

Calverton Neighbourhood Plan



Final Plan

**November
2017**



Calverton

Calverton Neighbourhood Plan 2016-2028

Final Plan - November 2017

Produced under the Neighbourhood Planning Regulations 2012

Produced by the Neighbourhood Plan Working Group on behalf of Calverton Parish Council:

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The Parish Council received professional planning support from Anthony Northcote at NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



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Foreword

The Calverton Neighbourhood Plan sets out the vision, objectives and policies to ensure the Parish of Calverton maintains its uniqueness over the period 2016 to 2028.

The Neighbourhood Plan will seek to enhance the natural environment, support and encourage high quality housing, local jobs and improved retail and leisure facilities in a healthy, green and attractive village.

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

This Neighbourhood Plan has been reviewed by residents and key stakeholders through an extensive consultation process. All comments and suggestions received as part of this consultation have been carefully considered and where viable and/or suitable the Neighbourhood Plan has been amended accordingly.

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

The Neighbourhood Plan must go to an Independent Examination and will finally be subjected to a local parish referendum requiring a majority "yes" vote of all those voting in the referendum for it to be accepted. In the event of a "yes" vote, Gedling Borough will proceed to "make" the Neighbourhood Plan for the Parish of Calverton.

It is intended that the policies will be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant. This will be undertaken in conjunction with the Local Planning Authority, Gedling Borough Council.

Cllr Mike Hope
Lead Calverton Neighbourhood Plan Working Group

Cllr J Bailey
Chairman of Calverton Parish Council



Acknowledgements

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

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

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

Additional thanks to:

- Neighbourhood Plan Working Group Volunteers
- Calverton Baptist Church
- Calverton Echo
- Calverton-Nottingham.com

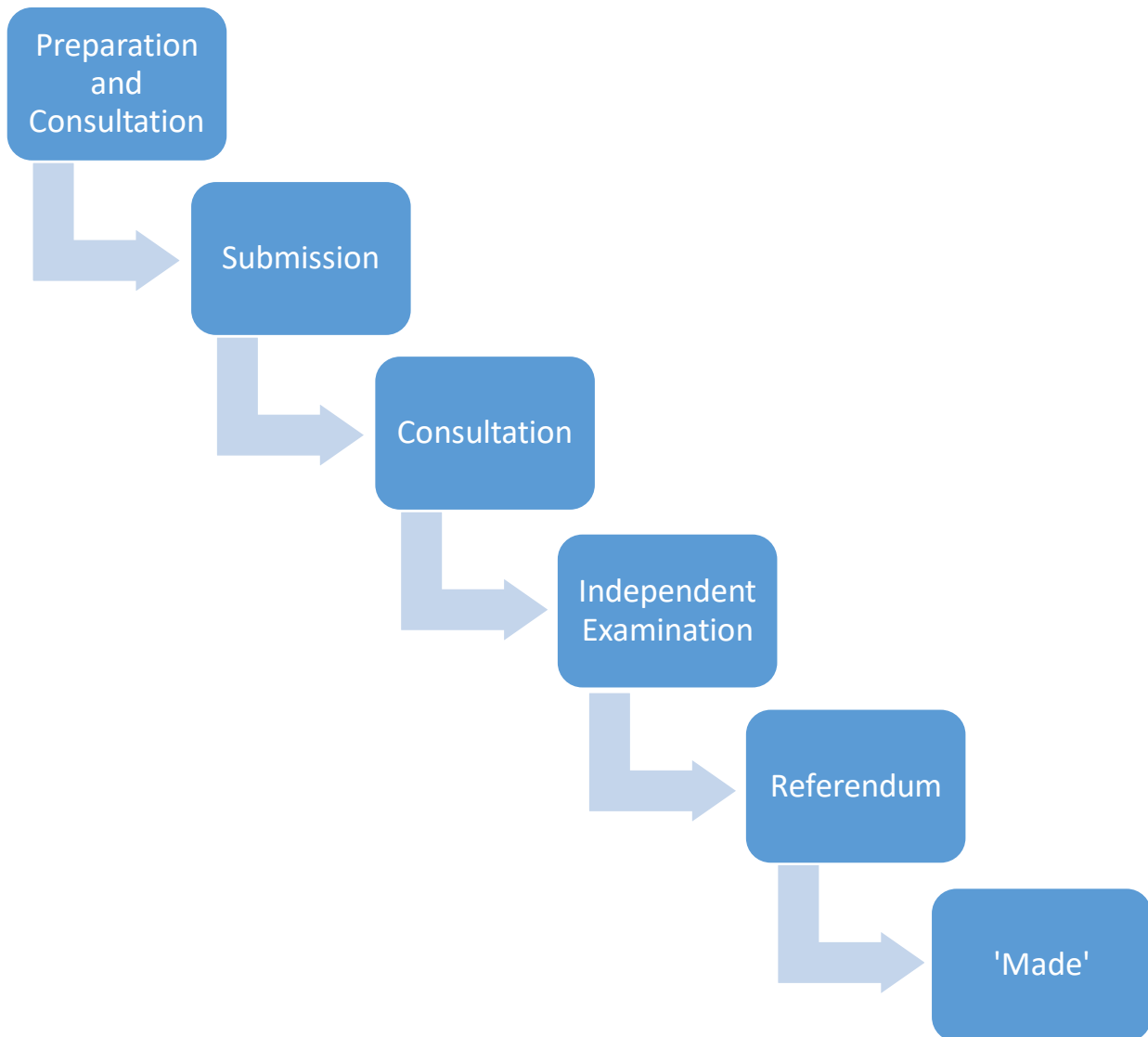
The Parish Council also acknowledges the support received from officers at Gedling Borough Council.

The Neighbourhood Plan Working Group and Calverton Parish Council gratefully acknowledge the support given to the Neighbourhood Plan consultation process by Reverend Mike Arnold and the members of Calverton Baptist Church. They kindly provided free use of the Church for the consultation events held both at the Issues Stage and the Draft Plan (Regulation 14) Stage.



Stages of Neighbourhood Plan Preparation

The Calverton Neighbourhood Plan has undergone the following steps:

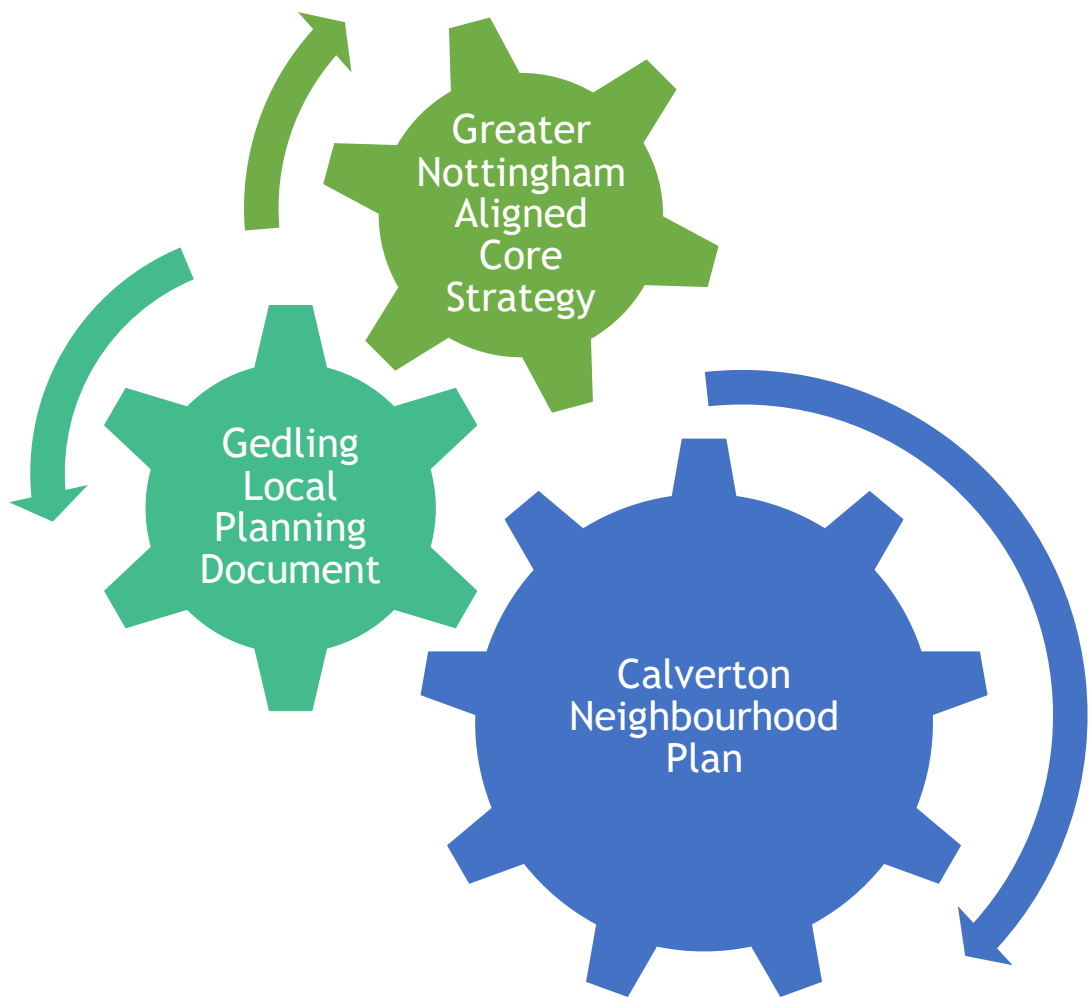


The Neighbourhood Plan was prepared by Calverton Parish Council following early involvement from the community. The Parish Council then undertook consultation over a 9 week period from July to September 2016, under Regulation 14 of the Neighbourhood Planning Regulations 2012. This related to the Pre-Submission version of the Calverton Neighbourhood Plan. The Neighbourhood Plan was then submitted to Gedling Borough Council in November 2016 under Regulation 15. Gedling Borough Council then held a further period of consultation as required under Regulation 16 for a 6 week period from January to March 2017. An Independent Examination was held over the summer of 2017, following that a number of modifications were made to the plan as recommended by the Independent Examiner. The plan went to a public referendum across the Parish of Calverton on the 30 November 2017.

Section 1

The Neighbourhood Plan

(This Section Forms Part of
the Statutory Development
Plan)



Introduction

1. The Localism Act 2011 introduced a new type of Community Led Plan. Communities now have the right to produce a Neighbourhood Plan, setting out policies on the development and use of land. Developing a Neighbourhood Plan is a way for communities to play a greater role in determining the future of their area.
2. The Calverton Neighbourhood Plan will form part of the statutory development plan once made. This means that Gedling Borough Council will have to determine planning applications within Calverton in accordance with this Neighbourhood Plan alongside other Development Plan Documents.
3. This Neighbourhood Plan is a true Community Led Plan. It has been prepared by the Parish Council through a working group made up of Parish Councillors and local residents. It has been informed by public consultation with the local community, including that undertaken previously by Gedling Borough Council on the Calverton Masterplan. The options for the Plan and the Plan itself have been shaped by the results of the previous public consultation to ensure that the Neighbourhood Plan accurately reflects the aspirations of the community.



National Planning Policy Framework (NPPF)

4. Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF). The NPPF sets out the government's planning policies for England and how these are expected to be applied. It was published on 27 March 2012 and is now also supplemented by Planning Practice Guidance.
5. The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 remains unchanged and requires that planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.
6. At the heart of the NPPF is a presumption in favour of sustainable development. One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as *"development that meets the needs of the present without compromising the ability of future generations to meet*



their own needs". A more detailed definition is offered in the UK Sustainable Development Strategy, *Securing the Future*, which includes the following five guiding principles for sustainable development.

7. Ensuring a Strong, Healthy and Just Society - Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion and creating equal opportunity for all.

Using Sound Science Responsibly - Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

Promoting Good Governance - Actively promoting effective participative systems of levels of society - engaging people's creativity and diversity.

Achieving a Sustainable Economy - Building a strong, stable and sustainable economy which provides prosperity and governance in all opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays) and efficient resource use is incentivised.

Living within Environmental Limits - Respecting the limits of the planet's environment, resources and biodiversity - to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.

8. The Calverton Neighbourhood Plan contributes towards the achievement of sustainable development.



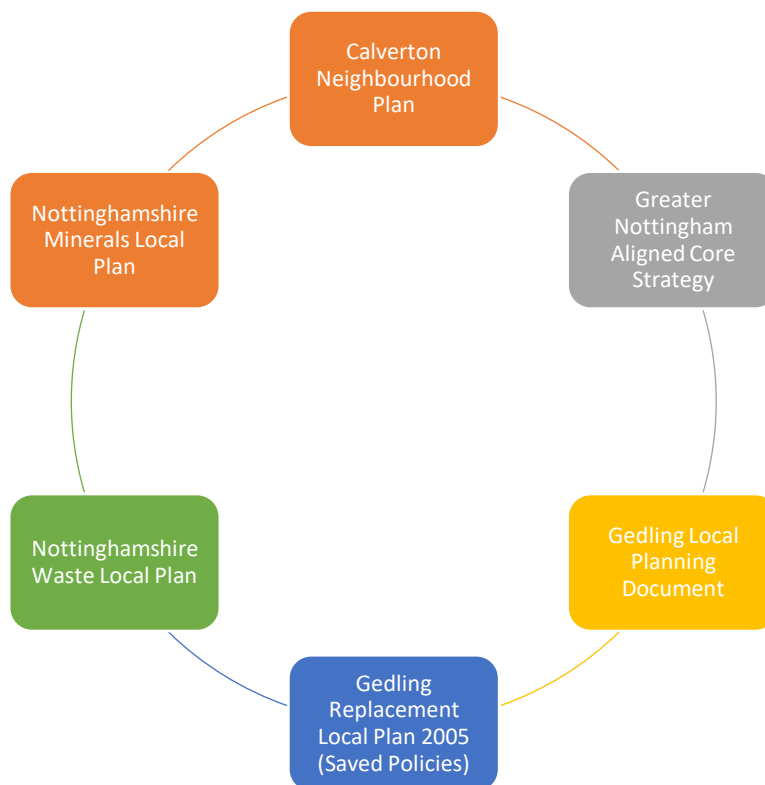
Structure of Neighbourhood Plan

9. The Neighbourhood Plan includes four themed sections: Growth; Infrastructure, Services and Facilities; Built Environment; and Natural Environment.
10. These are all issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text.
11. Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section. It is important that Neighbourhood Plans are deliverable and this section includes the key projects arising from the Neighbourhood Plan and details of how they will be delivered.
12. The final section includes a list of non-planning issues that the community raised as being important. The Parish Council has not ignored these important issues, but as this is a statutory planning document it cannot include non-planning issues. This section is included in the Neighbourhood Plan to demonstrate to the community that all of their concerns have been taken into account and will be addressed by the Parish Council outside of the Neighbourhood Plan process.

