

Gamston Heights

6.37. Located on the western part of the development, this neighbourhood will have a more suburban feel with a semi formal character inspired by the Garden City design principles found in parts of Edwalton. This area will have a verdant character with trees within verges and/or front gardens, hedgerows and climbing plants on façades. Houses are to be set out around pockets of soft landscaped areas where appropriate.

6.38. Street scenes to have a variation of rooflines and ridge heights with mainly 2 and 3 storeys and a mix of small terraces, semi-detached and detached properties.

6.39. This area has two special frontages which are described in the following pages - The Primary Street and Wooded Heights Frontage.



Images of a semi-formal development set within a landscape context.

References	Edwalton
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Layout

Architectural Style	Mainly a traditional approach to architectural style and detailing inspired by the Arts and Craft movement.
Block Structure/ Parking	Predominantly back to back blocks with some courtyard blocks along Primary Street to accommodate parking.
Set back	Generally consistent within same building grouping.
Front Boundary	Hedgerows and climbing plants on façades.
Frontage and corners	A more fragmented frontage with irregular spacing between buildings.

Building Form

Building types	Small terraces, semis and detached.
Building height	Predominantly 2 - 3 storeys.

Details and materials

Roof	Varied roof profile
Dormers	Could be an occasional feature.
Openings	Windows and doors can have a vertical or horizontal emphasis. Bay windows can be a unifying feature.
Chimneys	Chimneys/Ventilation Stacks to be more prominent in this location.
Walls	Wall materials to have more variation. Red/orange brick and white render to be the most common materials.

Figure 77. Gamston Heights general urban design principles

Layout & Appearance

Gamston Heights Special Frontages

6.40. Further to the overall characteristics which are common to the entire neighbourhood, additional design instructions for the following special frontages for the Primary Street Frontage and Wooded Heights Frontage are set out on the following pages.

Primary Street Frontage

6.41. The Primary Street moves through both Gamston Fields and Gamston Heights character areas and, as such, the scale and massing of the built form will vary accordingly. The Primary Frontage Corridor along the Gamston Heights Neighbourhood and Gamston Fields frontage, will be generally formal with the use of symmetry and vertical elements to emphasise height. A number of incidental spaces have been created along the Primary street which frontage should provide enclosure to these spaces. The use of symmetry along to the frontage should be a common feature. Building frontage to be mostly continuous (less so than along Gamston Fields) with regular gaps between buildings and consistent building line/setbacks. Dwellings are to be accessed via Mews Street from the back, via side streets or via parallel access lanes located in front of the dwellings. No direct access to dwellings from the Spine will be permitted. Building verticality should be emphasised to respond to the road wide corridor. Both modern and tradition interpretations of the principles are appropriate. A variation of 2 and 2.5 storeys, with 3 storey in key locations. Building heights to have a larger proportion of 2 and 2.5 storey units.

