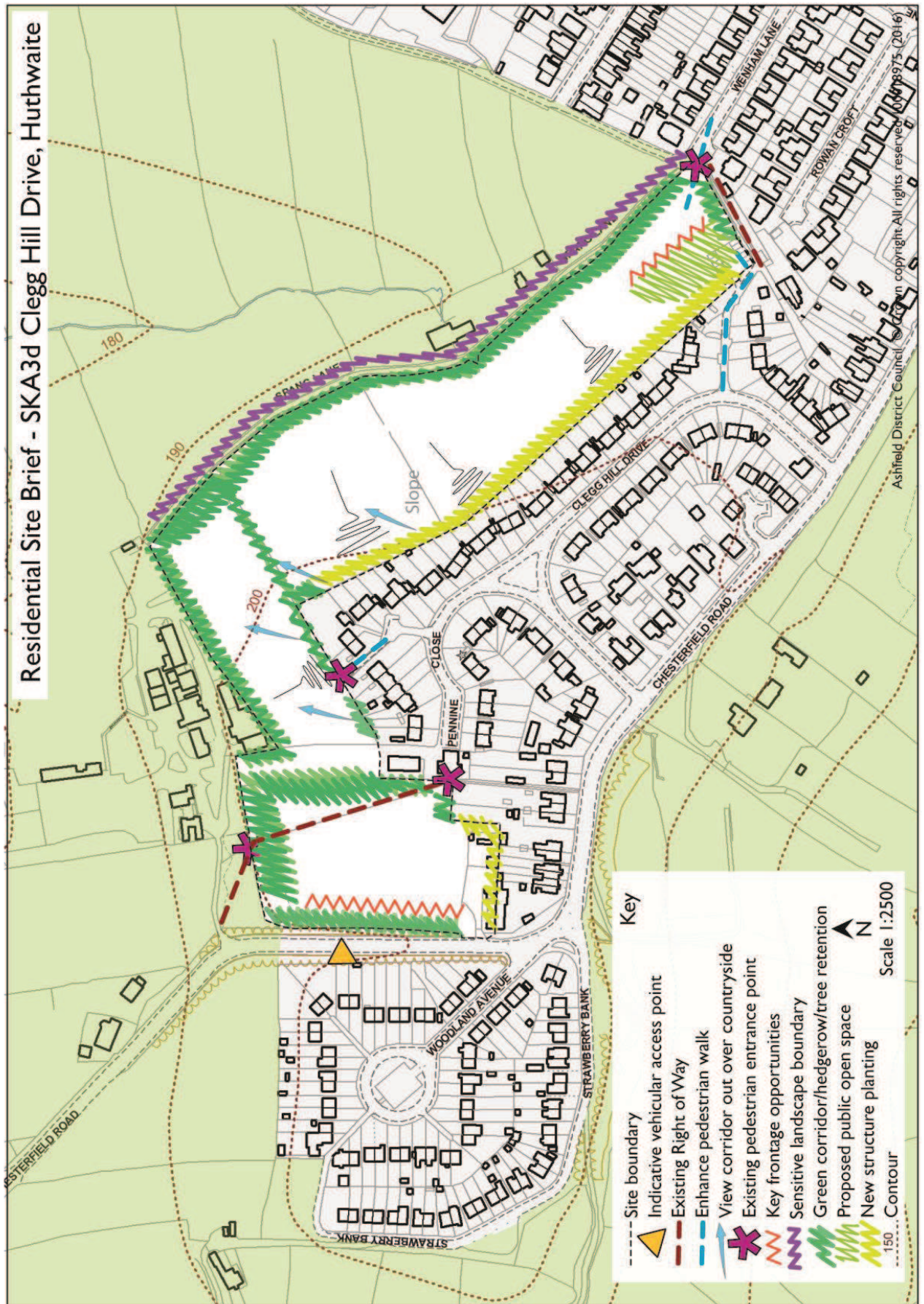
Existing Characteristics and Development Opportunities

The site contains a number landscape features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Existing residential properties border the site to the south and south west.	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, where possible
Key frontage opportunities at Chesterfield Road	Future development should ensure key frontage opportunities are positively utilised within its design for the site. Development should not turn its back on such assets.
The site lies adjacent to agricultural land to the north and east	<p>Create a development set within a quality landscape framework, Mitigation should include the retention of the existing hedgerow and introduction of hedgerow trees along with the provision of additional structure planting.</p> <p>The boundary with Spang Lane would need careful consideration to give a strong landscape structure to the development whilst improving surveillance of the open space.</p> <p>Development should acknowledge its adjacent landscape setting with a high quality design that utilises appropriate materials and boundary treatments to ensure development sits effectively within this setting. To help achieve this, consideration should also be given to roofscapes and orientation of buildings, set within a quality landscape framework, as detailed above, to help breakup the overall mass of the development.</p>
Sloping landform	Particular consideration needs to be given to the topography of the site and the scale of the existing properties
There are uninterrupted views of the surrounding countryside.	Ensure views to the north and east are successfully utilised and retained

<p>Local GI route S6 passes by the lower part of the site. S6 is a series of footpaths which provide access to the major trails network to the north, and Brierley Forest Park to the east. There is a Right of Way through the site and also on the southern boundary of the site.</p> <p>The existing residential development links with the site via Pennine Close and Chesterfield Road.</p>	<ul style="list-style-type: none"> • Enhance pedestrian and cycling permeability through the provision of new routes through the site. • Use opportunities to enhance and link with Green Infrastructure corridors. • Create safe, enhanced routes into the adjacent residential community • Proposals shall comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
<p>Hedgerows are an important characteristic of the sites and form a number of boundaries</p>	<p>Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees, where appropriate.</p>
<p>Green Space policy requirements</p>	<p>On site solution</p>
<p>Accommodate a minimum of 10% recreational space for community use, approximately 0.44 ha from all phases of development.</p>	<p>On site park/recreation ground with 5 a side kick about grass area with a neighbourhood play area and neighbourhood young people's area.</p> <p>On-site park / recreation ground must be overlooked by development to aid safety and encourage appropriate use. Open space to be located in new position within the development to the south east to make it more accessible.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief - Land at Newark Road, Sutton-in-Ashfield (SKA3e)

Introduction

This development brief provides additional guidance for the development of land at Newark Road / Coxmoor Road, Sutton-in-Ashfield (site SKA3e). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



A greenfield site located to the west of Coxmoor Road, comprising a large area of arable farmland with no internal field boundaries.

The site is undulating, sloping down towards Searby Road. Boundaries largely comprise of hedgerows, some of which would benefit from enhancement. The south east corner of the

site rises steeply up to Coxmoor Road and is the highest point of the site. A power line crosses the site towards the southern boundary. There is a mature tree within the field towards the south-western corner.

Size - approximately 16.9 hectares / 266 dwellings

Access – primary vehicular access should be taken from Newark Road. Secondary access may be possible from Coxmoor Road. It is recommended consultation with the Highways Authority is undertaken at the early design stages

Known constraints – the site contains an historic landfill site. Surface water runoff and flooding occurs within and adjacent to the site.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

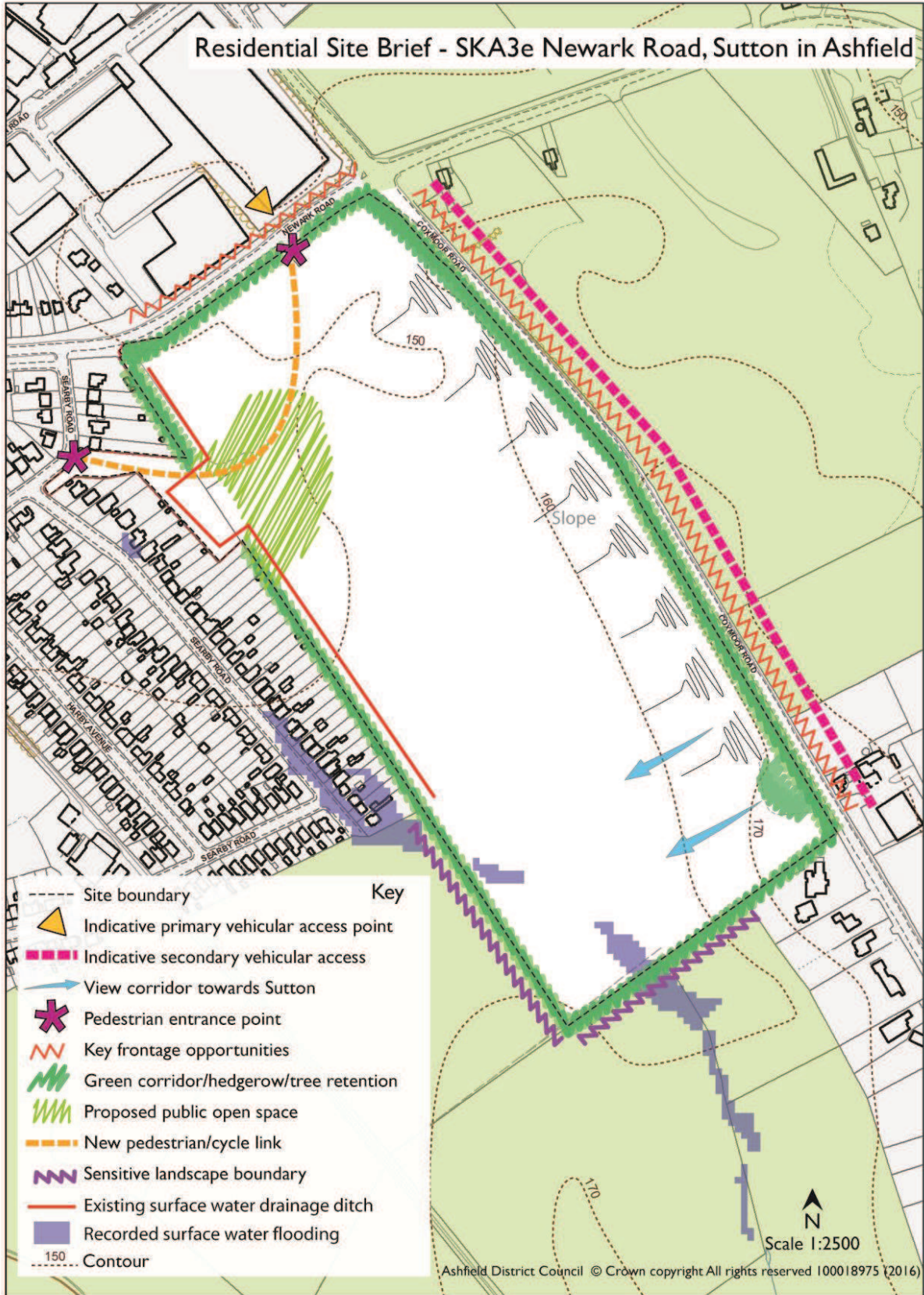
Existing Characteristics and Development Opportunities