The Development Plan

13. The ‘Development Plan’ for Calverton is made up of 5 elements as follows:

Relationship to Aligned Core Strategy and Local Planning Document



14. The Aligned Core Strategy (ACS) for Greater Nottingham, including Gedling Borough, was adopted on the 10th September 2014. The Aligned Core Strategy has been prepared in partnership with

the Councils in Greater Nottingham who have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028. The Aligned Core Strategies for Broxtowe, Gedling and Nottingham City are contained in one single document with Erewash Borough and Rushcliffe Borough producing aligned but separate Core Strategies.

15. The Aligned Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2028, which is 7,250 homes for Gedling Borough. The Aligned Core Strategy recognises that each Council has local issues and priorities.
16. The Gedling Local Planning Document (LPD) includes more detailed planning policies that will work with the strategic policies set out in the Aligned Core Strategy and includes detailed policies for development management and the allocation of non-strategic development sites. The Local Planning Document also includes a Policies Map which illustrates the geographic extent of policies and proposals on a map.
17. The Gedling Borough Replacement Local Plan 2005 was in part replaced by the replaced by the Aligned Core Strategy. In common with all Local Plans in place, in 2008 it was necessary to decide which policies were to be ‘saved’. As such certain policies ceased to have effect in 2008, other policies were superseded by the adoption of the Aligned Core Strategy. The remaining Gedling Borough Replacement Local Plan 2005 (Saved Policies) will be replaced upon the adoption of the Gedling Local Planning Document.

18. All policies within the Calverton Neighbourhood Plan should be read in conjunction with the Aligned Core Strategy and the Gedling Local Planning Document. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies.

Strategic policies for the purposes of neighbourhood planning

19. The system of neighbourhood planning allows parish councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.
20. Gedling Borough Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a neighbourhood plan. They consider that in addition to the policies and allocations contained within the Aligned Core Strategy, which are all considered to be 'strategic', Gedling proposes that all of the policies, allocations and designations within the Local Planning Document are also considered 'strategic' for the purposes of neighbourhood planning.

Designation of Calverton Parish as a Neighbourhood Planning Area

21. A formal [application](#) was made by Calverton Parish Council in August 2012 as a 'relevant body' under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundaries, which was seen as appropriate as this area is recognised as the distinct community of Calverton. The request was that the Parish Council be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.



22. Gedling Borough Council publicised this application to produce a Neighbourhood Plan for a 6 week period during October/November 2012 and no comments were received. In response to the application submitted by the Parish Council, the Borough Council has acknowledged that a neighbourhood plan area that reflects the Parish boundary would be a logical and appropriate area for the preparation of a neighbourhood plan.
23. As such, Gedling Borough Council designated the Parish of Calverton as a neighbourhood area (as requested by the Parish Council) on 16 January 2013. The name of the neighbourhood area is the 'Calverton Neighbourhood Area'.

Consultation with the Local Community

24. Since the designation of Calverton as a neighbourhood area, various elements of consultation have been undertaken regarding the future planning of the village. Gedling Borough Council employed URS to produce a [Masterplan](#) for Calverton to inform their Local

Planning Document. The Neighbourhood Plan builds upon the consultation undertaken on the Masterplan.

25. In June 2013, URS were commissioned by Gedling Borough Council to prepare three masterplan reports, one for each of the three settlements proposed for growth. The three Masterplanning reports form part of the evidence base informing the preparation of the Local Planning Document. The masterplan reports were informed by two rounds of consultation with local residents in each settlement (therefore a total of six workshops), which were run by URS staff and attended by Gedling Borough Council, and took place during autumn 2013.



26. The Parish Council undertook between November 2013 and January 2014 early work on the potential options for the Neighbourhood Plan. Public consultation was undertaken via an online questionnaire available on the Parish Council website and via a paper based questionnaire.

27. In March and April 2016 the Neighbourhood Plan Working Group undertook Issues consultation which involved liaison with Gedling Borough Council, statutory consultees, local organisations and local residents. A meeting was also been held with the prospective developer of the main housing allocation.

28. During a 9 week period from July to September 2016, consultation under Regulation 14 of the Neighbourhood Planning Regulations 2012 was held on the Pre-Submission version of the Calverton Neighbourhood Plan. The Neighbourhood Plan was submitted to Gedling Borough Council in November 2016 under Regulation 15, a further period of consultation was held under Regulation 16 for a 6 week period from January to March 2017. An Independent Examination was held over the summer of 2017, following that a number of modifications were made to the plan as recommended by the Independent Examiner. The plan went to a public referendum across the Parish of Calverton on 30 November 2017.

Associated Documents

29. The Neighbourhood Plan has a number of background and associated supporting documents as follows:
- Calverton NDP Evidence Base
 - Calverton NDP Statement of Consultation
 - Calverton NDP Basic Conditions Statement
 - Calverton NDP SEA Screening Opinion and HRA



Background on Calverton

Population and Historic Development

30. The village of Calverton is a Nottinghamshire parish about seven miles north-east of Nottingham, situated, like nearby Woodborough, and Lambley, on one of the small tributaries of the Dover Beck. The 2011 census found 7,076 inhabitants in 2,987 households. About two miles to the north of the village is the site of the supposed deserted settlement of Salterford.

31. The parish is bounded on the south-east by Woodborough, to the south-west by Arnold, to the north-west by Papplewick, Ravenshead and Blidworth, and to the north-east by Oxton and Epperstone.

32. During most of its existence Calverton was a forest village, in that part of Sherwood known as Thorney Wood Chase, with a rural economy limited by a lack of grazing land, in which handicrafts (like woodworking and the knitting of stockings), must in consequence have assumed a more than usual importance.



33. The parliamentary enclosure of 1780 brought some agrarian progress to the village, but it was not until the opening of a colliery in the 1930s, that the village began to assume its present identity, with new housing estates and marked population growth. The colliery closed in 1999 and while a small industrial estate provides some local employment, Calverton has taken on the character of a large commuter village.

Role in Gedling

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

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

36. Calverton is identified as a key settlement for growth in the Aligned Core Strategy and is located about 6 miles north-east of the urban area of Arnold. The character of the settlement is roughly split between the southern part which includes the historic core along Main Street and the northern part which includes the majority of the post-war development.

Local Services and Facilities

37. Calverton has a range of facilities these include:

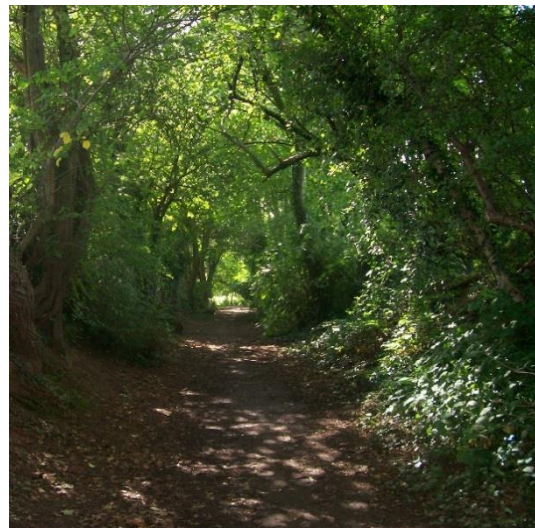
- a combined secondary school & leisure centre;
- an industrial estate;
- a primary school, an infants school & a junior school;
- a local centre including a library, small supermarket, doctors surgery, health clinic, dentist, a limited range of shops & post office;
- a new village hall & sports pavilion;
- a number of local parks;



Vision

38. Calverton is a popular and vibrant large village with a strong community ethos located within the Greater Nottingham Green Belt. The Calverton Neighbourhood Plan provides us with a valuable opportunity to build on the village's character and enhance its future through managing the growth of the village over the next fifteen years or so.

39. Our unique village character and landscape setting will be protected and the Plan will balance growth for the benefit of both existing and new residents. The village expansion will deliver a range of housing types, including affordable housing for local residents and their children - and will also maintain a balance of facilities by providing new or enhanced open spaces, community facilities, education and healthcare provision. The village will also incorporate much needed employment opportunities within the designated employment land.



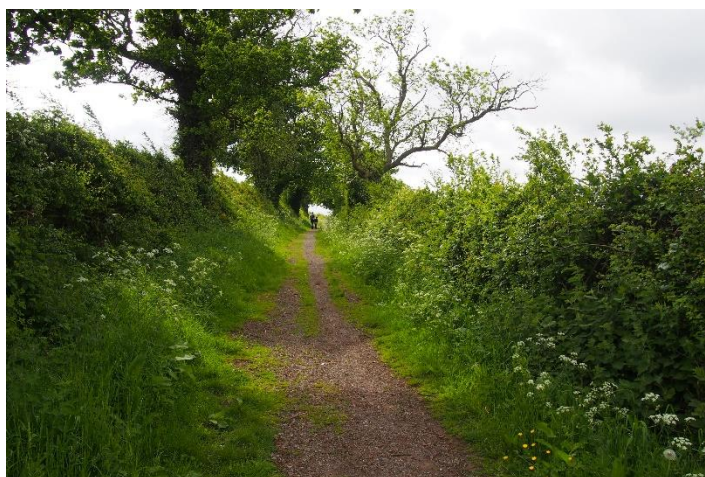
40. The overarching principle of the Neighbourhood Plan is that every resident and the village should benefit from the new development proposed and that an appropriate balance will be met between new housing development and new or improved infrastructure.

Objectives

41. The following objectives have been set out for the Calverton Neighbourhood Plan:

(A) Promote high quality and sustainable growth

- Provide for a balance of new homes and jobs to support the economic prosperity of our growing community and reduce the need to travel
- Ensure that new development is integrated into the existing community of Calverton
- Continue to improve the facilities on offer to support the growth of the local population
- Encourage high quality and accessible education, medical, youth and elderly provision for all our residents in line with growth in the village



- Employment land will be protected and regularly reviewed to maintain a prosperous economy and balanced community to improve local job opportunities
- Promote a vibrant Village Centre

(B) Protect and enhance Calverton's historic built environment

- Enhance the appearance and historic character of the village Conservation Area

(C) Protect and enhance Calverton's natural and historic environment, countryside and Green Belt setting

- Enhance the green infrastructure network through the creation of new open spaces and the protection and improvement of existing open spaces
- Protect the Green Belt from inappropriate development and ensure that the southern ridgeline is protected
- Improve attractive and accessible spaces for residents to live, work and play
- Ensure that new development does not increase the risk of flooding and every opportunity available to minimise the risk of pluvial (surface) water flooding is taken
- Create attractive approaches to the village from every direction
- Ensure that both new and existing communities are fully integrated



(D) Improve the Provision of Sustainable Transport throughout the Village

- Promote sustainable transport modes including safe cycling and walking provision

Policy Delivery of Objectives

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

	Objective A	Objective B	Objective C	Objective D
The Sustainable Growth of Calverton				
Policy G1 - Comprehensive Development	✓		✓	✓
Policy G2 - Developer Contributions	✓	✓	✓	✓
Policy G3 - Village Centre	✓	✓		✓
Policy G4 - Employment	✓		✓	
Policy G5 - Housing Mix	✓			
Infrastructure, Services and Facilities in Calverton				
Policy ISF1 - Sustainable Transport	✓			✓
Policy ISF2 - Car Parking	✓	✓		✓
Policy ISF3 - Highway Impact	✓	✓	✓	✓
Policy ISF4 - Infrastructure Provision	✓			
Policy ISF5 - Safeguarded Land for Community Facilities	✓			
Policy ISF6 - Educational Facilities	✓		✓	
Policy ISF7 - Community Assets	✓	✓	✓	✓
Policy ISF8 - Allotments	✓		✓	
The Built Environment of Calverton				
Policy BE1 - Design and Landscaping	✓	✓	✓	
Policy BE2 - Local Distinctiveness and Aesthetics	✓	✓	✓	
Policy BE3 - Public Realm	✓	✓	✓	✓
Policy BE4 - Parking Provision	✓	✓	✓	✓
Policy BE5 - Heritage Assets	✓	✓	✓	
The Natural Environment of Calverton				
Policy NE1 - Local Green Space	✓	✓	✓	
Policy NE2 - Open Space	✓	✓	✓	
Policy NE3 - Flooding	✓		✓	
Policy NE4 - Green Infrastructure	✓	✓	✓	
Policy NE5 - Biodiversity	✓		✓	

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The Sustainable Growth of Calverton



Growth

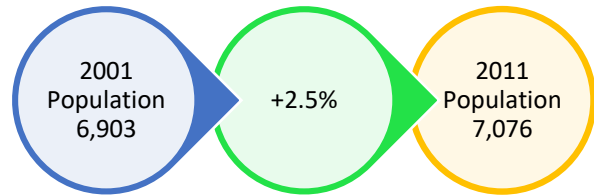
Housing; Employment and Retail

Background

1.1 The Office for National Statistics (ONS) makes a huge range of statistical data available at different levels. All data used in this section is from the 2011 Census unless otherwise stated.