The site contains a number of characteristics, features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
<p>Existing residential properties bound the site to the west at Searby Road.</p> <p>The majority of properties at Searby Road are single storey dwellings.</p>	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. Particular consideration needs to be given to the topography of the site and the scale of the existing properties at Searby Road. • Create a development set within a quality landscape framework, to help reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, via Searby Road where possible. • Seek links to Green Infrastructure network corridor S13 • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
<p>Surface water runoff and subsequent flooding occurs in the south and west of the site, which has resulted in the flooding of properties at Searby Road in the past. A drainage ditch runs along the west boundary of the site, to the rear of Searby Road properties, but has not been sufficiently maintained.</p>	<p>Development must incorporate an appropriate Sustainable Urban Drainage scheme (SUDs) to effectively manage and mitigate onsite surface water.</p> <p>Detailed designs and investigation works should be undertaken at the early design stages, in consultation with the Lead Flood Authority.</p>

	Any scheme must take into account the potential increase of water entering the River Maun.
The site is believed to contain springs which may enhance the potential for flooding.	Onsite investigation works must be undertaken to establish the location and course of springs within the site. Designs must appropriately address and incorporate these springs and ensure that development will not result in unmanaged redirection and subsequent flooding.
Site contains an historic landfill site	Ground investigation works need to be undertaken to establish stability and contamination constraints, in consultation with the Council's Environmental Health Department.
Mature hedgerows are an important characteristic of the site and form a number of boundaries	Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees, where appropriate.
A mature tree is located in the south of the site	The tree should be retained and incorporated into any future development
A power line crosses the site towards the southern boundary.	Ensure that utility guidelines are complied with and appropriate easements created.
South east corner of site benefits from long distance views westwards towards Sutton.	Ensure views are successfully utilised and retained
Green Space policy requirements	On site provision
Accommodate a minimum of 10% recreational space for community use, approximately 1.69 ha from all phases of development.	On site park/recreation ground with a neighbourhood play area and neighbourhood young people's area. Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of the scheme. A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.

Development Principles & Design Considerations



Residential Development Brief – Beck Lane, Sutton in Ashfield (SKA3h)

Introduction

This development brief provides additional guidance for the development of Beck Lane, Sutton in Ashfield (site SKA3h). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



A Greenfield site located off Beck Lane in Skegby. It comprises arable fields with hedgerows and hedgerow tree boundaries. The topography is gently undulating.

The character of the surrounding area comprises agricultural land to the north, west and east; and residential communities of Skegby to the south and south west. The surrounding agricultural landscape character gently undulates, forming part of a wider agricultural plateau.

To the south and south west are residential properties that link to Mansfield Road, along which are a number of local services and facilities. The majority of the properties which lie adjacent to the site are single storey. These properties, coupled with Beck Lane to the east and Mansfield Lane to the north east, create distinct site boundaries and enclosure of the site.

Size – approximately 19.5 Ha / 400 dwellings

Access – The site requires two points of vehicular access to meet highways requirements. Access should be taken from Beck Lane.

Known site constraints – existing building / nursery at southern edge of site, accessed off Beck lane. Central and northern edge of the site has recorded incidents of surface water flooding.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure enhancements. The County Education Department have informed the Council that a new primary school is required to serve this and the neighbouring site SKA3a.

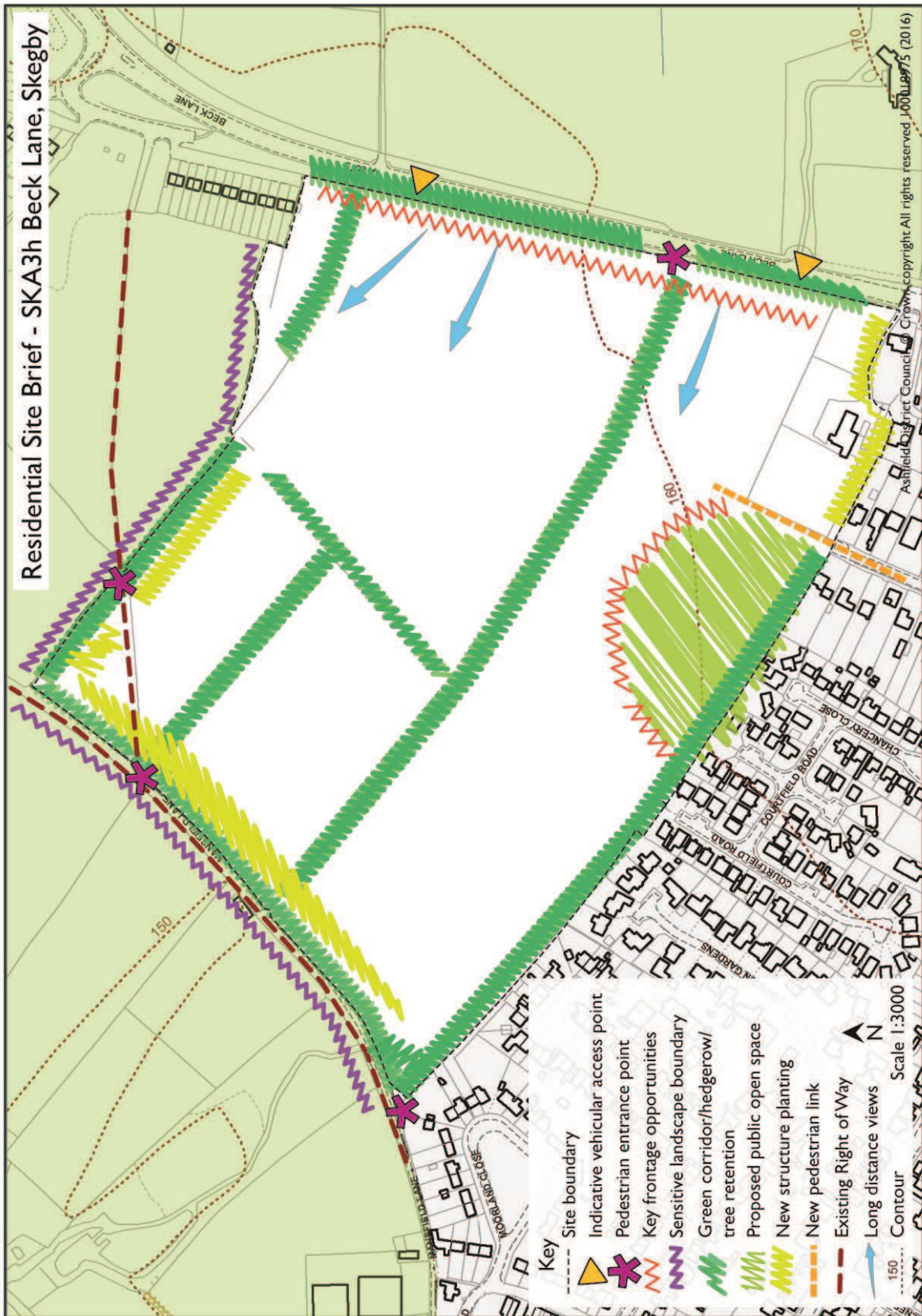
Existing Characteristics and Development Opportunities

The site contains a number of landscape features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
<p>Existing residential properties bounding the site to the south / south west. The majority of these properties are single storey:</p> <ul style="list-style-type: none"> • Omberley Ave – single storey • Chancery Close – 2 storey • Court Field R – single storey • Pavilion Gardens – single storey • Hardwick Av - single storey • Moorland Close – 2 storey 	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Ensure development acknowledges the local vernacular / dominance of single storey dwellings • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, through to Mansfield Road, where possible
<p>Grade II Listed Dalestorth House</p>	<p>Dalestorth House lies at the junction of Beck Lane / Skegby Lane. Further development must consider the setting and potential impact on this heritage asset.</p>
<p>Site lies adjacent to agricultural land to the north, west and east. Development would be prominent in the landscape as it will encroach into an agricultural landscape which has a strong character and is in good condition.</p>	<p>Create a development set within a quality landscape framework. Development should acknowledge its adjacent landscape setting with a high quality design that utilises appropriate materials and boundary treatments to ensure development sits effectively within this setting. To help achieve this, consideration should also be given to roofscapes and orientation of buildings, set within a quality landscape framework, to help breakup the overall mass of the development.</p>
<p>Areas of the site have recorded incidents of surface water flooding</p>	<p>Development will need to incorporate an appropriate Sustainable Urban Drainage scheme to effectively manage surface water on site.</p>
<p>Existing hedgerows along Beck Lane and other boundaries provide some screening.</p>	<p>Mitigation should include the retention of the existing hedgerows along the site</p>

	boundaries and introduction of hedgerow trees as well as the provision of additional structure planting.
One right of way crosses the site	<ul style="list-style-type: none"> Existing rights of way needs to be retained. Create pedestrian links to existing residential communities, where possible. Secure a good quality pedestrian/ cycle link through any proposed development
The site is rural in nature. To the north of the site is local GI route S11, this is a footpath, which links Skegby and Teversal Trail route, with Mansfield in the east. The footpath also provides direct access to Teversal Trail (GI-20) for residents of Skegby.	<ul style="list-style-type: none"> Enhance pedestrian and cycling permeability through the provision of new routes through the site. Use opportunities to enhance and link with Green Infrastructure corridors. Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
Views out over the agricultural landscape (north and west) are strongly typical of the broad landscape plateau and are of good visual quality.	Development should be restricted to two storey to reduce the visual impact on the landscape. Where the ground rises to the north, single storey development may be more appropriate to reduce the visual impact. Existing site boundary hedges to be retained and strengthened with additional planting and new hedgerow trees. Protect existing hedgerow trees and restrict the height of new boundary treatment to retain the rural character, particularly the boundaries adjacent farmland. Additional screen planting to be provided on the northern and western boundaries, to blend the development in to the landscape. Ensure views are successfully utilised and retained.
Green Space policy requirements	On site provision
Accommodate a minimum of 10% recreational space for community use, approximately 1.95 ha from all phases of development.	<p>The park/recreation ground provision should be located towards the western boundary of the site, off the Omerby Avenue / Courtfield Road area and be equivalent to 10% of the developable area. Provision of Neighbourhood play and young people's facilities required.</p> <p>Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of the scheme.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief - Land at Fisher Close (SKA3j)

Introduction

This development brief provides additional guidance for the development of Land at Fisher Close (SKA3j). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



A greenfield site located to the rear of Stanton Crescent and Fisher Close. It is level agricultural land laid to grass with timber stabling for horses. The site lies adjacent to Brierley Forest Park to the west, green space to the north and residential communities to the south and east.

Green Infrastructure network corridor GI15 runs to the north of the site, linking Skegby and Healdswood with the green space network to the west, and recreational trails into Derbyshire. There is potential to develop part of the route to the north east of the site, which connects up to GI23 and is currently inaccessible.

Size – approximately 3.6 hectares / 100 dwellings

Access – vehicular access must be taken from Stanton Crescent, Northwood Avenue or Carsic Road. In order to achieve appropriate access, the demolition of an existing property will be required. The existing access is not sufficient to meet highway standards.

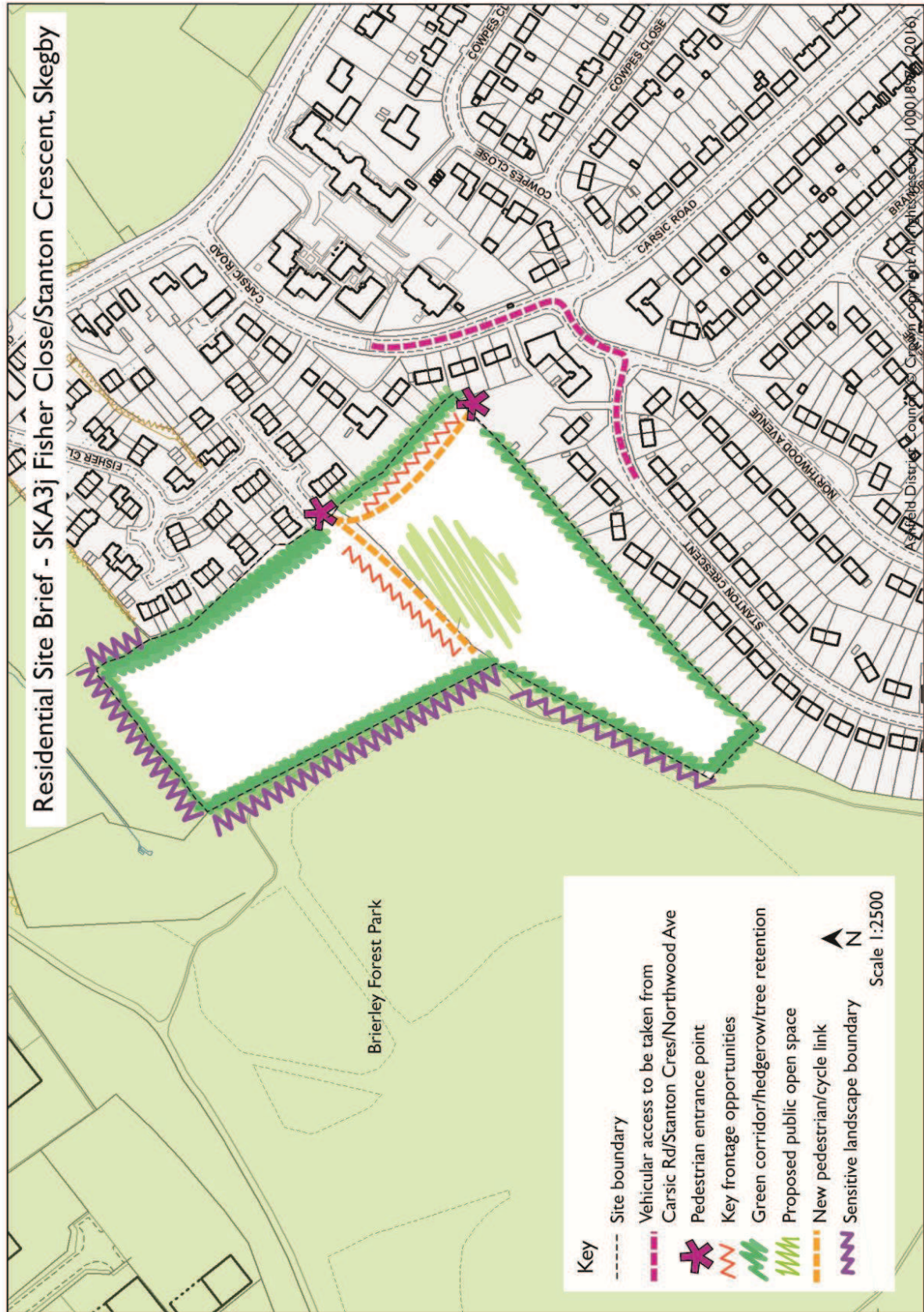
Existing Characteristics and Development Opportunities

The site contains a number of characteristics, features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Existing residential properties bounding the site to the south and east.	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create overlooked pedestrian links to existing residential communities, where possible, via Fisher Close and Stanton Crescent.
Mature hedgerows are an important characteristic of the site and form a number of boundaries	Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees, where appropriate.
Site contains a number of mature trees within hedgerows	Mature trees should be protected and positively utilised to add maturity and character to the development.
Brierley Forest Park to the west of the site	<p>Provide additional screen planting adjacent to Brierley Forest Park to mitigate the visual impact of the development on the park. Building heights over 2 storeys should not result in an overbearing impact on the amenity and character of Brierley Forest Park.</p> <p>Structure planting within the development will help the development blend in with the park.</p> <p>Create an overlooked pedestrian link to Brierley Forest Park.</p> <p>Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper</p>

Green Space policy requirements	On site provision
<p>Accommodate a minimum of 10% recreational space for community use, approximately 0.36ha from all phases of development.</p>	<p>On site provision required, equivalent to 10% of developable area. A park/recreation ground with a neighbourhood play area and neighbourhood young people's area.</p> <p>Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of the scheme.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief - Land at Brand Lane, Sutton-in-Ashfield (SKA3o)

Introduction

This development brief provides additional guidance for the development of land at Brand Lane, Stanton Hill, Sutton-in-Ashfield (site SKA3o). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



The allocation is a greenfield site located off Brand Lane, to the rear of Hawthorne Close and Fackley Way in Stanton Hill, Sutton in Ashfield. The site has level areas in the east, and a gentle slope southwards on the southern boundary. The site is currently used for agricultural purposes, with residential uses at its eastern boundary, and countryside, including Brierley Forest Park to its north and west. To the south of Brand Lane lies Brierley Industrial Estate.