Population

Calverton has a population of 7,076, risen only slightly from 6,903 (2001), a rise of only 2.5% over that 10 year period



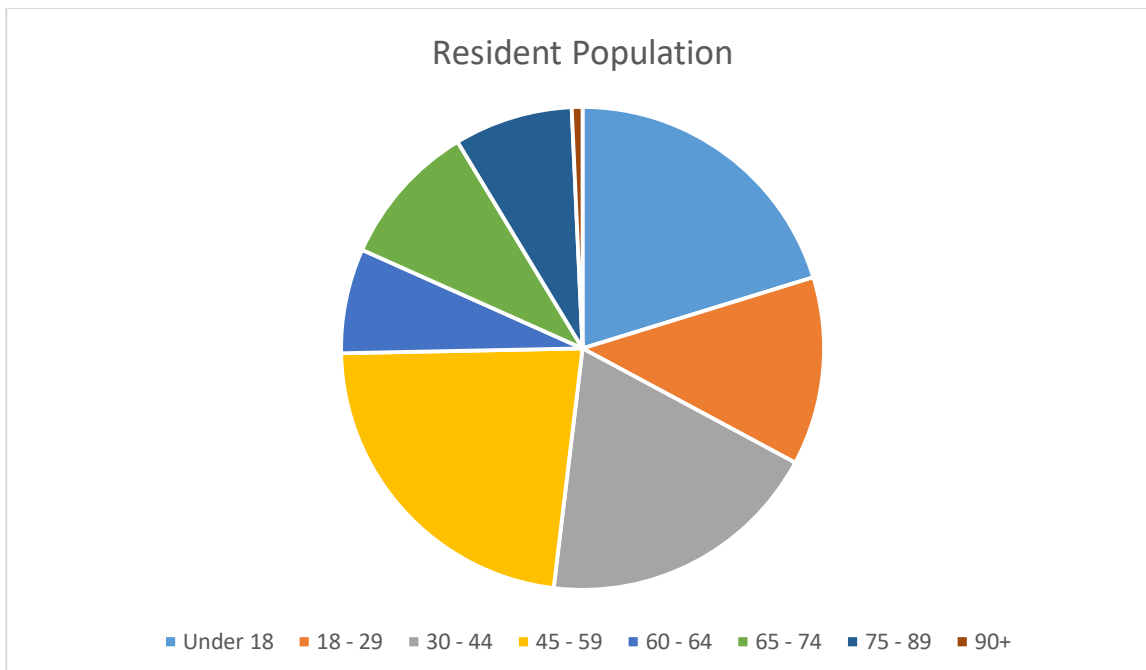
Parish Area

Calverton Parish covers an area of 1,916 Hectares

Resident Profile

Under 18	1,432	(20.24%)
18 - 29	892	(12.61%)
30 - 44	1,349	(19.06%)
45 - 59	1,611	(22.77%)
60 - 64	496	(7.01%)
65 - 74	683	(9.65%)
75 - 89	562	(7.94%)
90+	51	(0.72%)

The average age in Calverton is 41.4, older than Gedling at 40.0 and the East Midlands at 39.3
The number of Males is 3,372 (47.65%), with 3,704 Females (52.35%)



Ethnicity and Country of Birth

The Parish of Calverton is predominantly white (98.11%), 97.84% of residents were born within the UK

Dwellings

There are a total of 3,071 dwellings in Calverton, 76.83% owner occupied, 0.47% shared ownership, 10.92% social rented, and 10.48% private rented

Local Economy

According to the Census data the parish has 5,227 working age residents aged 16 to 74 out of those 3,713 are economically active (71.04%)

The working age residents can be broken down to the following categories:

- 38.91% of residents are in full time employment
- 16.59% of residents work part time
- 9.18% of residents are self-employed
- 3.18% of residents are unemployed
- 3.14% are economically inactive students

- 16.41% of residents are economically inactive due to retirement
- 3.16% of residents are economically inactive due to looking after a home or family
- 4.55% are classed as long-term sick
- 1.70% of residents are economically inactive for other reasons

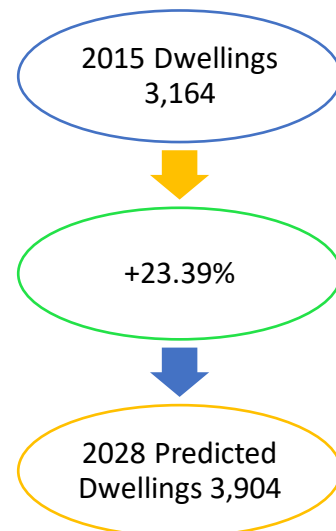
Transport

19.28% of households in Calverton have no vehicle availability

6.60% of residents travel to work by bus, 7.02% of residents travel to work on foot

Growth - Comprehensive Development

2.1 Calverton has seen 93 dwelling completions since 2011 (source Gedling AMR 2015), this gives a current baseline number of dwellings of 3,164 as at March 2015. The publication version of the Gedling Local Planning Document in Policy LPD63 indicates that a minimum of 740 homes are to be provided in Calverton. This is to be achieved through allocated sites encompassing 535 dwellings in Calverton. A further 129 dwellings with planning permission are expected to be completed between 2015/16 and 2020/21, this will represent total growth of 23.39% of the village over the period from 2015 to 2028.



2.2 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It prescribes a strategy of urban concentration with regeneration. This means that development is mostly directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages' will be provided to meet local need only.

2.3 Calverton is identified as a key settlement for growth in the Aligned Core Strategy and is located about 6 miles north-east of the urban area of Arnold. The character of the settlement is roughly split between the southern part which includes the historic core along Main Street and the northern part which includes the majority of the post-war development. The Gedling

Local Planning Document identifies that Calverton has a good range of facilities compared to other similar sized settlements.

2.4 The Neighbourhood Plan does not allocate any housing or employment sites for growth, these are allocated in the Gedling Local Planning Document. The sites identified in the Gedling Local Planning Document have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Calverton. The Gedling Local Planning Document considered that there were the exceptional circumstances required to amend the boundary of the Green Belt to allow residential development and provide Safeguarded Land for future development beyond the plan period.

2.5 The principal housing allocation for Calverton set out in the Gedling Local Planning Document is the 'Park Road' site. This lies to the north-west of the village and is largely agricultural land; a small area to the west is an unused car park. In this Neighbourhood Plan the entire area bounded by Park Road, Flatts Lane, Oxtan Road, Hollinwood Lane and Collyer Road which includes the 'Park Road' site and any safeguarded land allocated in the Gedling Local Planning Document is referred to as the 'North-West Quadrant Urban Extension'.



2.6 It appears that Calverton is well provided for in terms of open space and leisure. New housing development should continue that trend, not least because it would constitute appropriate mitigation for the proposed Sherwood Forest Special Protection Area north of Oxtan Road. Open space within the development should be additional to existing provision at William Lee Memorial Park.

2.7 Land along the western edge of the housing area should be retained as an open space landscape buffer in order to protect occupants of the new housing from the negative visual and acoustic impacts of the lorry park. This will also protect the amenity and setting of existing properties on North Green. Land adjacent to North Green and along Park Road are identified on the Policies Map as open frontages to be retained. North Green is an atypical area of housing that has always had a distinctly rural character relative to the principal built-up area of Calverton. In terms of Park Road, the principal purpose is to ensure that the existing roadside hedging and trees are retained as far as possible. This notation is not intended to prevent highway access and other pedestrian/cycle linkages being created to Park Road.



2.8 Based on the 'North-West Quadrant Urban Extension' being the main location for growth, the Parish Council will seek to ensure that the re-connection of Hollinwood Lane to Oxtan Road is avoided, and that no vehicular through link to North Green is created.

2.9 In order to protect the potential of a site to be developed for its intended use, the Neighbourhood Plan needs to ensure that any proposal will not prejudice the development of

the remainder of the 'North-West Quadrant Urban Extension'. Any applications made to develop a small area of this or any other allocated site for the purpose for which it has been allocated, but in a manner which could restrict or prejudice the development of the remainder of the site, will not be permitted.

2.10 North Green is an atypical area of Calverton's built environment and its significance as a potential heritage asset of unique relevance to Calverton's colliery history has been highlighted as a result of the neighbourhood plan consultation process. North Green constitutes the only completed element of a discontinued part of the original housing scheme that was to have accompanied the construction of Calverton Colliery. This original scheme was architect-designed by a partnership that had included the renowned landscape architect Sir Geoffrey Jellicoe. It is documented that the intention had been to provide an extremely high quality residential environment for colliery workers, in an estate that was to have been isolated from the old village of Calverton through a combination of natural topography and landscaping.



2.11 With the interruption of World War II, this architectural vision failed to be completed; the rurally-isolated street of North Green is the legacy of this otherwise forgotten piece of Calverton's past. The current lack of heritage designation may at some point be addressed, in the meantime this area's unique contribution as an important part of Calverton's mining heritage is recognised within this neighbourhood plan. Any future development should not be detrimental to the rural setting of North Green; appropriate landscape buffers should be incorporated in any development to ensure this outcome is achieved. The street of North Green should remain as a no-through road, providing no form of access, vehicular or pedestrian, to any future development.

2.12 The Aligned Core Strategy identifies the importance of ensuring that the right mix of housing is provided and requires an appropriate mix of type, size and tenure in new housing development. As a consequence of the size of allocation in relation to the village, it is considered to be appropriate to require a Health Impact Assessment ensuring that the increased population will not adversely affect the excellent standard and quality of health provision currently available to local residents.



2.13 Without this policy, it is considered that ad-hoc development proposal would be difficult to resist and the required infrastructure and balanced development would not be delivered. It is noted that the 'North-West Quadrant Urban Extension' is in various parcels of ownership, however the concept of this area being planned comprehensively is considered to meet the aims of Policy LPD62 - Comprehensive Development of the Gedling Local Planning Document.

Policy G1 - Comprehensive Development

Proposals for residential development in the 'North-West Quadrant Urban Extension' will only be permitted where it is accompanied by an overall masterplan illustrating the following aspects:

- A high quality residential environment

- Highway access links including to/from the existing village road network and the feasibility of links to/from the B6386 Oxton Road
- Off-site highway improvements
- Footpath and Cycle links into the village
- Provision of open space and structural landscaping
- Retention of open frontages between new development and North Green and Park Road
- The inter-relationship between new development and the Community Hall & Sports Pavilion and William Lee Memorial Park
- Housing mix, including starter homes, affordable housing and housing for the elderly
- Ecological corridors
- Health Impact Assessment

Growth - Developer Contributions

3.1 As set out in the NPPF the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Linked to this, the NPPF is clear that the planning system should plan positively for the provision and use of community facilities and local services to enhance the sustainability of communities and residential environments.

3.2 Additional or new school provision, increased health capacity (GP and dentists) are needed in Calverton to accommodate growth. In consultation the GP practice agree that appropriate infrastructure should be provided as the village grows, and not as an afterthought. The surgery has been awarded an "Outstanding" status during their recent Care Quality Commission inspection and it remains their aim to continue to provide the same high standard of care to current and future residents of Calverton. In order to do this it is essential for the GP practice to grow.



3.3 The surgery are struggling in the building that they occupy, on occasion having more clinicians available to work than rooms free to consult from: the building is physically full to capacity. At present the GP surgery only just meets the recommended guidelines for doctor to patient ratios. However, as the village grows the GP Practice has indicated that they would need to employ more staff, and would require additional space for them. At present they are struggling to develop enhanced services to improve healthcare close to home due to constrained space.

3.4 In line with this need to grow, the practice owns a piece of land which was initially purchased to secure access to their existing property. The GP Practice has made it clear that their intentions are to build an appropriate, accessible, future-proof building to engage with the wider healthcare environment and to enable them to continue to meet the healthcare needs of the growing community. During consultation the GP Practice has made it clear that, should an opportunity arise elsewhere in the village they would not be averse to building in a different location.

3.5 The schools within Calverton include a Secondary School, The Colonel Frank Seely School (Age 11 - 18). There are 3 schools catering for Primary age, Manor Park Infant and Nursery School (Age 3 - 7); Sir John Sherbrooke Junior School (Age 7 - 11); and St Wilfrid's CofE Primary School (Age 4 - 11). All of these schools, except St Wilfrid's CofE Primary occupy a single site to the

west of Flatts Lane. St Wilfrid's CofE Primary is located south of Main Street near to the Village Centre.

3.6 The Primary level schools in Calverton have catchment areas that only cover the Parish of Calverton, The Colonel Frank Seely School has a catchment area covering other villages including Oxton, Woodborough, Lambley, Lowdham, Epperstone, Gonalston, Caythorpe, and Hoveringham.

3.7 Place Planning and Admissions Officers have analysed pupil projection data and have identified Calverton as an area which is expected to experience a shortage of places compared to anticipated demand (source Nottinghamshire School Place Planning and Capital Strategy June 2014).

3.8 The 2015 DfE School Capacity Data indicates the following:

- Manor Park Infant and Nursey School - Capacity 135, No. on Roll 123
- Sir John Sherbrooke Junior School - Capacity 200, No. on Roll 181
- St Wilfrid's Primary School - Capacity 243, No. on Roll 213
- Colonel Frank Seely - Capacity 997, No. on Roll 882



3.9 The 2015 DfE School Capacity Data indicates limited current available Primary School capacity and more current available Secondary School Capacity.

3.10 The village centre encompasses space which is in both public and private ownership. The retail core is privately owned, the two car parks, the library, the toilets, the health centre and parts of the main 'square' are in public ownership. Much of the publicly owned built environment is showing the physical signs of over-use and the levels of additional pressure from further use by an increased local population will require environmental improvements, such as to surfacing, layout and landscaping to cater effectively for increased levels of public use.