Size - approximately 7.2 hectares / 160 dwellings

Access – vehicular access should be taken from Brand Lane. Early consultation should be undertaken with the Highway Authority to establish whether any enhancements are required to this existing route.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

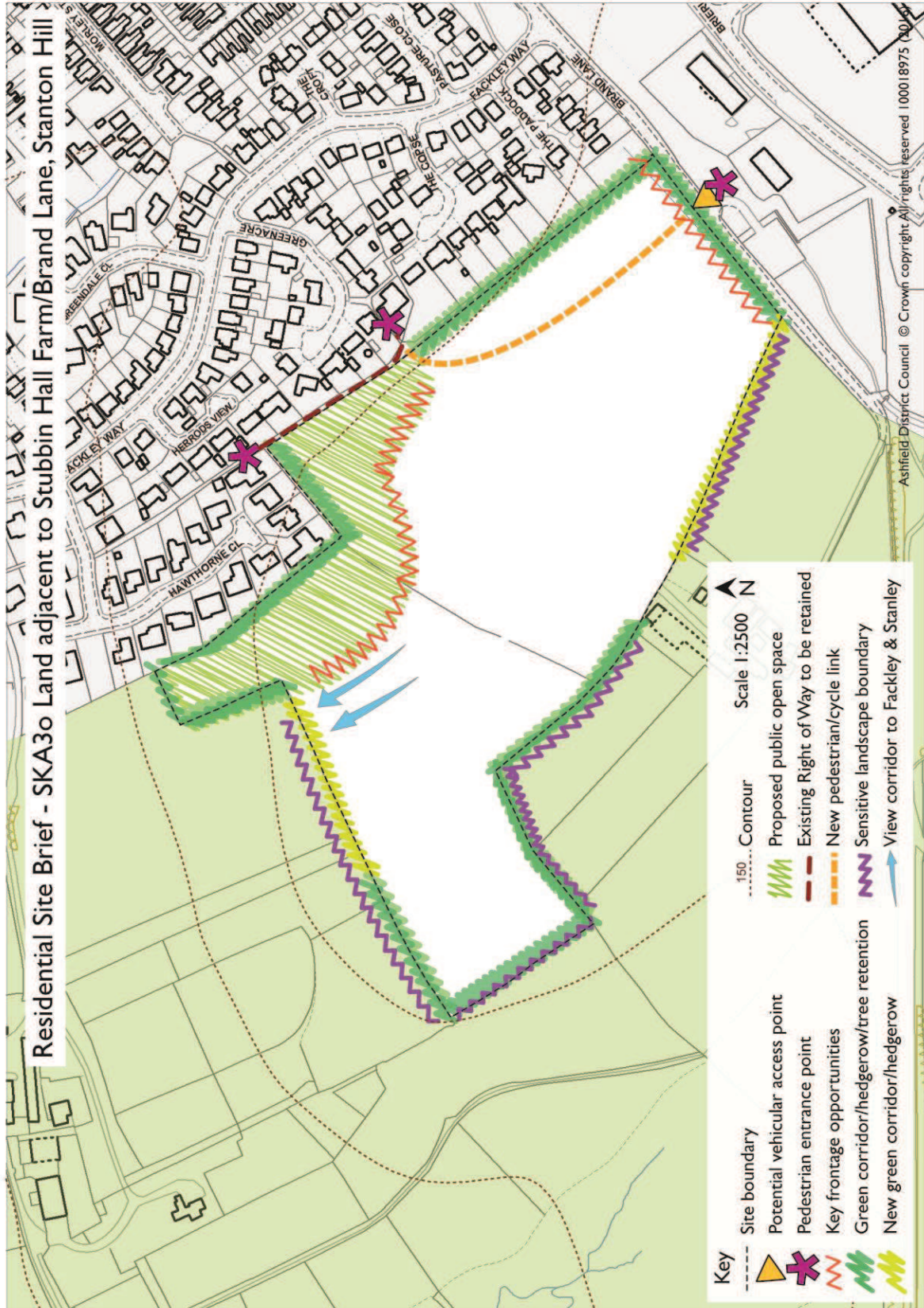
Existing Characteristics and Development Opportunities

The site contains a number of characteristics, features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
<p>Existing residential properties to east / north east of the site.</p> <p>A number of properties at Hawthorne Close, Herrods View, Green Acre, The Copse and The Paddock are single storey dwellings.</p>	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Utilise and enhance existing pedestrian routes to link with existing residential communities. • New dwellings should reflect the height of existing properties to ensure development acknowledges the character of the surrounding area.
<p>Site contains road frontage at Brand Lane</p>	<p>Development must successfully utilise and front onto Brand Lane.</p>
<p>One public right of way runs through the north of the site</p>	<ul style="list-style-type: none"> • Existing public right of way to be retained. • Enhance pedestrian and cycling permeability through the provision of new routes through the site. Use opportunities to enhance and link with Green Infrastructure corridors GI15, GI 23, and S7. • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
<p>Mature hedgerows and trees are an important characteristic of the site and form a number of boundaries</p>	<p>Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees. Mature trees should be protected and positively utilised to add maturity and character to the development.</p>
<p>Northern edge of the site benefits from long distance view north westwards to Fackley and Stanley.</p>	<p>Ensure views are successfully utilised and retained.</p>
<p>The edge of the site will be prominent when viewed from the north. Development will be immediately prominent from the Trails network and Brierley Forest Park.</p>	<p>Set development back from the ridgeline on the northern boundary and incorporate screen planting so that visual impact is reduced. Screening should be included on the Trails network and Brierley Forest Park boundaries to protect visual amenity.</p>

Green Space policy requirements	On site provision
<p>Accommodate a minimum of 10% recreational space for community use, approximately 0.72 ha from all phases of development.</p>	<p>On site provision is required and the open space should be in one location and should adjoin the rectangular extension area, wrap round the end of Hawthorn Close and link up with the public footpaths at Greenacre. This would allow the existing public footpath to be opened out and link to a circular network around the open space, to encourage walking.</p> <p>The open space should include a neighbourhood play area.</p> <p>A contribution for offsite provision for a young people's area will be required as this will not be provided on site. The contribution would be used for one of the following:</p> <p>a) Healdswood Recreation Ground off Mansfield Road in Stanton Hill. A skate park/ BMX track</p> <p>Or</p> <p>b) Stamper Recreation Ground, Skegby. A Multi Use Games area with access footpaths or any open space project as identified in future adopted ADC plans and policies.</p> <p>Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of the scheme.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief – Land south of West Notts College (SKA3p)

Introduction

This development brief provides additional guidance for the development of land south of West Notts College, Sutton-in-Ashfield (site SKA3p). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



The allocation is a greenfield site located off the A617, A611 Derby Road, the A60 and Cauldwell Road. It comprises large geometric arable fields with hedgerows and post and rail timber fencing boundaries. The land gently undulates sloping eastwards towards the A60.

The A617 forms a strong boundary to the south of the site. To the north of the site is the Mansfield urban area, with the distinctive buildings of West Notts College, Mansfield Crematorium and neighbouring residential communities. To the east is the A60 and arable fields beyond. The north eastern element of the site lies within the District of Mansfield.

Size – approximately 9.1 Ha / 207 dwellings

Access –vehicular access should be taken from Cauldwell Road. Early consultation should be undertaken with the Highway Authority to establish exact location and requirements to achieve this.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

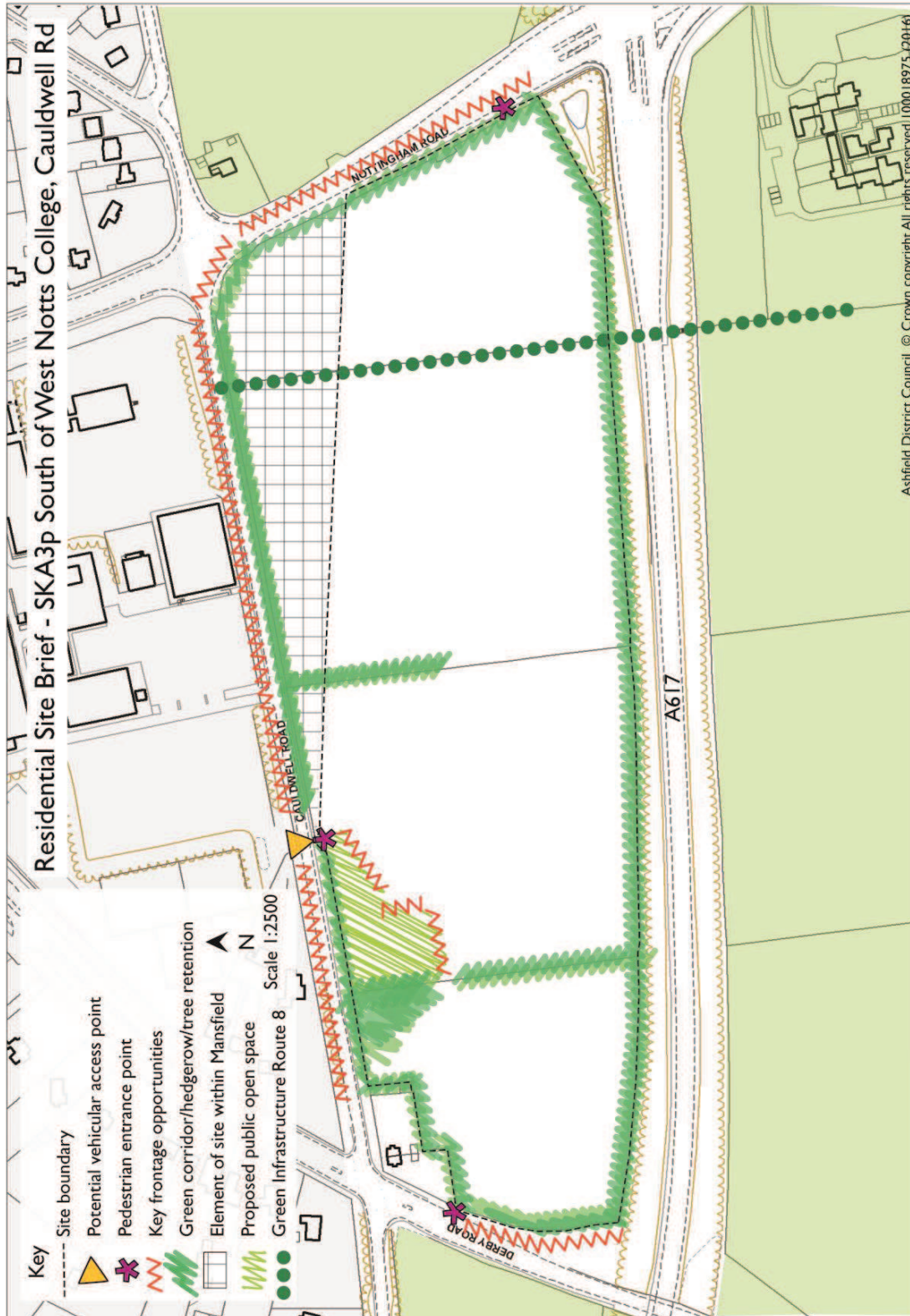
Existing Characteristics and Development Opportunities

The site contains a number landscape features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Existing and proposed residential properties bounding the site to the north and west.	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, where possible.
Road & footpath frontage at Cauldwell Road, Derby Road and Nottingham Road.	<p>Development must front onto the primary frontages of Cauldwell Road, Derby Road and Nottingham Road to aid surveillance and integration with existing settlement.</p> <p>Where appropriate, utilise prominent corner plots to create focal points in keeping with the overall design of the development and the character of the surrounding area.</p>
Green Infrastructure route GI8 crosses the site	<ul style="list-style-type: none"> • Enhance pedestrian and cycling permeability through the provision of new and improved routes through the site and into the surrounding area, in particular GI8 • Use opportunities to enhance and link with Green Infrastructure corridors S14 and GI 20 • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
Proximity of the site to the A617	<ul style="list-style-type: none"> • Retain and enhance existing landscape buffer. • Utilise and enhance existing & proposed access points to create safe links to and beyond the A617, A60 and A611. • The need for appropriate acoustics barriers need to be considered.
Mature hedgerows are an important characteristic of the site and form a number of boundaries	Strengthen and protect existing boundary hedgerows around the site by gapping up and planting additional hedgerow trees, where appropriate.

<p>The site is visible from the A60 / A617 junction</p>	<p>The site will require screen planting from the A60/ A617 junction for views from the east. Buffer planting is required to integrate development into the landscape structure of woodland plantations and large fields.</p>
<p>Green Space policy requirements</p>	<p>On site provision</p>
<p>Accommodate a minimum of 10% recreational space for community use, approximately 0.91 ha from all phases of development.</p>	<p>On site park/recreation ground with a neighbourhood play area and neighbourhood young people's area.</p> <p>On-site park / recreation ground must be overlooked by development to aid safety and encourage appropriate use.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief – East of Sutton Parkway, Kirkby (SKA3ah)

Introduction

This development brief provides additional guidance for the development of East of Sutton Parkway, Kirkby (site SKA3ah). Coupled with the policies within the Local Plan and any relevant Supplementary Planning Documents, it should be used to help guide the design of future development.

The Site and Surrounding Area



The site comprises an area of arable farmland between Kirkby and Sutton. It is made up of large arable fields with hedgerow boundaries which are gappy and unmanaged. Within the site is the highpoint of surrounding fields. The western part of the site is adjacent to Lowmoor Road and is bounded by a relatively high hedgerow. The site slopes from the north up to the south.

The site is surrounded on three sides by urban development and forms an infill area between Kirkby and Sutton. It is elevated above Lowmoor Road which is to the west of the site. To the south east are large geometric arable fields. To the south is Lowmoor Road Industrial Estate, forming the northern boundary of Kirkby. A right of way runs along the northern boundary of the site along with an area of housing within Sutton. The surrounding arable fields have similar features with a large geometric shape, undulating and with hedgerow boundaries.

Size – approximately 20.2 Ha / 495 dwellings

Access – the site will require two points of vehicular access to be taken from Lowmoor Road. It is recommended consultation with the Highways Authority is undertaken at the early design stage.

Known constraints – Surface water runoff and flooding occurs within and adjacent to the site.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

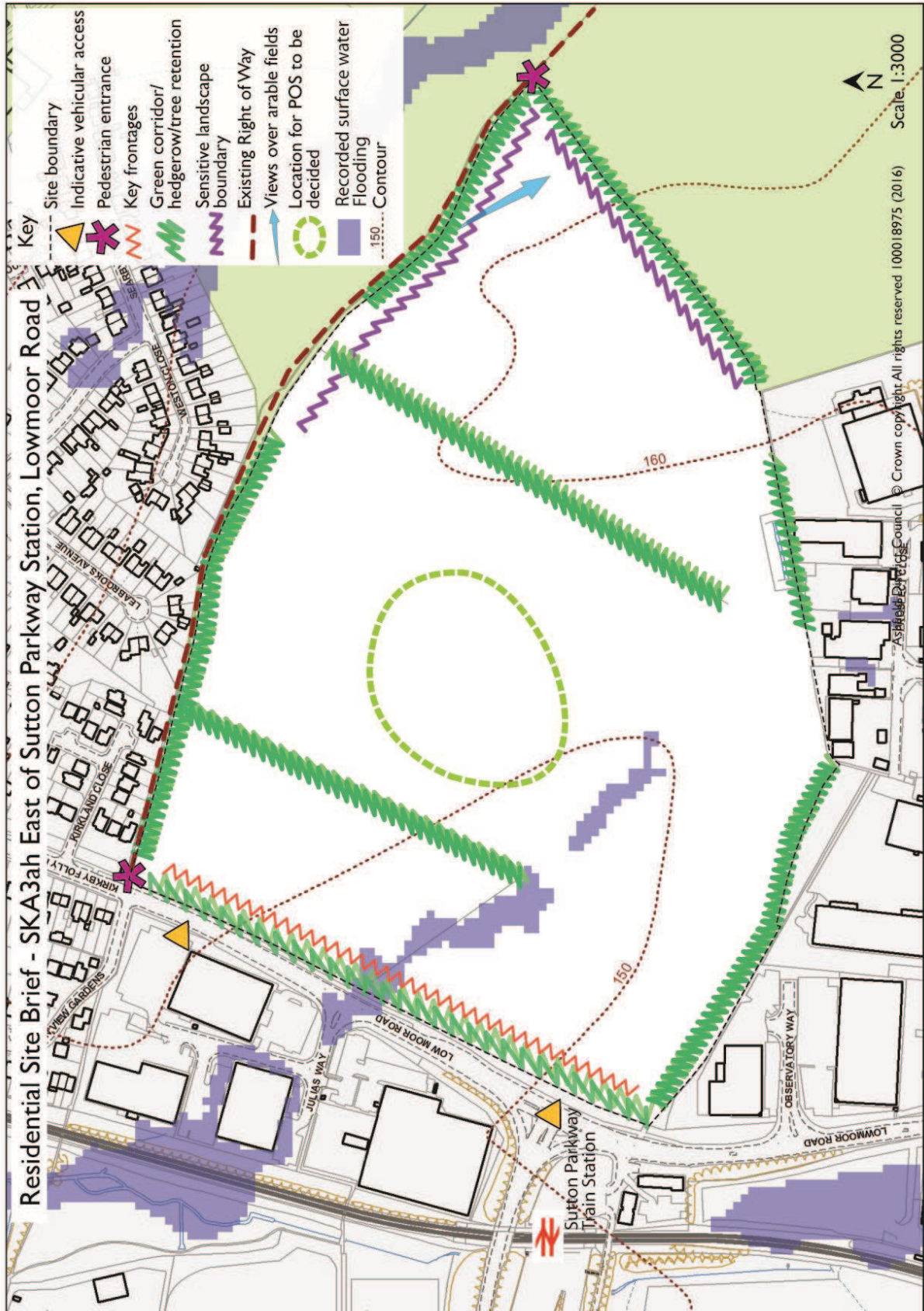
Existing Characteristics and Development Opportunities

The site contains a number landscape features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Existing residential properties bounding the site to the north	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, where possible
Industrial uses at Lowmoor Business Park lie south of the site	Ensure appropriate privacy distances and landscape buffers are applied along the southern boundary to help reduce the potential for conflict between existing and future uses.
Site lies in close proximity to Sutton Parkway Station	In consultation with the Highways Authority, development must create effective pedestrian links with Sutton Parkway Station across Lowmoor Road.
<p>The site is relatively open within the landscape due to the land rising up from Lowmoor Road to a high point within the site.</p> <p>Site comprises large arable fields with hedgerow boundaries which are generally gappy and unmanaged.</p> <p>Views from the right of way to the north of the site, looking south east/ east with uninterrupted views of the countryside.</p>	<ul style="list-style-type: none"> • Create a development set within a quality landscape framework. Mitigation should include the retention of the existing hedgerow, introduction of hedgerow trees and additional structure planting. • Retention and enhancement of existing hedgerow boundaries, introduction of hedgerow trees, where appropriate. • Development should acknowledge the site's landscape setting, with a high quality design that utilises appropriate materials and boundary treatments to ensure development sits effectively within this landscape setting. To help achieve this, consideration should also