Policy G2 - Developer Contributions

Developer Contributions in the form of a Planning Obligation where appropriate will be sought to ensure that infrastructure provision within Calverton can accommodate the impact of new development. Developer Contributions will be sought towards:

- Education provision (nursery, primary, secondary, 16-18)
- Primary GP healthcare provision
- Village centre environmental improvements

Village Centre

4.1 Policy 6 of the Aligned Core Strategy identifies the network and hierarchy of centres across Greater Nottingham, this defines Calverton as a 'Local Centre'. In this Neighbourhood Plan we use the term 'Village Centre' which we consider to be more understandable to local residents. The 'Village Centre' boundary is defined in the Gedling Local Planning Document. The southern side of the Village Centre fronting Main Street is dominated visually by parked cars and further car parking at Oscars and off Crookdale Lane adds to dominance of car parking, although the level of parking provision is generally insufficient as it is fully occupied for most of the time.

The Village Centre known as St Wilfrid's Square does have an open frontage to part of Mansfield Lane, however the public realm is not of high quality.

4.2 St Wilfrid's Square has 17 units, these include national brands such as Greggs and Sainsburys Local and local independent stores. The slightly wider area which forms the overall Village Centre includes the Post Office, the Library, the Health Centre, the Core Community Hub, Public Toilets and the Doctors Surgery. During consultation the issue of people driving to Calverton to park cars and then get the bus to Nottingham, because there is free parking in the village, has been raised.

4.3 The Village Centre has the potential to create a unique focal point, attracting Families and ensuring a diverse mix of users within the Village Centre Area itself. An improved public realm benefits everyone; it benefits retailers, businesses, residents and visitors. Public realm enhancements can also contribute towards creating a distinctive centre to the village.



4.4 The term 'public realm' refers to the public spaces between buildings. It's the pavements, squares, seating, signage, materials and planting. Public Realm plays a key role in defining a village's wider image and in setting a welcoming or neglected feel. Investment in the public realm reaps both environmental and economic returns.

4.5 A CABE Report on street design quality found that simply improving street design can make a major difference to market values. The study found that in London public realm improvements added an average of 4.9% to retail rents. Investment in public realm can also lead to social benefits by promoting social cohesion and reducing levels of crime. The Parish Council believe that enhancing the public realm of the Village Centre will enhance its vitality and viability and help to create a Village Centre that the community are proud of.

4.6 The village centre encompasses space which is in both public and private ownership. The retail core is privately owned, the two car parks, the library, the toilets, the health centre and parts of the main 'square' are in public ownership. Much of the publicly owned built environment is showing the physical signs of over-use and the levels of additional pressure from further use by an increased local population will require environmental improvements, such as to surfacing, layout and landscaping to cater effectively for increased levels of public use.



4.7 The types of public realm improvements that may be sought include quality retail frontages, enhanced signage, provision of seating, provision of public art and landscape planting. As the level of current car parking provision is generally insufficient, it is fully occupied for most of the time, then any stand-alone proposals for additional car parking provision will in principle be supported. Any re-development proposal or new development

within the village centre will be expected to provide sufficient parking provision to meet the Gedling parking standards. If such provision cannot be provided on-site and of-site contribution to the expansion of the public car parking provision will be sought through negotiation.

4.8 In 2015 a survey by Gedling Borough Council (source Gedling AMR 2015) identified the mix of uses within Calverton Village Centre as:

- A1 (Retail) - 37%
- A2 (Financial & Professional Services) - 5%
- A3 (Restaurants & Cafes) - 0%
- A4 (Public Houses) - 0%
- A5 (Takeaways) - 16%
- Other Non-Retail Uses - 42%

4.9 The above is a snapshot in time and as in any local centre retail turnover and change does occur, for example there is now a cafe. The percentage of vacant units, identified in the Gedling the shopping centre surveys indicated a vacancy rate of 11% in Calverton Village Centre in 2015 up from 5% in 2011.

Policy G3 - Village Centre

Proposals in the 'Village Centre' that create new or enlarged retail units or involve other new development will be expected to contribute to the improvement of the Village Centre's public realm where viable.

Proposals which are able to deliver new car parking within or adjacent to the Village Centre will be looked on favourably, providing they are compliant with all other policies within the development plan.

Employment

5.1 Employment land relates to business use within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. This involves:

- Offices (B1a), Research and Development (B1b), and Light Industry (B1c);
- General Industry which includes manufacturing (B2); and
- Storage or Distribution Centres (B8).

5.2 Policy 4 of the Aligned Core Strategy sets out the employment requirements for the plan period 2011 to 2028, this includes a need for 10 hectares of land for Industrial and warehouse uses (B1(c), B2 and B8). The Gedling Local Planning Document allocates a site at Hillcrest Park, within Calverton Business Park on Hoyle Road located within an existing employment area off Mansfield Lane.



5.3 Calverton has two established employment areas, one area encompassing Daleside House, Hillcrest Park and Calverton Business Park located north of Park Road East, and west and south of Mansfield Lane. The second area is the former Calverton Colliery site west of Hollinwood Lane. The NPPF is clear that the planning system should do everything it can to support

sustainable economic growth. The Parish Council strongly support this and recognise the importance of keeping the village's economy strong and prosperous. Through this policy the Neighbourhood Plan is planning positively for the development needs of existing businesses and supporting future businesses in the village.

- 5.4 The Parish Council acknowledges that the long term protection of sites allocated for employment should be avoided. However, where there is a reasonable prospect of a site being used for employment use alternative uses should be avoided to ensure the retention of employment sites and premises at accessible locations.
- 5.5 Where a site is genuinely no longer suitable for employment use and there is no reasonable prospect of the site being used for employment purposes the Neighbourhood Plan will support change of use. Change of use to recreation, leisure or other purposes providing some ongoing local employment will be preferred as this will result in the retention of jobs within the village.
- 5.6 Where an applicant contends that the site is no longer needed for employment use, they will be expected to demonstrate that the site has been marketed for employment use for a continuous period of at least twelve months and at a fair market price reflecting the employment use.

Policy G4 - Employment

Proposals for economic development throughout Calverton will be favourably considered subject to compliance with other relevant planning policies. The regeneration and intensification of previously developed land will be particularly supported.

Existing established employment sites and premises and allocated employment sites will be protected from change of use to alternative uses.

Change of use of existing or allocated employment sites or premises will only be supported where the applicant has demonstrated that there is no demand for the site or premises to be used for employment uses.

Where it has been successfully demonstrated that the site or premises is no longer suitable for employment uses preference will be given to the change of use to community or leisure use.

Applications which facilitate working from home will be supported, provided that they are small scale and do not undermine neighbouring amenity.

Housing Mix

- 6.1 The Aligned Core Strategy identifies the importance of ensuring that the right mix of housing is provided and requires an appropriate mix of type, size and tenure in new housing development. The term 'appropriate mix' refers to the right amount of different homes to meet the needs of the people within the area, for instance flats or small houses for single people and couples, large houses for families and appropriate properties for older people.



6.2 The average age in Calverton is 41.4, older than Gedling at 40.0 and the East Midlands at 39.3. Gedling Homes the local Housing Association currently has no properties advertised as being available in Calverton. 19.33% of people in Calverton receive health care related benefits (source Gedling Insight/DWP), some 6.00% of people in Calverton are in bad health compared with 5.30% in Gedling (source 2011 Census).

6.3 Calverton housing stock falls into the following Council Tax Bands (source 2011 Census):
Band A - 35.74%; Band B - 21.10%; Band C - 23.02%; Band D - 12.55%; Band E - 5.47%; Band F - 1.29%; Band G - 0.73%; and Band H - 0.10%.

6.4 The housing stock in Calverton falls into the following sizes in terms of bedrooms (source 2011 Census):
0 Bedrooms - 0.17%; 1 Bedroom - 2.54%; 2 Bedrooms - 23.30%; 3 Bedrooms - 54.84%; 4 Bedrooms - 15.67%; and 5+ Bedrooms - 3.40%

6.5 The main difference in existing housing stock between Calverton and Gedling relates to 1 Bedroom units where Calverton at 2.54% is substantially below the Gedling average at 6.02%. In terms of Occupancy Rating (source 2011 Census), Calverton has 43.45% of dwellings with 2 or more bedrooms than required, this is higher than the Gedling average at 41.57%. This data would support the provision of smaller dwellings in Calverton.



6.6 The existing population aged over 60 years (25.3%) is somewhat higher than the England average (22.4%). Taking account of longer average lifespans projected for men and women within England, this is likely to result in a relatively high proportion of elderly residents within the village and Nottinghamshire as a whole, for the duration of the local plan period and beyond. Population estimates show that Gedling Borough has an ageing population. It is predicted that over 40% of the Borough's population will be over 50 by 2026.

Policy G5 - Housing Mix

Developments should include a mix of dwelling sizes including 1 or 2 bedroom starter homes, larger 3 or 4 bedroom family housing, executive housing and affordable housing.

Planning permission will be granted for developments which provide bungalow and other types of accommodation for elderly and disabled people as part of the above provision. Proposals for major development that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused.

On all major development schemes, planning permission will be granted for the provision of plots for self-build subject to other policies in the development plan.

Affordable housing should be designed and delivered to be indistinguishable from market housing and should be distributed throughout the development as a whole.

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Infrastructure, Services and Facilities in Calverton



Infrastructure, Services and Facilities in Calverton

Education, Health, Transport and Leisure

Background

7.1 The consultation on the Neighbourhood Plan has demonstrated that the impact of growth on the Infrastructure, Services and Facilities in Calverton is a key concern. The local community has accepted that the village needs to accommodate growth, this must however be balanced against improvements to Infrastructure, Services and Facilities in Calverton.

7.2 Paragraph 70 of the NPPF states that local plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the



community's ability to meet its day-to-day needs. Paragraph 28 of the NPPF highlights the importance of community facilities in villages.

Sustainable Transport

8.1 The Aligned Core Strategy promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion. Many routes within Calverton, particularly around the schools and the village centre are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

8.2 Community transport services within Calverton are provided by the Gedling Community Car Scheme (operated by Rushcliffe CVS) and Ravenshead Community Transport. The village benefits from the high frequency Calverton Connection bus service. Nottinghamshire County Council Transport & Travel Services wish to explore with developers the provision of contributions for the provision of public transport services and waiting facilities including real time departure displays and raised kerbs, complemented by Automatic Vehicle Location (AVL), through Section 106 agreements where appropriate.

8.3 The village benefits from many ginnels and alleys which provide pedestrian linkages around the village. These form part of the character of Calverton and they should be protected.

Policy ISF1 - Sustainable Transport

Development proposals must demonstrate how opportunities for the use of sustainable modes of transport are maximised. This should be achieved through maximising the potential for cycling and walking throughout the site and linkages through to the village centre and services & facilities elsewhere in Calverton.

Car Parking

- 9.1 Calverton Parish Council provide two public car parks in the village centre, these operate at capacity for much of the time. Previously a privately owned car park to the west of Mansfield Lane had been available for general public use, however the owner has now withdrawn this discretionary public use. As St Wilfrid's Primary School has no parking facilities, parents need to make extensive use of the village centre car parks to drop off and collect their children. This increases the pressure on these car parks, as such the loss of any existing parking provision would affect the vitality and viability of the village centre.
- 9.2 New development will only be permitted where it will not result in on-street parking which can lead to highway safety and amenity concerns. The Gedling Local Planning Document relies on the 6Cs Design Guide for defined parking standards which need to be taken into account.



Policy ISF2 - Car Parking

The loss of public car and motorcycle parking spaces in the Village Centre will be resisted unless it can be demonstrated that the proposal is accessible by other sustainable transport modes and that the loss of any such spaces would not adversely affect the vitality and viability of the Village Centre.

Support will be given to the development of additional car parking provision in the Village Centre provided that it is of an appropriate scale, layout and design and has appropriate regard to the Conservation Area and other heritage assets.

Support will be given to improving the quality of parking in the Village Centre so that it is convenient, safe, secure and available for short-stay use in order to protect the viability of the Village Centre.

The loss of any privately owned or controlled parking provision will be resisted where it will result in additional on-street parking or reliance on public car parking provision.

Any new development in Calverton outside of the Village Centre will only be permitted where it has sufficient parking provision.

Any new development in Calverton Village Centre will only be permitted where it has sufficient parking provision within the development or where parking can be accommodated within the capacity of existing public car parks.

Highway Impact

- 10.1 Access to and from any development would be governed by the 6Cs Design Guide, which covers Nottinghamshire, Derbyshire, Leicestershire and the cities of Nottingham, Derby and Leicester. This sets out the requirements for highway infrastructure for new development in terms of access and internal layout. The 6Cs Design Guide states that a single major access road (6.75m carriageway width) can serve up to 400 units, and a normal access road (4.8m to 5.5m carriageway width) can serve up to 150 units.

10.2 Access to the 'North-West Quadrant Urban Extension' would likely be taken from Oxton Road and Park Road. Both are relatively straightforward to provide opportunities for junction of a variety of types. Pedestrian/cyclist routes running to and from Park Road (near junctions with Flatts Lane, Seely Avenue and Collyer Road) would provide the best access to the village centre and its facilities (including existing schools). Ensuring good access by non-car modes provides the best opportunities to reduce vehicular movement from the new development into the village centre.



10.3 New development would create additional traffic on the local highway network. The amount of additional traffic can be estimated using the Trip Rate Information Computer System (TRICS). This is a database of traffic surveys covering a variety of land-use types across the United Kingdom. Estimates of future traffic are made by comparing the traffic generation of existing sites with the proposed development scenario.

10.4 The table below, shows the TRICS trip rates for private housing and calculates the likely number of trips that would be generated in the AM (0800 - 0900hrs) and PM (1700 - 1800hrs) peak hours.

Proposed Average Trip Generation Rates (Vehicular Trips per Hour) for Calverton Growth

Development Component	Rate Basis	AM (08:00 - 09:00)		PM (17:00 - 18:00)	
		Arrivals	Departures	Arrivals	Departures
Housing	Per unit	0.20	0.55	0.52	0.32
	664 units	133	365	345	212

Note - 664 units = 535 allocated units plus 129 units with planning permission

10.5 Vehicles routing away from Calverton would likely use the B6386 (Oxton Road). This would mean routing through two junctions which are the locations of accident clusters (source Crashmap 2005 - 2014, inclusive)

- B6386 (Oxton Road) / Flatts Lane / Whinbush Lane - 3 serious and 7 slight accidents
- Oxton Road / Main Street / Gravelly Hill - 1 serious and 1 slight accidents



10.6 As such, any development would likely require contributions to safety schemes at the above locations, in particular the B6386 (Oxton Road) / Flatts Lane / Whinbush Lane which has a poor safety record.

Policy ISF3 - Highway Impact

Where new development negatively impacts on the highway network, contributions will be sought from the developer to mitigate this effect. Contributions will be used to minimise and mitigate these impacts associated with the development.

New developments which involve alterations to existing highways and the provision of new highways must meet the following design criteria:

- Provide suitable measures to accommodate traffic (including at peak times)
- Improve the safety and attractiveness of the street scene
- Integrate appropriate traffic-calming measures within the development

Infrastructure Provision

11.1 The provision of medical services was a concern highlighted by many residents, and the delivery of new housing can help to influence the provision of such facilities. For the purposes of this baseline assessment, primary healthcare is defined as including general practitioner (GP) services and dental practitioners.

11.2 There is one GP practice and one dental surgery in Calverton, at the GP practice there is a total of seven GPs together with a total of nine nursing staff. The surgery also contains a dispensary. Dental provision is more limited, however, with only one dentist serving the village. Residents may therefore have to access dental care elsewhere dependent on the availability of appointments.



11.3 The surgery are struggling in the building that they occupy, on occasion having more clinicians available to work than rooms free to consult from: the building is physically full to capacity. At present the GP surgery meet the recommended guidelines for doctor to patient ratios. However, as the village grows the GP Practice has indicated that they would need to employ more staff, and would require additional space for them. At present they are struggling to develop enhanced services to improve healthcare close to home due to constrained space.

Policy ISF4 - Infrastructure Provision

New residential development will only be supported where it provides for the required community facilities and services including improvements to existing schools, GP surgeries and dentist surgeries and/or the provision of new schools, GP surgeries and dentist surgeries within Calverton commensurate with the need arising from the development. This is to ensure that the existing and new population have access to community facilities and services, school places, GPs and dentists.

New residential development on allocated housing sites will only be supported where it provides for the necessary community facilities and services, relevant to the size of the development, including children's play areas, sports playing pitches and open space, and allotments.

New residential development on allocated housing sites will only be supported where it provides the required highway infrastructure and pedestrian & cycling routes together with where necessary contributions to public transport infrastructure.

New residential development will only be supported where it provides improvements if necessary to the water and sewerage network, including sewage treatment capacity.

Community and Educational Facilities

12.1 The GP Practice has made it clear that their intentions are to build an appropriate, accessible, future-proof building to engage with the wider healthcare environment and to enable them to continue to meet the healthcare needs of the growing community. During consultation the GP Practice has made it clear that, should an opportunity arise elsewhere in the village we would not be averse to building in a different location.

Safeguarded

12.2 The Parish Council has identified land at Collyer Road as being potentially suitable for a Health Campus or other Community Facility Campus. This site has been identified as open space for many years, however its use for community purposes would relieve pressure on the village centre. The site is also of sufficient size to allow the retention of some open space alongside any new building.

Policy ISF5 - Safeguarded Land for Community Facilities

Land at Collyer Road is safeguarded for community use, any proposals for a new Health Campus or other Community Facility Campus on this site will be supported. Proposals to use this site for any non-community use will not be permitted unless the applicant has demonstrated that there is no reasonable prospect of the site being used for community use within the lifetime of the plan.

12.3 Given that the schools within Calverton are generally located on sites which are surrounded by existing built development there is very limited scope to extend the existing school sites. Given the proposals to grow Calverton it is important to retain the existing educational sites for education use.

Policy ISF6 - Educational Facilities

Land allocated on the Policies Map is safeguarded for educational use, any proposals for non-educational use will not be permitted.

Proposals for the expansion of existing schools in the Plan area will be supported where it can be demonstrated that:

- Expansion would not exacerbate existing access related or traffic circulation problems, or that suitable mitigation measures are being brought forward as part of the proposal;
- The development would not result in a significant loss of amenity to local residents or other adjacent users; and
- The development does not conflict with other Plan policies or proposals.

Where expansion of an existing school is not possible, and/or a proposal for a new school is brought forward, the proposal will be supported where it can be demonstrated that:

- The development would be safely accessible by pedestrians and cyclists and is well related to bus routes and/or there is adequate provision for waiting school buses to park;
- The development has appropriate vehicular access and does not adversely impact upon traffic circulation;

- The development would not result in a significant loss of amenity to local residents or other adjacent uses; and
- The development does not conflict with other Plan policies or proposals.

Community Assets

13.1 Community facilities are defined as village halls, church halls, community centres and multi-use facilities. These facilities typically provide community uses such as adult learning courses, events and activities. Community facilities can also provide space for arts or cultural activities, and serve wider purposes such as providing affordable space for events or small businesses to hire.



13.2 There is a relatively good provision of community and meeting space in Calverton, this includes: Calverton Library; Calverton Working Men's Club a private club but available for hosting community events; St Wilfrid's Church, a parish church but available for hosting community events; Methodist Church, a church but available for hosting community events; Baptist Church, a church but available for hosting community events; Roman Catholic Church, a church but available for hosting community events; The Core - Calverton, a Community centre; and The Top Club, a sports and community club.

13.3 The Core Centre in Calverton provides a range of services in the form of a 'One Stop Shop' providing Courses; Job Club; Citizens Advice Bureau; Legal Advice; Well-being services; Local Information; Office Services; and Volunteering.

13.4 Shopping and retail facilities are defined as including convenience goods of the type sold at local shops, newsagents, small grocery shops, and local community services such as drycleaners, hairdressers and cafes. Calverton has a small number of shops offering convenience goods and community services, mainly centred on St Wilfrid's Square. There is also a Post Office which serves the village.

13.5 Calverton Leisure Centre hosts a range of indoor activities and offers outdoor 3G football pitches. The leisure centre has an 18m swimming pool; a 3 court Badminton sports hall; a gymnasium; fitness suite; and 2 squash courts. A range of dance classes, exercise classes and multi-sport activities are also provided at the leisure centre. In addition, there are a variety of dedicated football facilities within the village, two golf courses and a hard surfaced sports court. Overall provision within and surrounding Calverton is good and is likely to cater to the majority of people's interests and for all ages.



13.6 Sports facilities in or within 800m of the Calverton study area include:

- Calverton Leisure Centre Badminton
- Squash
- Gym/fitness facilities
- Swimming pool
- Football
- Ramsdale Park Golf Centre Golf
- Springwater Golf Club Golf
- Calverton Miners Welfare FC Football
- Arnold Town Football Club Football
- Memorial Park Football
- Hard surfaced sports court

13.7 Retention of community assets is considered to be integral to ensuring that Calverton remains a sustainable and balanced community.

Policy ISF7 - Community Assets

Development proposals that result in the improvement of community facilities will be supported subject to their compliance with other development plan policies.

Development proposals that would result in the loss of the following types of community facility will be resisted unless it can be shown that they are poorly used, not viable or adequate provision is made elsewhere:

- Doctors, dentists and other healthcare facilities
- Sports and leisure facilities (including indoor and outdoor provision)
- Community centres and halls
- Places of worship and associated halls and spaces
- Library
- Post Office
- Public Houses
- Garage and Filling Station

13.8 There are two areas of Allotments within Calverton as follows:

- Bonner Lane allotments
- Collyer Road allotments



Policy ISF8 - Allotments

Development which would result in the loss of allotment land in the Plan area will not be permitted, unless suitable land, of at least equivalent quality and quantity, in a convenient location for the users, is provided fit for use, prior to the loss of the allotment land or any part of it.

The Built Environment of Calverton



The Built Environment of Calverton

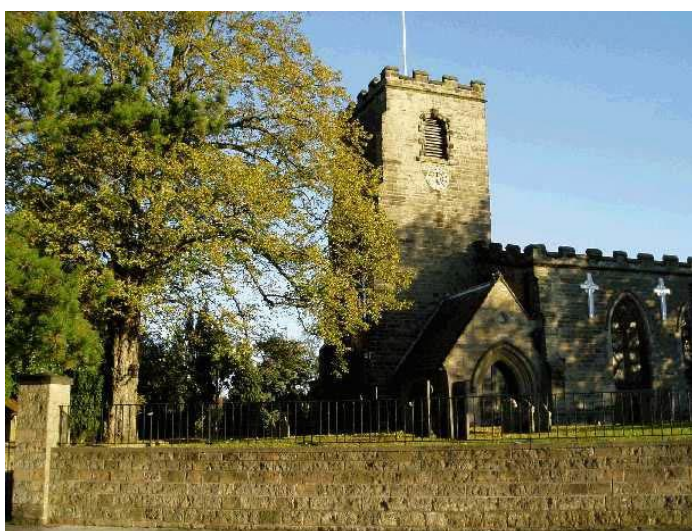
Heritage, Design and Aesthetics

Background

14.1 Design goes beyond architecture and deals with the interaction of people with places. It includes ensuring that development:

- is safe, accessible and legible for all users including those with mobility issues;
- reflects the existing character, local distinctiveness and heritage of places;
- facilitates interaction between different groups;
- offer opportunities for people to improve wellbeing;
- provides a good standard of amenity; and
- promotes efficient use of natural resources.

14.2 Section 7 of the NPPF, the design section of the NPPG and Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy all provide guidance on the design of development. Design is also affected by a number of other policies in the Aligned Core Strategy, such as those related to climate change, green infrastructure and heritage.



14.3 The NPPF places great importance on ensuring that development is well designed. Ensuring that development functions well and is safe and inclusive for all users is a central part of sustainable development.

14.4 The layout, form, pattern and arrangement of landscaping, open spaces and buildings should contribute to the creation of high quality environments. This policy provides guidance on the application of Policy 10 of the Aligned Core Strategy. It provides detail on how development can create attractive landscaped environments.

Policy BE1 - Design and Landscaping

All development on the edge of Calverton must provide soft landscaping on the approach into the village. The following design principles must be taken into account:

(a) The density of residential development should reduce towards the countryside edge with a larger proportion of detached dwellings with front gardens set in the landscape; and

(b) The landscape treatment should be designed to minimise but not obliterate views of the development except where required by a visual impact assessment; and

(c) Stands of trees should be used to either restrict or focus views of the development and to break up the form of the buildings; and

(d) Areas between new and existing development should include adequate landscaping to maintain identity; and

(e) The main frontages and accesses into any new housing development should create a high quality environment; and

(f) Accesses must ensure that good visibility is achieved for drivers.

All soft landscaping should contribute to supporting native fauna where possible, using the latest research available to support choices, which may include non-native plant species, more tolerate to future climate change.

Proposals must be supported by a plan clearly showing the extent of the landscaping and form this will take. Proposals will also need to make it clear how the landscaping will be managed in the future.

Local Distinctiveness

15.1 The design aims of the Calverton Neighbourhood Plan are that housing design should respond to local character and the history and identity of local surroundings. The Calverton Conservation Area Appraisal makes it clear that local materials are red brick and clay pantile construction. In addition materials should score highly against Building for Life criteria.

15.2 We recommend that houses should not exceed two storeys, and that bungalows for the elderly should form a proportion of the new housing. Road, footway and cycleway layouts should be developed to facilitate travel between the new development and the existing village and its centre, particularly by non-car modes. The road network should be designed to discourage longer-distance car journeys through the existing village, rather facilitating access onto the strategic road network.



15.3 Local distinctiveness in Calverton has been identified through the Calverton Conservation Area Appraisal and by local residents as:

- Traditional materials of red brick and clay pantile;
- Simple building form;
- Gently meandering roads;
- A mixture of tightly defined views of buildings with wider vistas of the open countryside;
- Buildings of one or two storeys;
- Walls or buildings fronting onto the street;
- Mix of plot sizes, with larger plots including planting, softening the streetscape.



Policy BE2 - Local Distinctiveness and Aesthetics

Development should be designed to a high quality that reinforces local distinctiveness.

Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.

Buildings on the fringes of major developments should have variations in height, style and position. They should reflect the local heritage design and characteristics with a variety of traditional and modern building materials. As a matter of good design, defensible space should be provided.

Careful consideration should be given to the servicing requirements of buildings to ensure that essential items such as car parking and space for the storage of waste and recycling bins are successfully integrated into the design, including access for service and emergency vehicles.

15.4 Open space should be dispersed throughout new development as part of the proposed Sherwood Forest Special Protection Area (pSPA) mitigation strategy. Being within walkable distance of open space is likely to reduce the pressure on the pSPA from dog-walkers.

15.5 A high quality public realm made up of high quality streets, pavements and other publicly accessible areas within Calverton is seen by local people as being an important element of the overall urban design of the village. A high quality public realm contributes to a high quality of life which can help to maintain healthy living, prevent anti-social behaviour and encourage high standards of property maintenance.



15.6 Open space, including public squares, parks or spaces contributing to the overall public realm should meet the percentage of site size standards set out in the Gedling Local Planning Document, which is 10% specified in Policy LPD21.