	<p>be given to storey heights, roofscapes and orientation of buildings, set within a quality landscape framework, as detailed above, to help breakup the overall mass of the development.</p>
<p>Surface water runoff and subsequent flooding occurs in the south and west of the site, which has resulted in the flooding of adjacent residential properties in the past.</p>	<p>Development must incorporate an appropriate Sustainable Urban Drainage scheme (SUDs) to effectively manage and mitigate onsite surface water. Detailed design and investigation works should be undertaken at the early design stages, in consultation with the Lead Flood Authority.</p> <p>Any scheme must take into account the potential increase of water entering the River Maun.</p>
<p>The site is believed to contain springs which may enhance the potential for flooding.</p>	<p>Onsite investigation works must be undertaken to establish the location and course of springs within the site.</p> <p>Design must appropriately address and incorporate the springs, ensure development will not result in unmanaged redirection and subsequent flooding.</p>
<p>To the north of the site is local GI route S12 which is a link east for residents around Kirkby Folly Road, and the business parks of Penny Emma Way. Links to GI-18 and Sutton Parkway train station. K23 wraps around the site along the eastern and southern boundaries. Further to the east is K33. A right of way runs along the northern boundary of the site. It is 2-3 metres below the site height and well screened by vegetation. To the south beyond K23 is Lowmoor Road Industrial Estate, forming the northern boundary of Kirkby.</p>	<ul style="list-style-type: none"> • Enhance pedestrian and cycling permeability through the provision of new routes through the site. • Use opportunities to enhance and link with Green Infrastructure corridors. • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
<p>Green Space policy requirements</p>	<p>On site solution</p>
<p>Accommodate a minimum of 10% recreational space for community use, approximately 2.02 ha from all phases of development.</p>	<p>On site park/recreation ground with a neighbourhood play area and neighbourhood young people's area to be provided on site.</p> <p>Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of the scheme.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief – Mowlands, Kirkby in Ashfield (SKA3a)

Introduction

This development brief provides additional guidance for the development of Mowlands, Kirkby in Ashfield (site SKA3a). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



Mowlands is a large greenfield site at the western edge of Kirkby. It comprises arable / pasture farmland with hedgerows. The main area of the site forms a large plateau in the east of the site. To the west and south, the land slopes down, from a steep escarpment at the top of Boar Hill. The land also slopes north-westwards from the edge of the plateau towards the A38. The majority of the boundaries are hedgerows, with mixed residential garden boundaries to the east and semi mature plantation woodland screen planting to the A38 boundary.

The site connects to existing residential uses and Ashfield School to the east, to the north lies the A38 and industrial uses; and the south and west by farmland and woodland. At its south eastern edge lies the Kirkby Cross Conservation Area, containing a number of historic assets.

Size – approximately 95 Ha / 900 dwellings

Access – The site requires a minimum of two points of vehicular access to meet highways requirements. Access will need to be taken from the A38 and Sutton Road. The exact location of the entry point/s from Sutton Road have not been established at this stage.

Key known site constraints:

- The site contains protected green space (Policy EV5) and Local Wildlife Site (Policy EV4) at its northern boundary adjacent to the A38.
- The site lies adjacent to the Kirkby Cross Conservation Area at its south eastern boundary.
- The site lies adjacent to an Ancient Woodland at its north eastern boundary (Policy EV6).
- The southern edge of the site comprises Boar Hill escarpment.
- Access needs to be achieved from Sutton Road.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure enhancements. Through consultation with the County Council, it has been established that a new primary school will need to be provided on the site. Contributions will also be sought for secondary education.

Existing Characteristics and Development Opportunities

The site contains a number of landscape features and constraints that future development must seek to positively utilise and enhance.

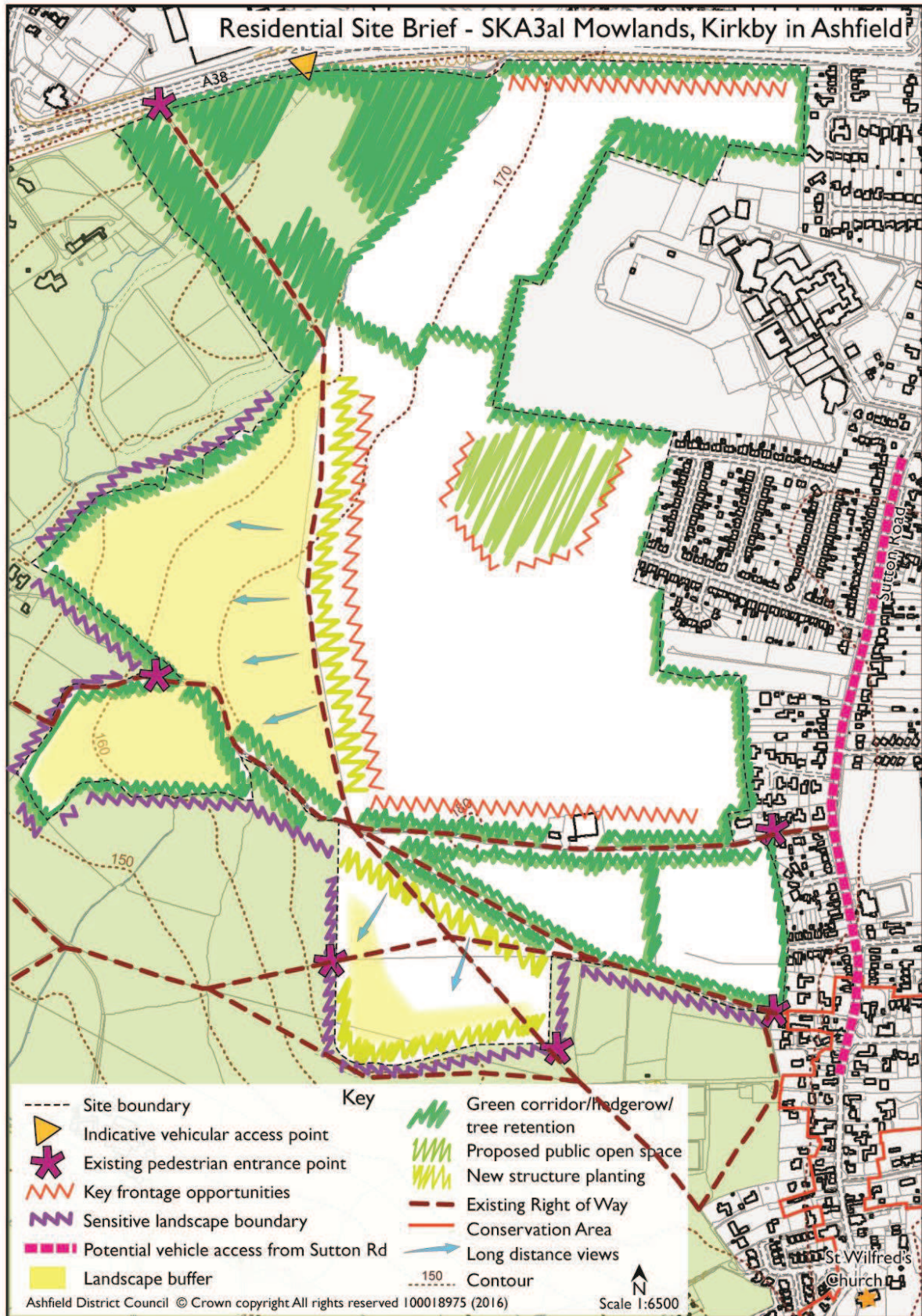
Existing Characteristics / Constraints	Development Opportunities
Existing residential properties bounding the site to east.	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Two storey properties adjacent the eastern boundary, • Ensure development acknowledges the local vernacular • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities where possible
Proximity to Kirkby Cross Conservation Area	<p>Future development must ensure it does not result in unacceptable impact on the character of the Kirkby Cross Conservation Area.</p> <p>Where opportunities exist, development should seek to enhance the quality of the conservation area through positive, high quality development that acknowledges the historic surrounding vernacular.</p> <p>Developers / Designers should engage with the Council’s Conservation Officer during early design stages.</p> <p>Any future application must contain a heritage statement/s which details the significance of each aspect of the conservation area that may be affected by future development.</p>
Prominent landscape feature of Boar Hill escarpment	<p>The Boar Hill escarpment is a prominent feature within the landscape. As such, development must be appropriately set back from the feature, incorporate landscape enhancements and apply dwellings of a high quality, bespoke palette that sit appropriately within this prominent landscape setting and the adjacent conservation area.</p> <p>Consideration should be given to reducing the height of dwellings at this prominent</p>