Policy BE3 - Public Realm

Development proposals which have the potential to impact on the public realm will be expected to demonstrate how they will contribute to high quality streets, pavements and other publicly accessible areas (the public realm) within Calverton, subject to complying with all other Neighbourhood Plan policies.

Where appropriate, improvements to the existing public realm, to ensure safe and high quality access for all users, should be delivered alongside proposals. Residential and commercial schemes should make provision for new public squares, parks or spaces of a scale and type appropriate to the development and its context.

Landscape schemes submitted with applications should demonstrate how they have been designed to:

- Encourage access for all users

- Reduce the risk of fly-tipping and other anti-social behaviour
- Be maintained in the long term

15.7 Whilst in highly sustainable locations accessible to services and facilities and non-car transport modes it can be appropriate to reduce parking provision or indeed provide no parking. The geographical nature of Calverton means that new development is likely to result in occupiers being reliant on car-borne modes of transport. Existing residential properties demonstrate high levels of car ownership with family houses often having in excess of two cars. Modern housing on Flatts Lane has demonstrated that if insufficient parking provision is made within the development layout then high levels of on-street parking occur. Such on-street parking detrimentally affect the quality of the built environment and can adversely affect the safety of pedestrians by making it more difficult for them to cross roads with suitable visibility for them and road users.



Policy BE4 - Parking Provision

All development proposals which include an element of residential development, including change of use to residential, must provide adequate space for vehicle parking to meet the expected needs of residents and visitors.

A design-led approach should be taken to ensure parking is properly integrated into the layout of the scheme, minimises adverse impacts on surrounding uses, and facilitates traffic flow and accessibility for service and emergency vehicles.

Heritage

16.1 Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.

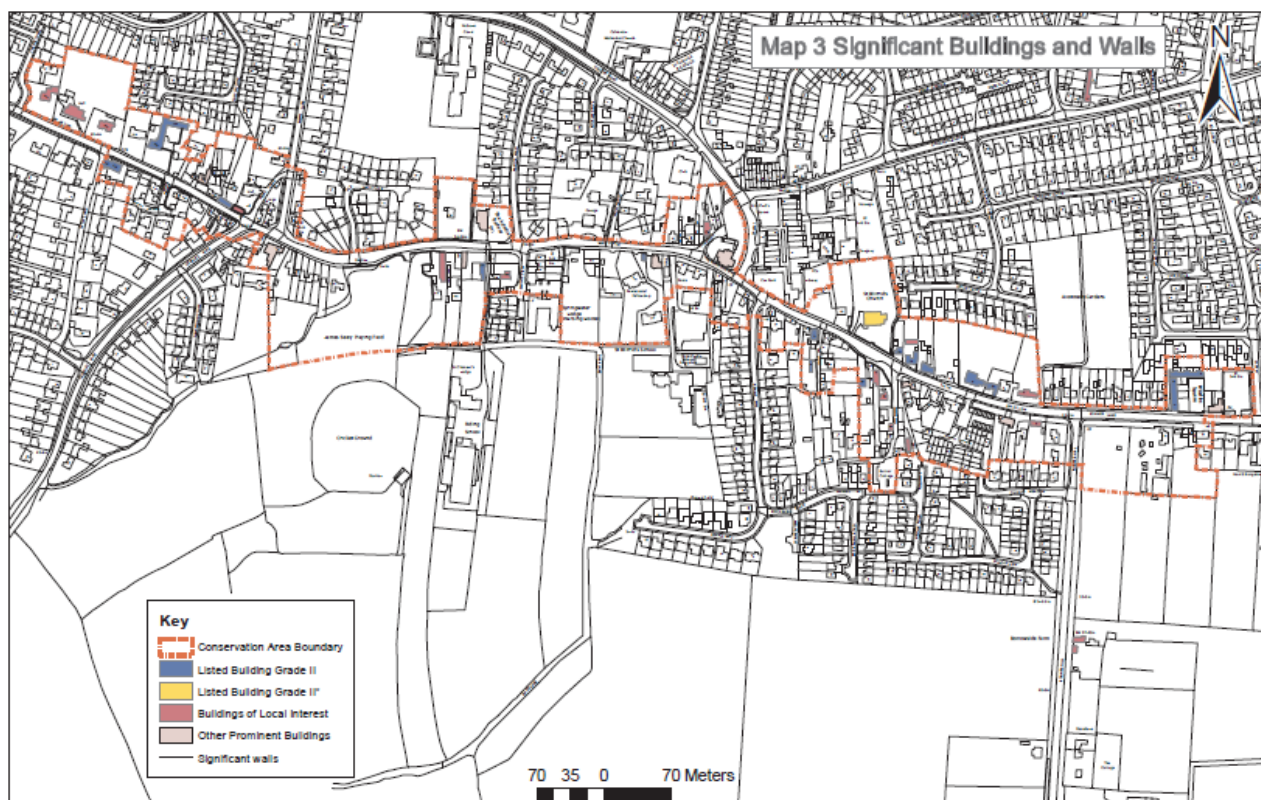
16.2 The historic environment contributes to:

- a sense of place, by providing local distinctiveness in terms of building styles
- and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the
- provision of accessible recreation space and opportunities for community
- involvement in restoration work; and
- an understanding of the history of the United Kingdom, by offering physical
- links to the past.



16.3 Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the 1990 Act also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

16.4 The Calverton Conservation Area Appraisal is intended to highlight qualities of the area that are seen worthy of protection and enhancement.



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16.5 The Appraisal defines the special interest of the Calverton Conservation Area as being:
“Calverton’s historic core is architecturally distinct from, and has been engulfed by, the substantial post-War development that houses the vast majority of residents to the north of Main Street and west of George’s Lane. The key to Calverton’s architectural and historic interest in this core lies with the original framework knitters’ cottages (of which Calverton can justifiably claim to have more surviving examples than anywhere else in Nottinghamshire) and farm buildings, sitting along Main Street, the majority of which are of typical simple red brick and clay pantile construction. Many of the framework knitters’ cottages still retain their original wide windows designed to allow maximum light into the buildings. Although most of the farmland immediately to the south of Main Street has now been developed, the village’s rural past is nonetheless evident through the remaining small groupings of farm houses and farm workers cottages. These are often clustered

around narrow historic trackways leading away from Main Street out of the village, and most front directly onto the street or are separated from it only by a narrow verge. A few examples of polite architecture exist within the Area, but these are in the minority.

While Main Street is today a busy thoroughfare, its gently meandering course, that widens and narrows on its way through the village, remains a distinctive section of Calverton. It affords often tightly defined views of historic cottages, with wider vistas of the still open countryside climbing up the ridge to the south of the village. While there are obvious modern interventions, the visual links along its length serve to underline a sense of historic continuity and give the village a clear sense of character among its expansive modern developments. It remains the village's social core, accommodating the library, shopping centre, playing field, churches and pubs.

It was evident from the response to the initial consultation process for this Appraisal, that the sense of historic continuity manifested along Main Street is clearly valued by many residents. Consequently, it is this aspect of the Conservation Areas that should be protected and enhanced in future with any further modern interventions or conversions (both along and off Main Street) respecting the street's predominant vernacular architecture and ensuring that views up and down its length are not compromised further."



- 16.6 A document was produced in October 2015 [Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council \(to inform the preparation of the Local Planning Document\)](#). The purpose of the document is to assess the impact of the development of possible development sites in the Borough on the range of heritage assets, including Listed Buildings (and their settings), Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, local interest buildings and other non-recorded historic buildings.

- 16.7 In relation to Calverton this highlights that potential sites on the southern side of the village would impact upon heritage assets, whereas sites to the north with a couple of exceptions would not generally impact upon heritage assets.



- 16.8 The Listed Buildings and Conservation Area Act (1990) requires the Government to compile a list of buildings of special architectural or historic interest. This ensures that the planning system is able to give weight to their conservation in making planning decisions.

- 16.9 Listed Buildings are grouped into three grades to reflect their relative interest. Buildings at Grade I are of exceptional interest, Grade II* are of particular importance while Grade II are of special interest. Listed Building Consent is required for all work to a Listed Building.

- 16.10 The Statutory list of Listed Buildings cites the following in Calverton:

Grade II*
Church of St. Wilfrid, Main Street

Grade II
Corner Cottage, The Avenue

Weavers Cottage, 6 The Avenue
1-8 Windles Square, Bonner Lane
Hollinwood House and attached outbuilding, Hollinwood Lane
Calverton House, Main Street
14 and 16 Main Street
18 Main Street
22 Main Street
Former Minta's Printing Works, Main Street
150 Main Street
Church View, 49 Main Street
135 Main Street
Museum Cottage, Main Street
221 and adjoining 215 Main Street
Lodge Farmhouse and adjoining stables, Oxton Road

- 16.11 The Statutory list of Ancient Monuments cites the following in Calverton:
Cockpit Hill, Ramsdale Park (Also partly in the parish of Arnold)
Fox Wood Earthworks (Mostly within the parish of Woodborough)
Two Roman camps 350m north east of Lodge Farm

- 16.12 It is necessary to recognise that important elements of Calverton's heritage derive significance from the inter-relationship between the built and natural environment. The heritage context of North Green is set out in Policy G1.



- 16.13 The Calverton Conservation Area Appraisal identifies a number of local buildings which have architectural, historic or townscape value but do not merit statutory listing. These buildings are classed as being of local interest. They are not afforded the full protection of statutory Listing, but under Policy BE5 the Neighbourhood Plan looks to safeguard these buildings, which again include ecclesiastical, industrial, agricultural and residential properties.

- 16.14 The Local List of buildings making a positive contribution to the character and appearance of the Calverton Conservation Area are:

Ecclesiastical and Educational Buildings

Old Church School/Institute, Burnor Pool (1846)
Old School House, 160 Main Street (C19th)
Old Labray School, 162-164 Main Street (Late C19th)
Baptist Chapel, The Nook (1832)

Agricultural and Industrial Buildings and Structures

Weaver's Cottage, 5 Main Street (C19th)
Barns, 18 Main Street (C19th)
Barns, 145 Main Street (C19th)
Pinfold, Main Street (C18th)



Other Residential Buildings

20 Burnor Pool Late (C18th)
24 Burnor Pool (C19th)
6 Main Street (C19th)
Yew Tree Cottage, 41 Main Street Late (C18th)

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The Natural Environment of Calverton



The Natural Environment of Calverton

Open Space, Landscape and Green Belt

Background

17.1 There are two Scheduled Ancient Monuments (SAMs), on the ridgeline to the south of the village, at Fox Wood and Ramsdale Hill, although both are partly outside the plan area. To the south of the village, there are three Sites of Importance for Nature Conservation - one along George's Lane, one just south of the existing village and one at Fox Wood. To the north of the village, Thorndale Plantation is a SINC and a Mature Landscape area.

17.2 To the north of the village lies the former Calverton Colliery pit tip site and the adjacent sites of the Foxcovert Nature Reserve and Watchwood Plantation. These areas make an important contribution to Calverton's landscape, biodiversity, green infrastructure and northern setting.

17.3 To the northwest and west of the village, William Lee Memorial Park and its associated open space, and Calverton Miners Welfare FC playing field are both important Open Spaces.

17.4 There is currently no internationally designated site within Gedling Borough. However, areas of woodland to the north of the plan area and extending into Gedling Borough have been identified as a prospective Special Protection Area (pSPA). A decision by the Government on whether to confirm the designation is expected in due course. In the meantime, the Neighbourhood Plan takes a precautionary approach and treats the pSPA as a confirmed European site.



Local Green Space

18.1 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes it was designated.

18.2 Local Green Space designation will not be appropriate for all green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,

recreational value (including as a playing field), tranquillity or richness of its wildlife; and

- where the green area concerned is local in character and is not an extensive tract of land.

18.3 The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance. A tabular assessment of each of the designated Local Green Spaces against the criteria set out in the NPPF, together with a brief summary of each of the areas is set out in the Appendices.



Policy NE1 - Local Green Space

The following sites are designated as Local Green Spaces:

- Land North of Park Road (William Lee Memorial Park and Adjacent Land)
- Land West of Seely Avenue (Ramsdale Avenue Park)
- Land South of Collyer Road
- Land West of Mansfield Lane (Cemetery)

The policy taken towards development in these areas is consistent with that taken towards development in Green Belt. Inappropriate development will not be allowed other than in very special circumstances. Development should not adversely affect the tranquillity of the Local Green Spaces.

Proposals adjacent to these sites will need to demonstrate that they will not harm the setting of the Local Green Space and where possible enhance access to the Local Green Space for people and wildlife.

Open Space

19.1 There is a good and varied provision of public open space within and surrounding Calverton. The fact that there are two allotment plots within the village suggests that this type of facility is generally in demand within the locality.

19.2 Undeveloped areas within Calverton include:

- James Seely Park
- William Lee Memorial Park
- Hall Park
- Ramsdale Avenue Park
- Lee Road Park
- Hollinwood
- Moorfield Farm wood
- Bonner Lane allotments
- Collyer Road allotments



19.3 Providing new play space as part of future development is likely to be encouraged, this needs to complement and supplement existing provision within the village.

Policy NE2 - Open Space

Open spaces within Calverton will be protected from encroachment. Every opportunity should be taken to enhance open spaces throughout the village, including the protection and enhancement of wildlife and its habitats.

The following sites are designated as Open Spaces:

- Land West of Jumelles Drive
- Land West of Stripes View
- Land North of Spindle View
- Land West of Broom Road
- Land North of Wood Grove
- Land North and East of North Green
- Land South of Whitedale Road
- Land East of Whitedale Road
- Land Along Dark Lane*

Proposals involving the loss of open spaces will only be supported, if following an assessment, it is clearly demonstrated that the open space is surplus to requirements or the open space would be replaced by equivalent or enhanced provision in a suitable location or the proposal involves the development of a sports or recreation facility the need for which clearly outweighs the loss.

Proposals for new areas of open space will be supported and should be designed to ensure that they provide a usable environment for people of all age groups and needs.

Where possible new areas of useable open space delivered as part of new development, should be provided within central locations within the development site to ensure good accessibility. Elsewhere new areas of open space should be located at sites which are accessible to the community it intends to serve.

(* This refers to the open space shown in planning permission Ref: 2012/1503)

Flooding

20.1 A number of historical flooding incidents have occurred in the village centre, the most recent in 2013. The flooding source is surface water after rainfall, although this could be exacerbated by poor drain maintenance. Along the Main Street corridor and surrounding streets, up to 500 people could be affected by flooding. Nottinghamshire County Council currently investigating remediation options.



20.2 Evidence gathered by the Environment Agency and the Lead Local Flood Authority identifies that the cause of the flooding along Main Street is surface water runoff from the fields to the south of the village. They however advised that “the number of properties that have been flooded has not hit any

triggers for grants or actions”. Further to this, they have suggested that the problem may be due to the lack of maintenance of privately owned land drains in the southern areas of the village.

20.3 Any new development is required to meet the requirements of the NPPF which states that the proposed development should not increase flood risk elsewhere and where possible should aim to reduce flood risk. Therefore, new development proposed in areas prone to flooding will be required to provide protective measures and will also be required to ensure that development does not increase the risk downstream.

20.4 Development at Calverton should consider the risk posed from surface water flooding and this risk should be addressed through a site-specific FRA. In addition, existing surface water flooding issues mean that the management of runoff from any development site should be given particular consideration. Where possible, the development should endeavour to discharge runoff via infiltration systems and/or limit the discharge to the greenfield rate.



20.5 Development should incorporate SUDS as standard, by ensuring that SUDS is developed as standard as part of all new development, it should be possible to ensure that the new housing results in no net additional surface water runoff. Flood swales also offer biodiversity and green infrastructure benefits.

Policy NE3 - Flooding

Development proposals will be expected to include sustainable drainage systems (SUDS). In addition to their principal role of flood risk management SUDS should offer additional benefits such as amenity value and biodiversity enhancement.

Development proposals will not be permitted where it will result in any additional surface water flows into the areas of surface water flood risk identified by the Environment Agency in Calverton, including the Main Street Corridor and Village Centre area.

Green Infrastructure

21.1 The Government is committed to halt the overall decline in biodiversity including by establishing coherent ecological networks. The NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting valued landscapes and minimise impacts on biodiversity and, where possible, planning decisions should seek to provide a net gain in biodiversity. The provision of Green Infrastructure contributes to this overall objective. Aligned Core Strategy Policy 16 sets out a framework for Green Infrastructure, Parks and Open Space.

21.2 The designated nature conservation sites in Calverton form important gateway features which are integral parts of the setting to the parish and village. They sit on the main highway approaches into the village from the east along Nottingham Road; the north along Gravelly Hollow, Oxton Road and Whinbush Lane; and the south along St George's Lane. They also form important context to the southern ridge area and the footpaths along Spindle Lane and Dark Lane.



21.3 Aligned Core Strategy Policy 17 sets out the hierarchical approach to the consideration of any impacts on biodiversity in the following order to avoid - to mitigate and as a last resort compensate for any damage where it cannot be avoided.

Policy NE4 - Green Infrastructure

New development should protect, promote and enhance green infrastructure to deliver multi-functional benefits and contribute to the ecological network both as part of on site development proposals and if necessary through off site provision.

Within Calverton development will only be permitted where it does not adversely affect designated or prospective nature conservation sites.

Development proposals which provide alternative recreational opportunities which can reduce visitor pressures on the proposed Sherwood Forest Special Protection Area will be supported.

Biodiversity

22.1 Calverton's landscape incorporates areas of permanently uncultivated land that provide an important resource in terms of biodiversity, recreational and visual amenity. In addition to more expansive, semi-wild wooded areas there is a network of mature, ancient hedgerows that are integral to the established green infrastructure; functioning as important habitats in their own right and as wildlife corridors.



22.2 To ensure that this requirement only applies in relevant circumstances a threshold has been applied, this encompasses applications for major development, or any application in a designated nature conservation site, ancient woodland, designated local green space or designated open space.

Policy NE5 - Biodiversity

Applications for major development, or any application in a designated nature conservation site, ancient woodland, designated local green space or designated open space, must include a base line assessment of the habitats, species and overall biodiversity value for the site, where appropriate, proportionate to the size of the development.

The application must demonstrate how biodiversity will be conserved and enhanced by the development. Where the loss of habitat cannot be avoided, the application should include an offsetting undertaking to create a compensating habitat area, in a proportion of at least 2:1 to that which is lost, to ensure a net gain in biodiversity.

Development proposals which create additional habitat space, including roosting, nesting or shelter opportunities for wildlife, will be looked on favourably when considering the biodiversity value of a development. Development proposals that fail to mitigate or compensate for loss of important habitat or wildlife species will not normally be granted planning permission.

Unless it can be shown to be impracticable or financially unviable, wildlife corridors should be incorporated into all major development schemes.

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Implementation and Delivery

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

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

PARTNERS		
Local	County	National
Calverton Parish Council (PC)	Notts County Council (NCC)	Environment Agency (EA)
Gedling Borough Council (GBC)	Nottinghamshire Police (NP)	Historic England (HE)
Private Developers (PD)		Natural England (NE)
Local Schools (LS)		Forestry Commission (FC)
Local Bus Operators (LBO)		
Community Groups (CG)		
Local Residents (LR)		
Health Providers (HP)		

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

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

Policy	Delivery Partners	Implementation Method
The Sustainable Growth of Calverton		
Policy G1 - Comprehensive Development	PC, GBC, PD	Determination of Planning Applications
Policy G2 - Developer Contributions	PC, GBC, PD, NCC, HP	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
Policy G3 - Village Centre	PC, GBC, PD, NCC, CG, LR	Determination of Planning Applications or Community Initiatives
Policy G4 - Employment	PC, GBC, PD	Determination of Planning Applications
Policy G5 - Housing Mix	PC, GBC, PD, LR	Determination of Planning Applications

Policy	Delivery Partners	Implementation Method
Infrastructure, Services and Facilities in Calverton		
Policy ISF1 - Sustainable Transport	PC, GBC, PD, NCC, CG, LR, LBO	Determination of Planning Applications
Policy ISF2 - Car Parking	PC, GBC, PD, NCC, CG, LR	Determination of Planning Applications
Policy ISF3 - Highway Impact	PC, GBC, PD, NCC	Determination of Planning Applications
Policy ISF4 - Infrastructure Provision	PC, GBC, PD, NCC, CG, LR, HP	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
Policy ISF5 - Safeguarded Land for Community Facilities	PC, GBC	Determination of Planning Applications
Policy ISF6 - Educational Facilities	PC, GBC, PD, NCC, LS, CG, LR	Determination of Planning Applications
Policy ISF7 - Community Assets	PC, GBC, PD, NCC, CG, LR, HP, LS, FC, NE, HE	Determination of Planning Applications
Policy ISF8 - Allotments	PC, GBC, CG, LR	Determination of Planning Applications
The Built Environment of Calverton		
Policy BE1 - Design and Landscaping	PC, GBC, PD, NCC, HE, NP	Determination of Planning Applications
Policy BE2 - Local Distinctiveness and Aesthetics	PC, GBC, PD, NCC, HE	Determination of Planning Applications
Policy BE3 - Public Realm	PC, GBC, PD, NCC, CG, LR, HE	Determination of Planning Applications or Community Initiatives
Policy BE4 - Parking Provision	PC, GBC, PD, NCC	Determination of Planning Applications
Policy BE5 - Heritage Assets	PC, GBC, PD, HE	Determination of Planning Applications
The Natural Environment of Calverton		
Policy NE1 - Local Green Space	PC, GBC	Determination of Planning Applications
Policy NE2 - Open Space	PC, GBC, PD, NCC, LS, CG, LR, HE, NE, FC	Determination of Planning Applications
Policy NE3 - Flooding	PC, GBC, PD, NCC, EA	Determination of Planning Applications
Policy NE4 - Green Infrastructure	PC, GBC, PD, CG, LR, HE, NE	Determination of Planning Applications
Policy NE5 - Biodiversity	PC, GBC, PD, CG, LR, HE, NE	Determination of Planning Applications

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

48. In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally “Made”, benefit from 25% of the Community Infrastructure Levy (CIL) revenues arising from development that takes place in their area. However this only applies to development permitted after the making of the

NP and is not applied retrospectively. Up until that time the provision of eligibility for 15% of the CIL generated in the area applies.

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



50. In addition, the Parish Council will seek to influence annual and other budget decisions by the District and County Councils on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies.
51. The Parish Council will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, UK Government programmes, EU Funds and LEP programmes.
52. The Parish Council will following the Neighbourhood Plan being ‘made’ receive 25% of the Community Infrastructure Levy obtained from new development. The Parish Council will utilise the levy received to support the infrastructure priorities identified through the Neighbourhood Plan:
- Education provision (nursery, primary, secondary, 16-18);
 - Primary GP healthcare provision; and
 - Village centre environmental improvements.
53. In addition the Parish Council will utilise the levy received to support the locally provided infrastructure provision within the village such as:
- Community, play, recreation and sports facilities; and
 - Village centre car parking

Monitoring and Review

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

55. The Neighbourhood Plan has been prepared to guide development up to 2028. This is in line with the adopted Aligned Core Strategy for Gedling - one of the documents which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2028.



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

Glossary

The majority of the glossary is copied from the NPPF to ensure consistency.

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

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

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

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

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

Ecological networks: These link sites of biodiversity importance.

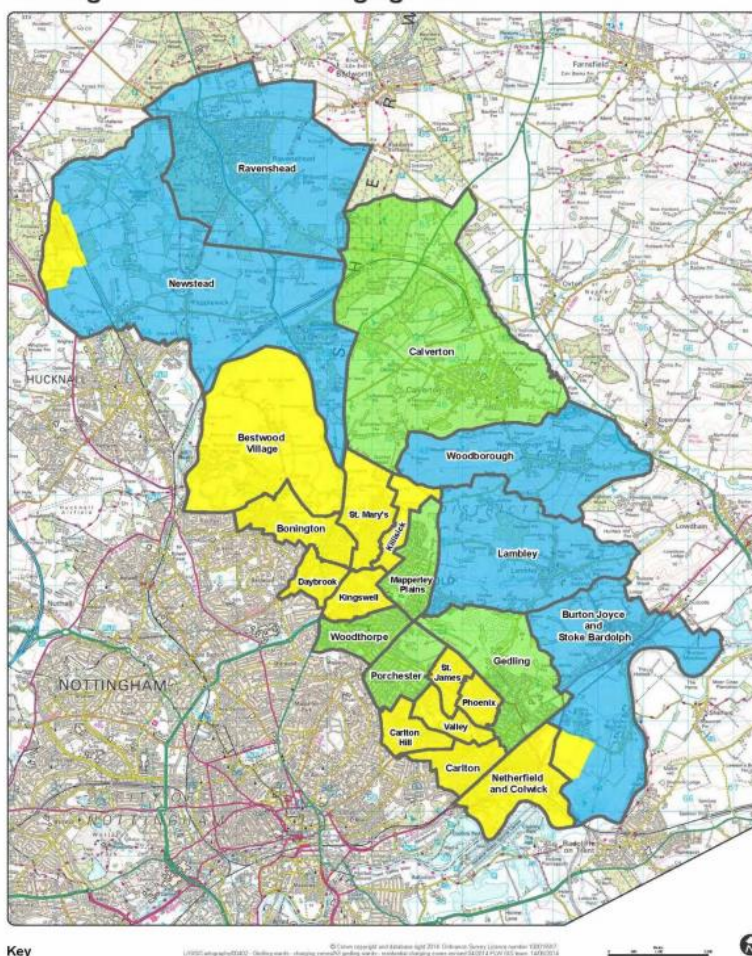
Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

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

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

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

Gedling CIL - Residential Charging Zones



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

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

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



Major development: Means (a) housing development involving 10 or more dwellings or having an area of 0.5 hectares or more where the number of dwellings is unknown; or (b) any development involving the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (c) any development carried out on a site having an area of 1 hectare or more.

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

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

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

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

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



Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or

forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

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

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

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



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

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

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

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

Wildlife corridor: Areas of habitat connecting wildlife populations.

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Appendix 1 - Descriptions of Designated Sites

Descriptions of Designated Local Green Spaces

57. Local Green Space designation will not be appropriate for all green areas or open space. The designation should only be used:

- where the green space is in reasonably 'close proximity' to the community it serves;
- where the green area has 'demonstrably special significance' to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is 'local in character' and is not an extensive tract of land.



58. The tables below assesses the designated Local Green Spaces against the above criteria and briefly describes each area:

Land North of Park Road (William Lee Memorial Park and Adjacent Land)

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

This area incorporates a mixture of formal and informal space, the new village hall is located within a corner of the site, with the area also incorporating sports pitches, a play area and bowls green. The area also includes a nature conservation area in the north-west corner. This Local Green Space plays an important role in the village which will become even more important once the North-West Quadrant is developed.

Land West of Seely Avenue (Ramsdale Avenue Park)

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓		✓	✓		✓

This area is an important recreational area, surrounded on all sides by built housing development. As such it also performs a dual function as a breathing space and a visual gap.

Land South of Collyer Road

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓	✓	✓	✓	✓	✓

This area is well-used for informal recreation and provides an important breathing space for local residents. It also makes an important contribution to the setting of the Calverton Conservation Area.

Land West of Mansfield Lane (Cemetery)

Close Proximity	Demonstrably Special Significance					Local in Character
	Beauty	Historic Significance	Recreational Value	Tranquillity	Wildlife Richness	
✓	✓			✓		✓

This area is well-used for quiet reflection and provides a tranquil space for local residents. It also makes an important contribution to the streetscene of Mansfield Lane through the established and well maintained planting.