<p>Long distant views out westwards from Boar Hill over the Kirkby Vales.</p>	<p>location, to help development sit appropriately within the landscape.</p> <p>Protect existing hedgerow trees and restrict the height of new boundaries to retain the rural character, particularly the boundaries adjacent farmland. Additional screen planting shall be provided on the southern and western boundaries, to blend the development into the landscape.</p> <p>Ensure views are successfully utilised and retained.</p> <p>The impact of any infrastructure, such as roads, on the landscape should be considered and used to inform the route/layout of these elements.</p>
<p>The site contains and lies adjacent to a number of Local Wildlife Sites and Ancient Woodlands.</p> <p>Within the site, adjacent to the A38: EV5/165 – Fields opposite Orchard Way & A38 EV4nl – Ashfield District Bypass Meadows</p> <p>Site adjacent to the Ancient Woodlands: EV6b – Bloomer Wood EV6k – The Dumbles</p> <p>Site lies adjacent to the following Local Wildlife Sites: EV4neh – Dumbles Bungalow Grassland EV4nhc – Fulwood Meadow EV4ni – Boar Hill EV4nj – Fullwood Grassland III EV4nk – Fulwood Grassland II</p>	<p>Create a development set within a quality landscape framework.</p> <p>Development proposals must be set back from the areas of Ancient Woodland and Local Wildlife Sites. Where appropriate (following discussions with ecology & arboricultural professionals), buffers should be introduced to ensure development does not have an adverse impact on these designated sites. At a future application stage more detailed assessments and information on mitigation and protection measures will be required. Details of these requirements should be discussed with the Council at initial design stage.</p> <p>If an access point is taken from the A38 at the existing junction, Local Wildlife Site EV4nl and the adjacent Green Space of EV5/165 would be negatively impacted. Appropriate mitigation would be required.</p> <p>Development must retain and protect the two areas of woodland. Appropriate mitigation (to be agreed with the Council) must be applied within the wider site to compensate for the loss of grassland and any trees.</p> <p>Development should acknowledge its landscape setting with a high quality design that utilises appropriate materials and boundary treatments to ensure development sits effectively within this setting. To help achieve this, consideration</p>

	should also be given to roofscapes and orientation of buildings, set within a quality landscape framework, to help breakup the overall mass of the development.
Mature hedgerows and blocks of woodland should be retained for screening. They are in good condition and provide a strong framework for the site.	Development must retain existing hedgerows, hedgerow trees and woodland along with the provision of additional structure planting. This will ensure mature landscape features are positively utilised and biodiversity benefits of these features are retained.
A right of way runs north to south through the site. A number of additional rights of way run east to west across the lower southern part of the site.	<ul style="list-style-type: none"> Existing rights of way need to be retained Create pedestrian links to existing residential communities, where possible.
The GI corridors linked to this site are Local routes K7, K8, KS2, and district route GI15. GI15 goes along the south of the site, although some parts go through it. It connects Portland Park to the southwest of Kirkby and onward to the eastern edge of Sutton-in-Ashfield. K7 dissects the development. It is mainly rural footpaths which offer a link from the Conservation Area of Kirkby Cross, north towards Sutton-in-Ashfield. K8 is a long corridor which provides access to key GI resources for residents in the west of Kirkby. The gateway to Titchfield Park also has scope for enhancement. KS2 is a potential further link between the two towns, making use of the A38 bridge, which currently has poor connections to the south.	<ul style="list-style-type: none"> Ensure direct, safe pedestrian and cycling permeability is applied across the development. Use opportunities to enhance and link with Green Infrastructure corridors. Improve A38 bridge connections to the south to increase its value to the residents of west Kirkby. Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
Green Space policy requirements	On site provision
Accommodate a minimum of 10% recreational space for community use, approximately 9.5 ha from all phases of development.	<p>On site open space provision should be appropriately overlooked by development, ensuring safe spaces are created.</p> <p>An extension to the existing Titchfield Park is required with pedestrian and vehicular access from the development. A contribution is required to improve the existing park facilities, particularly replacement of the existing sports pavilion, play and young people's provision and other infrastructure. The park extension would need to incorporate more natural elements to encourage biodiversity as well as additional land and laying out of additional football pitches.</p>

	<p>A new park/ recreation ground would be required within the northern part of the site. This would need to include facilities for neighbourhood play and young people's areas - as detailed in the Council's Public Open Space Strategy.</p> <p>A contribution to improve the existing allotment sites adjacent to the site and/or extension of this site may also be required.</p> <p>A contribution to public realm projects for Kirkby town centre or any project as identified in future adopted ADC plans and policies, is required as the size of the development will have a significant effect on the local area.</p> <p>Exact details of public realm and open space contributions required will be negotiated as part of the planning application.</p>
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Development Principles & Design Considerations



Residential Development Brief – Walesby Drive, Kirkby (SKA3ao)

Introduction

This development brief provides additional guidance for the development of Walesby Drive, Kirkby (site SKA3ao). Coupled with the policies within the Local Plan and relevant Supplementary Planning Documents (SPDs), it should be used to help guide the design of future development.

The Site and Surrounding Area



The site is a large area of rough grassland and a farm located to the east of Kirkby. The site is relatively level sloping away from the plantation to the east. Power lines run across the site to the south west. There are few trees within the site. A gappy unmanaged hedgerow forms the boundary to the west adjacent to Coniston Road open space. Well used desire lines run across the site, including a route into Coxmoor plantation to the east.

The site is at a high point, with prominent views of the surrounding landscape. Coxmoor Plantation forms part of the eastern boundary with the rest as farmland. To the south is the Coxmoor housing estate which wraps around the south west corner of the site and which future development must effectively integrate with. To the west is Coniston Road Open Space. To the north is arable farmland which forms a green wedge between Kirkby and Sutton.

Size – approximately 32 Ha / 150 dwellings

Access – The site requires two points of vehicular access to meet Highways requirements. Access should be taken from Walesby Drive and Coniston Road.

Known site constraints – a means of access to the agricultural land to the north of the site must be retained to enable this land to be farmed. A pylon line runs across the centre of the site.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

Existing Characteristics and Development Opportunities

The site contains a number landscape features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Existing residential properties bounding the site to the south.	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, where possible
Site lies adjacent to Coniston Road open space and the agricultural land to the north.	<p>Create a development set within a quality landscape framework, Mitigation should include the retention of the existing hedgerow and introduction of hedgerow trees as well as provision of additional structure planting.</p> <p>The boundary with Coniston Road open space requires careful consideration to give a strong landscape structure to the development whilst improving surveillance of the open space.</p> <p>Development should acknowledge its adjacent landscape setting with a high quality design that utilises appropriate materials and boundary treatments to ensure development sits effectively. To help achieve this, consideration should also be given to roofscapes and orientation of buildings, set within a quality landscape framework, as detailed above, to help breakup the overall mass of the development.</p>

Pylon line runs north through the centre of the site	Consultation will be required with the appropriate infrastructure provider to ensure appropriate easements are applied within the development.
Existing agricultural right of access to adjacent farm land.	In consultation with adjacent land owners, development must retain a means of access to the agricultural land north of the site.
Local Green Infrastructure route S12 goes to the north, K9 is to the west and a route between K9 and K11 travels from the west, round the south and up to the north east. S12 is a link east for residents around Kirkby Folly Road, and also the business parks of Penny Emma Way. Links to GI-18 and Sutton Parkway train station.	<ul style="list-style-type: none"> • Enhance pedestrian and cycling permeability through the provision of new routes through the site. • Use opportunities to enhance and link with Green Infrastructure corridors. • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
Well used desire lines cross the site.	Create pedestrian links to existing residential communities, where possible
Green Space policy requirements	On site provision
On site provision is not required due to the site's proximity to existing open space at Holidays Hill Park and Coniston Drive open space.	<p>Contributions will be required for Holidays Hill Park and Coniston Drive Open Space in order to join these two spaces together to provide a single recreational site. Access, site boundaries and significant re-grading and removal of vegetation are required to ensure that this is a usable space with adequate surveillance. A level grassed area for sports will be required. The boundary of the site with Coniston Drive needs investment to create a more welcoming space and to improve the streetscene.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief – Park Lane, Selston (RA2d)

Introduction

This development brief provides additional guidance for the development of Park Lane, Selston (site RA2d). Coupled with the policies within the Local Plan and Selston Neighbourhood Plan and relevant Supplementary Planning Guidance, it should be used to help guide the design of future development.

The Site and Surrounding Area



The site is agricultural land located to the north east of Selston, accessed via Park Lane. It sits between the M1 motorway corridor to the east, Park Lane to the north and housing to the west and south. The site is occupied by Kirkby Lane Farm and its ancillary buildings, together with a bungalow accessed from Bourne Avenue. The site is considered to be urban fringe in character, enclosed by existing development and the M1.

The site has a small geometric field pattern. Field boundaries are mature hedgerows with landmark trees. A large acoustic fence defines the boundary between the site and the M1, together with a linear plantation, providing screening and an additional buffer.

Size – approximately 9.2Ha / approximately 110 dwellings

Access – vehicular access should be taken from Park Lane. It is recommended consultation with the Highways Authority is undertaken at the early design stage.