Descriptions of Designated Open Spaces

59. The Neighbourhood Plan also designates open space which does not meet the criteria for Local Green Space but nevertheless performs an important contribution to the streetscene. Each of these is described briefly below:

Land West of Jumelles Drive - An area of open space making a positive contribution to the streetscene

Land West of Stripes View - An area of open space making a positive contribution to the streetscene

Land North of Spindle View - An area of open space making a positive contribution to the streetscene

Land West of Broom Road - An area of open space making a positive contribution to the streetscene

Land North of Wood Grove - An area of open space making a positive contribution to the streetscene

Land North and East of North Green - An area of open space making a positive contribution to the streetscene and setting of North Green



Land South of Whitedale Road - An area of open space making a positive contribution to the streetscene

Land East of Whitedale Road - An area of open space making a positive contribution to the streetscene

Land Along Dark Lane - An area of open space making a positive contribution to the character of the new housing development underway

Descriptions of Other Designated Sites

60. The Neighbourhood Plan also designates other sites for a range of other uses, each of these is briefly described below:

Existing Employment Area North of Park Road - An established employment area located south and west of Mansfield Lane, north of Park Road and east of Flatts Lane/James Drive. This area contains Hoyle Road and the premises known as Calverton Business Park, Hill Crest Park, and Daleside House.

Existing Employment Area West of Hollinwood Lane - An established employment area located west of Hollinwood Lane, north of Calverton Miners Welfare and south of Oxtan Road. This area contains Calverton Court, the Household Waste Recycling Centre and is the former Calverton Colliery Pit Head site. This area includes the Richard Tuxford Export and Parts business, their site incorporates a further permitted waste activity.



Safeguarded Land for Community Facilities at Collyer Road - An area to the north of Collyer Road adjacent to and behind Calverton Methodist Church and adjacent to the Sure Start Children's Centre

Educational Facilities South of Park Road - The main education campus of Calverton containing the Colonel Frank Seely, Manor Park and the Sir John Sherbrooke schools, together with the Calverton Leisure Centre and the Sure Start Children's Centre



Educational Facilities South of Main Street - The historic education campus of Calverton which now contains St Wilfrid's Primary School

Allotments at Bonner Lane - Allotments

Allotments at Collyer Road and South of Lee Road - Allotments

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Section 2

Non-Planning Issues

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



Non-Planning Issues

(This Does Not Form Part of the Statutory Development Plan - It Contains Community Aspirations and Parish Council Ambitions That Cannot be Included in Policies in the Neighbourhood Plan)

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



Non-planning Objectives

Promote Investment in Calverton

- Encourage public and private investment from both inside and outside the town
- Ensure that decisions taken by Gedling Borough Council and Nottinghamshire County Council put the interests of Calverton first

Encourage the growth of retail, leisure and community facilities

- Work with providers to meet the needs of Calverton as a growing community and utilise the Community Infrastructure Levy funding due to the Parish Council to help to deliver projects
- Support the continued development of community spirit within the village

Protect and enhance Calvertons' natural and historic environment and setting

- Ensure that the Green Belt is adequately protected

Promote Transport Improvement

- Work with partners to review and improve bus routes to ensure that Calverton is treated as a whole village
- Work with partners to address car parking across the village
- Work with partners to enhance highway safety

There are a number of non-planning issues and objectives that the Parish Council and the Neighbourhood Plan Working Group would like to be addressed to help deliver improvements to the village alongside the policies and proposals in the Neighbourhood Plan.



Transport

Transport - Car Parking in the Village Centre

The Parish Council will work with Nottinghamshire County Council to consider whether further parking restrictions and/or provision of designated on-street parking is needed around the village centre in order to protect public and highway safety.

The Parish Council will work with local residents and businesses to assess the potential of introducing a two-hour parking limit on the village centre public car parks to encourage greater turnover of use and prevent use by commuters parking all day to catch the Calverton Flyer into Nottingham.

Transport - Car Parking in the Local Retail on Flatts Lane

The Parish Council will work with Nottinghamshire County Council, the Co-op and other retailers to consider whether further opportunities to create designated on-street pull-ins on the privately owned frontage may exist to avoid highway conflict adjacent to the Flatts Lane / Collyer Road junction.

Transport - Car Parking at Schools in Calverton

The Parish Council will work with Nottinghamshire County Council, Nottinghamshire Police and St Wilfrid's Primary School to consider whether further parking restrictions and/or provision of designated parking is needed around the school in order to protect public and highway safety. This could include discussions with BT as to whether or not the site of the BT telephone exchange could be used as a parent drop-off and collection facility.

The Parish Council will work with Nottinghamshire County Council, Nottinghamshire Police, and Sir Frank Seely/John Sherbrooke Junior/Manor Infants Schools to consider whether further parking restrictions and/or provision of designated parking is needed around the school in order to protect public and highway safety and to minimise the impact on residential amenity.



Transport - Highway Safety

All of the access points into Calverton with the exception of Moor Lane onto the A6097 are uncontrolled. The Moor Lane access to the west which is outside of the Plan area has traffic light signalisation.

As we identify in Policy ISF3, vehicles routing away from the new development in Calverton would likely use the B6386 (Oxton Road). This would mean routing through two junctions which are the locations of accident clusters (source Crashmap 2005 - 2014, inclusive)

- B6386 (Oxton Road) / Flatts Lane / Whinbush Lane - 3 serious and 7 slight accidents
- Oxton Road / Main Street / Gravelly Hill - 1 serious and 1 slight accidents

As such, any development would likely require contributions to safety schemes at the above locations, in particular the B6386 (Oxton Road) / Flatts Lane / Whinbush Lane which has a poor safety record.

As well as working with the developers of the North-West Quadrant, the Parish Council will work with Nottinghamshire County Council to secure road safety improvements at the following junctions:

- B6386 (Oxton Road) / Flatts Lane / Whinbush Lane
- Oxton Road / Main Street / Gravelly Hill
- B6386 (Oxton Road) / A614 (Ollerton Road)

Transport - Public Transport

The Parish Council will work with Nottinghamshire County Council and Local Bus Operators to secure the extension of the bus routes within Calverton to take in more of the west of the village, particularly given the proposed development at the North-West Quadrant.

Village Centre

Public Realm

The Parish Council will work with the owners of St Wilfrid's Square to try and secure investment into improving the public realm and building quality of the Square. The design of the Square is somewhat dated and the Parish Council will work with the owners, anchor retailers and Gedling Borough Council to see whether a retailer led redevelopment of the whole Square could be secured. Any such redevelopment should take into account parking provision, the contribution the open area of the Square currently provides and the relationship to the Conservation Area. Any redevelopment should take the opportunity to address the fact that the Square currently 'turns it back' on the surrounding area.

Housing Development

Dark Lane Development

Given the very strong public feelings expressed through the Neighbourhood Plan consultation with regard to the permitted housing development at Dark Lane. The Parish Council will work with Gedling Borough Council to ensure strict adherence to the approved plans and the conditions on the planning consent together the requirements of the Planning Obligation entered into by the developer.

In particular The Parish Council will work with Gedling Borough Council to ensure that the financial contributions secured from the developer are utilised to secure the necessary infrastructure improvements within Calverton as part of the delivery of the objectives of the Neighbourhood Plan. The financial contributions due are:

Open Space - £30,232.16; Open Space Maintenance £55,777.50; and Primary Healthcare £68,900.00.



Completed Hollinwood Lane Development

The Parish Council will work with Gedling Borough Council to ensure that the financial contributions secured from the developer for healthcare are utilised to secure the necessary

infrastructure improvements within Calverton. The financial contribution made and currently held by the Clinical Commissioning Group is £114,000.00 for Primary Healthcare.

Health Campus

Safeguarded Land for Community Facilities

Land at Collyer Road is safeguarded through Policy ISF5 for community use, any proposals for a new Health Campus or other Community Facility Campus on this site will be supported. The Parish Council will work with the Partners at The Calverton Practice (Doctors), the NHS services based at the Health Centre and with the owners of Calverton Dental Practice to secure funding for a relocation into a purpose built Health Campus. The Parish Council will also work with Nottinghamshire County Council to see whether a co-location of the Library into the Health Campus making it a Health and Community Campus is viable.

Calverton Colliery Site

Restoration and Public Access

The Parish Council will work with Nottinghamshire County Council and The Coal Authority to secure the restoration of the final parts of the former colliery site north of Oxtan Road. This includes removal of the remnant hardstanding, lagoons and utilitarian security fencing.

The Parish Council will also work with The Coal Authority, Nottinghamshire County Council, Gedling Borough Council and the Forestry Commission to secure greater public access opportunities to the former tip area to help relieve visitor pressures on Watchwood Forest which is part of the proposed Special Protection Area and which Natural England has identified as being at risk from visitor pressures.



The Parish Council would like to explore the potential for the stopping-up of the entire length of Gravelly Hollow as a public highway.

Landscaping

The Parish Council will also work with the owners of the former pit head site off Hollinwood Lane to try and secure a wider landscaping belt along the western boundary to Hollinwood Lane to enhance the screening and visual buffer between the residential area and the employment area.

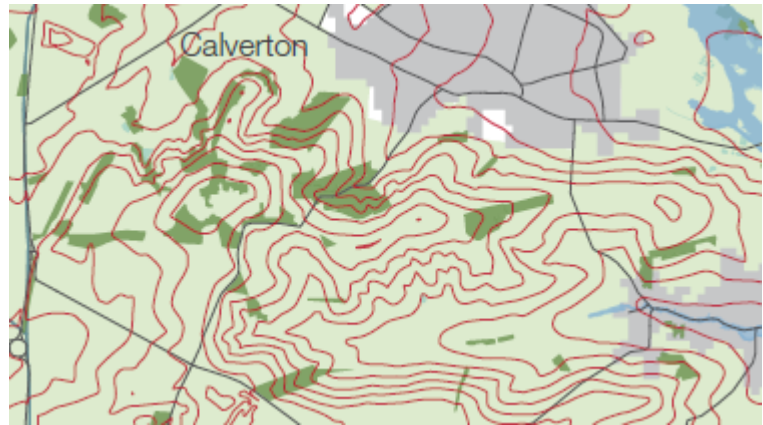
Setting of Calverton

Land South of the Village

The Parish Council and the local community continue to consider that development south of the village is considered unsuitable on a range of criteria, including landscape character, potential impact on the setting of heritage assets and village centre conservation area, significant lack of support from the local community, perceived high environmental value of the land (including three SINC's), topography, location relative to transport infrastructure, the difficulty of access onto George's Lane and surface water flood risk. It also lacks defensible boundaries, except for the

ridgeline, but using the ridgeline as a defensible boundary would clearly be undesirable in terms both of visual impact and policy.

Although the flatter land to the south between the base of the hills and the southern edge of the village lacks topographical constraints, the Parish Council consider that this area is not suitable to be developed on the basis of the other constraints outlined above. The Parish Council will continue to use the mechanisms available to it to resist development which would harm the importance of the inter-relationship between the southern ridge and the core of the village along Main Street.



The Calverton Conservation Area Appraisal highlights the importance of the inter-relationship between the southern ridge and the core of the village along Main Street: *“While Main Street is today a busy thoroughfare, its gently meandering course, that widens and narrows on its way through the village, remains a distinctive section of Calverton. It affords often tightly defined views of historic cottages, with wider vistas of the still open countryside climbing up the ridge to the south of the village.”*

The Calverton Conservation Area Appraisal goes on to identify: *“Calverton’s massive expansion has meant that the historic village no longer exists within its original rural context. Even so, Calverton’s setting in the valley of the Dover Beck and the distinctive rolling topography of this Dumble Farmland give much of the Conservation Area a strong sense of rural enclosure. The ever present southerly views from the Conservation Area as the land rises up to the ridge and Fox Wood, along with those out into the Mature Landscape Areas east of the village from Windles Square, contribute significantly to this atmosphere. As open land only cuts into the village core now at the James Seely Playing Field, any development in these areas would seriously compromise Conservation Area’s semi-rural setting.”*



The Green Belt to the south of the village, i.e. to the south of Main Street and to the south of Bonner Lane including the land around Bonner Hill/Foxwood Lane, George’s Lane and Hollinwood Lane is considered by local residents to be particularly special to the overall setting of Calverton.

The value of the land south of the village to the local community exceeds the value it has as green belt land in the context of the wider local plan area. The southern setting of the village is used intensively by residents from across the Parish, with a network of public



footpaths/bridleways and features such as Spindle Lane which has expansive views, Ramsdale Golf Course, Millennium Wood, James Seely Park with its Rookery area, and Dark Lane. Its importance as a visual amenity both to active recreational users of the area and to residents who appreciate it as a scenic backdrop to the village.

The Parish Council will work to ensure that the contribution made to the setting of the village by the Scheduled Ancient Monuments at Fox Wood and Cockpit Hill is retained. The historic interest of the ridgeline is not confined to the designated assets but includes features such as the earthworks within the wooded hillside around Georges Lane and also Dark Lane, a track potentially dating from the Iron Age, with the Keen Well area of particular note. The landscape to the south of the village is also of great importance to the setting of the Calverton Conservation Area and provides a useful link with the village's origins as a linear agricultural settlement as detailed in the Calverton Conservation Area Appraisal.



Another important part of Calverton's natural environment, combining intensive recreational use and landscape value, is the Carrington Lane Area. This area consists of Carrington Lane and the Mature Landscape to its east and northeast up to, and including, the Dover Beck and Oxton Woods (the Thorndale Plantation).

Calverton Neighbourhood Plan 2016-2028

Final Plan
November 2017

Calverton Neighbourhood Plan is led by a Working Group made up of local volunteers supported by Calverton Parish Council

For any query relating to the Neighbourhood Plan contact:

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