Known site constraints – a telecommunications mast is located at the north of the site, close to Park Lane. Access (via Bourne Avenue) to Kirkby Parks Farm via an underpass, east of the M1, must be maintained.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

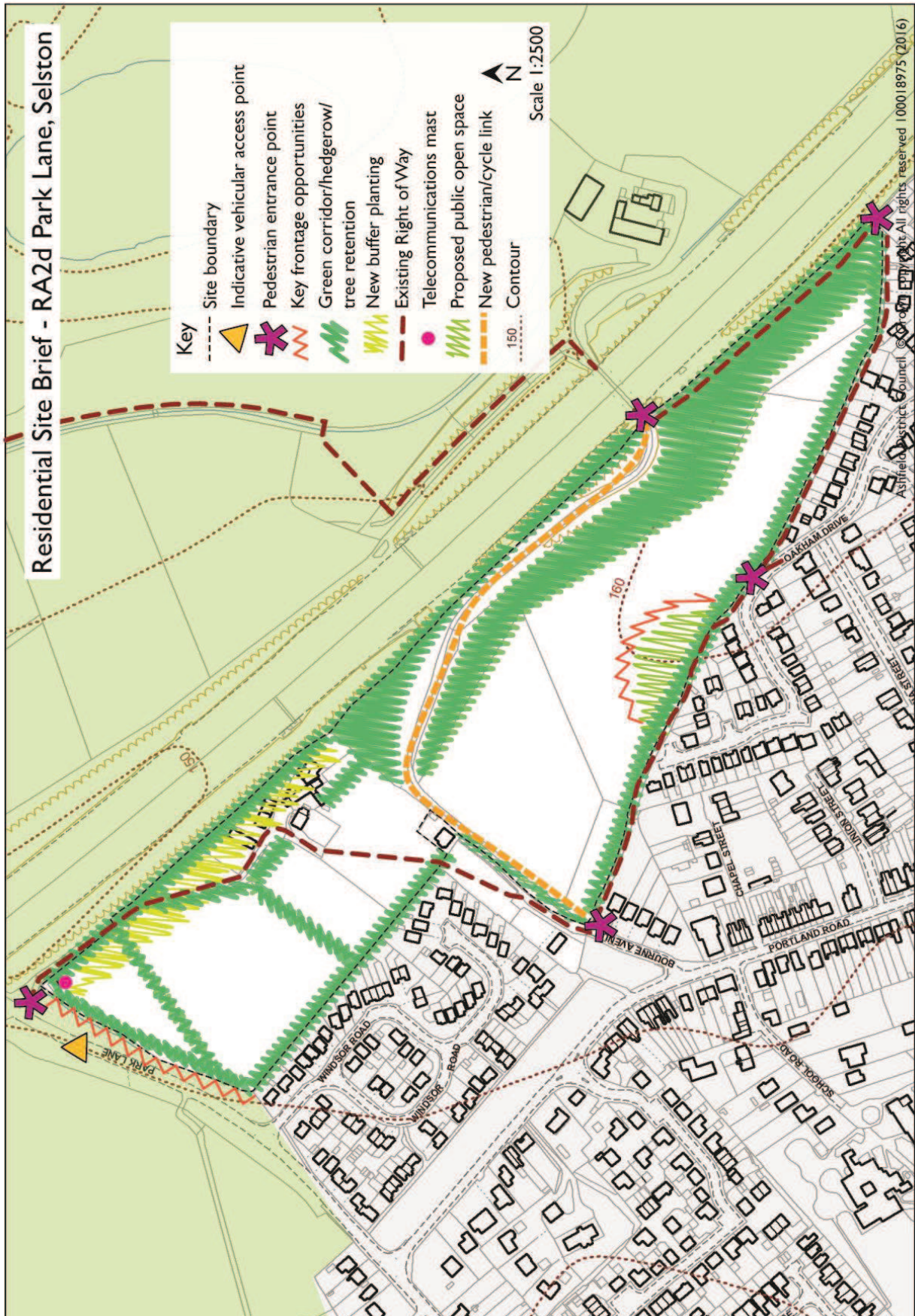
Existing Characteristics and Development Opportunities

The site contains a number landscape features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Existing residential properties bounding the site to the west and south.	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, where possible
Road frontage at Park Lane and lane leading from Bourne Avenue	Development should acknowledge existing road frontage at Park Lane and Bourne Avenue, with development that fronts onto these routes providing surveillance and activity.
Proximity of M1	<p>Development must retain the linear woodland along the eastern boundary of the site.</p> <p>Early consultation should take place with the Council’s Environmental Health Department to identify any additional acoustic barriers required.</p>
Access to Kirkby Parks Farm	Any future development will need to retain / accommodate vehicular access to Kirkby Parks Farm, via the existing M1 underpass.
Telecommunications mast is located in the north of the site, close to the existing point of access.	If retained on site, appropriate easements will need to be applied, with landscaping features introduced to help screen the structure.

<p>The boundaries are well defined and the woodland to the east gives enclosure and provides a buffer against the M1.</p>	<ul style="list-style-type: none"> • Create a development set within a quality landscape framework. • Retention, management and where appropriate enhancement of existing boundary hedges. • The linear woodland to be retained and managed as this provides a strong buffer.
<p>Rights of way are routed through the site</p>	<p>Existing rights of way need to be retained within a green corridor.</p> <p>Create pedestrian links to existing residential communities, where possible</p>
<p>The site has many Green Infrastructure routes around it. GI-8 passes from the north west to the south east, and passes through the site. GI-14 is to the east of the site.</p>	<ul style="list-style-type: none"> • Secure a good quality public link through any proposed development, linking to Selston, Kirkby Woodhouse and GI 13 (to Portland Park). • Enhance pedestrian and cycling permeability through the provision of new routes through the site. • Use opportunities to enhance and link with Green Infrastructure corridors. • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper
<p>Green Space policy requirements</p>	<p>On site provision</p>
<p>Accommodate a minimum of 10% recreational space for community use, approximately 0.92 ha from all phases of development.</p>	<p>On site park/recreation ground with a neighbourhood play area and neighbourhood young people's area to be provided on site.</p> <p>Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of a future scheme.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council's adopted plans and policies.</p>

Development Principles & Design Considerations



Residential Development Brief – Bull & Butcher, Alfreton Road, Selston (RA2e)

Introduction

This development brief provides additional guidance for the development of land to the rear of Bull & Butcher Pub in Selston (site RA2e). Coupled with the policies within the Local Plan, Selston Neighbourhood Plan and relevant Supplementary Planning Guidance, it should be used to help guide the design of future development.

The Site and Surrounding Area



This site comprises a cluster of three greenfield sites forming a large area between east & west Selston. The fields are divided by footpaths. Existing access is gained from Alfreton Road (B600) from the south and Lindley Street from the west.

The most westerly field is a small site which fronts Nottingham Road adjacent to the Bull & Butcher PH. It is currently vacant with a flat grass area and footpath.

The middle field is large, open and gently undulating. The eastern field is the largest of the three fields consisting of an open agricultural area with mature hedgerows. It rises along the north eastern boundary.

The site has residential areas to the north, south & west with agricultural fields to the east. Valentine Recreation Ground and play area is located on the northern boundary.

Size – approximately 6.5Ha / approximately 137 dwellings

Access – vehicular access should be taken from Alfreton Road. It is recommended consultation with the Highways Authority is undertaken at the early design stage.

Known site constraints – the site contains a number of mine shafts.

Infrastructure – infrastructure needed to support development will be negotiated through a s106 agreement. In consultation with the County Council and Clinical Commissioning Group, the Council will seek contributions for education, health and transport infrastructure.

Existing Characteristics and Development Opportunities

The site contains a number landscape features and constraints that future development must seek to positively utilise and enhance.

Existing Characteristics / Constraints	Development Opportunities
Existing residential properties bounding the site to the north and east.	<ul style="list-style-type: none"> • Ensure minimum privacy distances are applied between existing and new properties. • Create a development set within a quality landscape framework, to reduce the impact on existing residents where appropriate. • Create pedestrian links to existing residential communities, where possible
Two rights of way are routed through the site	<ul style="list-style-type: none"> • Existing rights of way need to be retained • Create pedestrian links to existing residential communities and facilities, where possible.
Local GI route R7 passes along the south west of the site. R7 connects New Selston with the Erewash Valley (G-13) and south to Bagthorpe Brook (GI-11). Also links to Selston Golf Course.	<ul style="list-style-type: none"> • Enhance pedestrian and cycling permeability through the provision of new routes through the site, effectively linking with existing networks. • Use opportunities to enhance and link with Green Infrastructure corridors. • Proposals to comply with ADC's adopted Green Infrastructure and Biodiversity Technical Paper

<p>Historic mine shafts</p>	<p>Detailed investigation work in consultation with the Coal Authority will be required to establish the works required to secure the shafts and understand the development restrictions associated with them.</p>
<p>The site is partially open within the landscape</p>	<ul style="list-style-type: none"> • Create a development set within a quality landscape framework. • Development at the norther and eastern element of the site should acknowledge its adjacent landscape setting, (with particular consideration given to view from Stoney Lane), with a high quality design that utilises appropriate materials and boundary treatments to ensure development sits effectively within this landscape setting. To help achieve this, consideration should also be given to roofscapes and orientation of buildings, set within a quality landscape framework, as detailed above, to help breakup the overall mass of the development. • Retention, management and where appropriate planting of new boundary hedgerows.
<p>Green Space policy requirements</p>	<p>On site provision</p>
<p>Accommodate a minimum of 10% recreational space for community use, approximately 0.65 ha from all phases of development.</p>	<p>On site park/recreation ground with a neighbourhood play area and neighbourhood young people’s area to be provided. Contribution to improve existing play/ young people’s provision on the existing Valentine Recreation Ground adjacent to the site.</p> <p>Development must overlook the park / recreation ground created to encourage use and safety. The space should be integral to the design of a future scheme.</p> <p>A contribution towards public realm improvements may be sought from this site in line with Ashfield District Council’s adopted plans and policies.</p>

Development Principles & Design Considerations