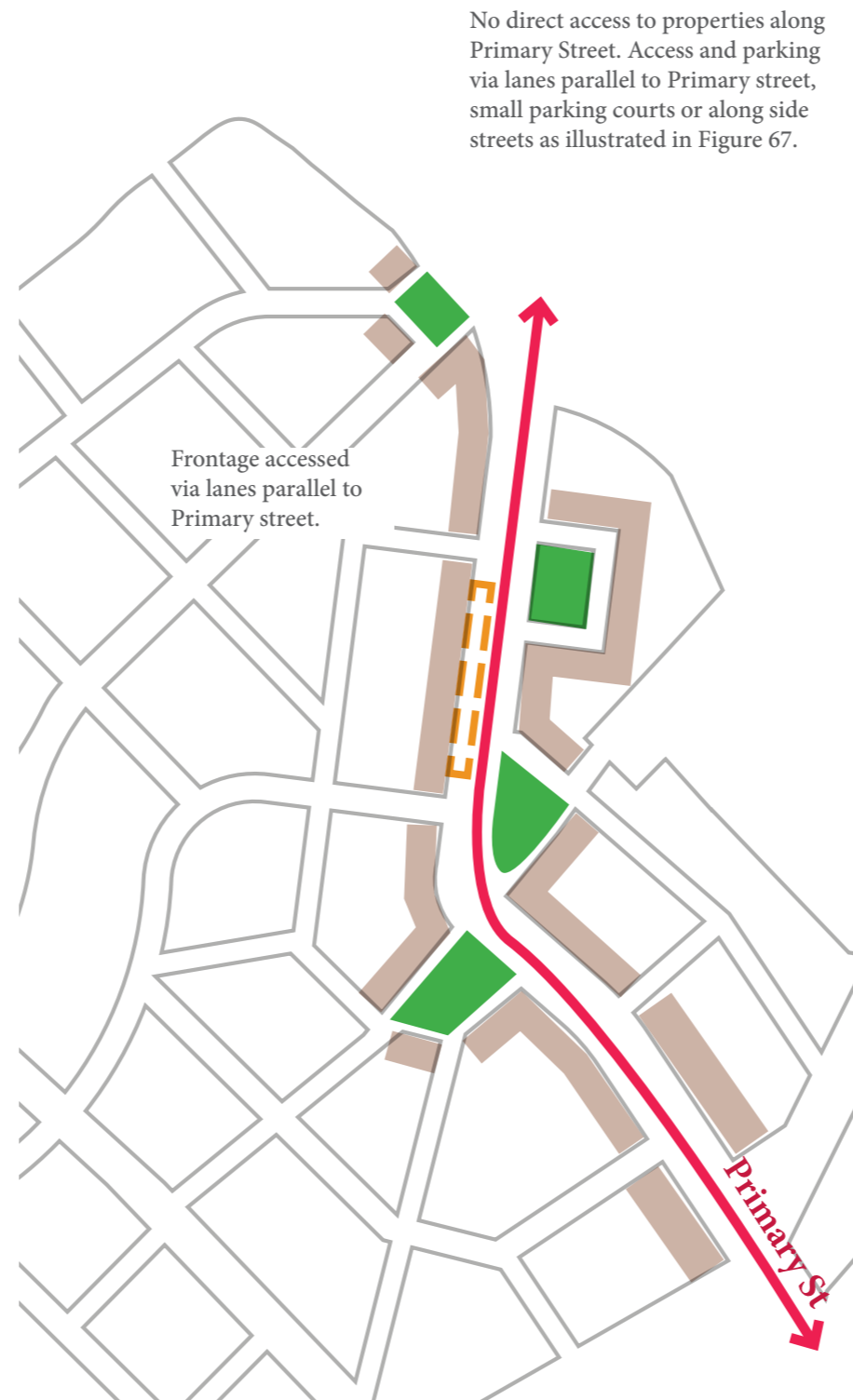


Figure 78. Primary Street frontage principles within Gamston Heights



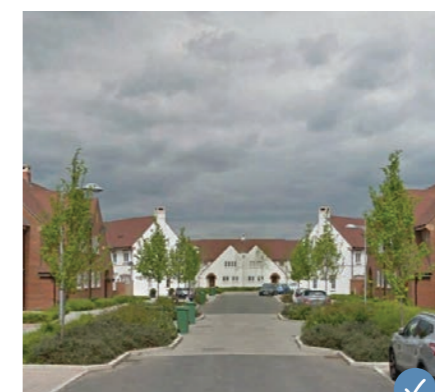
High quality surface materials and tree planting to be a dominant feature.



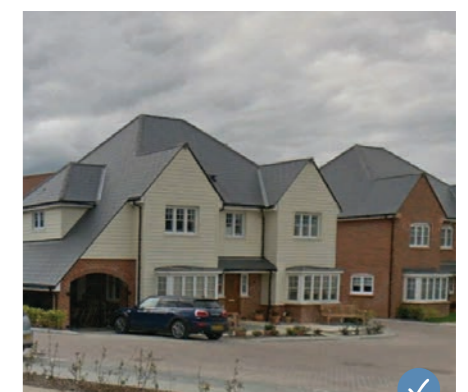
Formal street scene with consistent architectural features.



Building frontage to follow widening of streets and incidental spaces.



Key building at end of view. Use of white render as a common material alongside red/orange brick.



Variation in roof scape and building materials within same street scene

Wooded Heights Frontage

6.42. The development edge to the south is where building frontage face open space and areas of woodland. Building frontage should respond to its edge context and have a strong green feel. Similarly to the wider Wood Heights area, this frontage will have a degree of formality with architecture influences of the arts and craft movement. Red/orange brick, and white render to be the primary walling materials. Front gardens with trimmed hedges to be a common feature. Detached and semi-detached units are the dominant typologies within this area. The images and diagram below provide an indication of suitable design response to this edge.

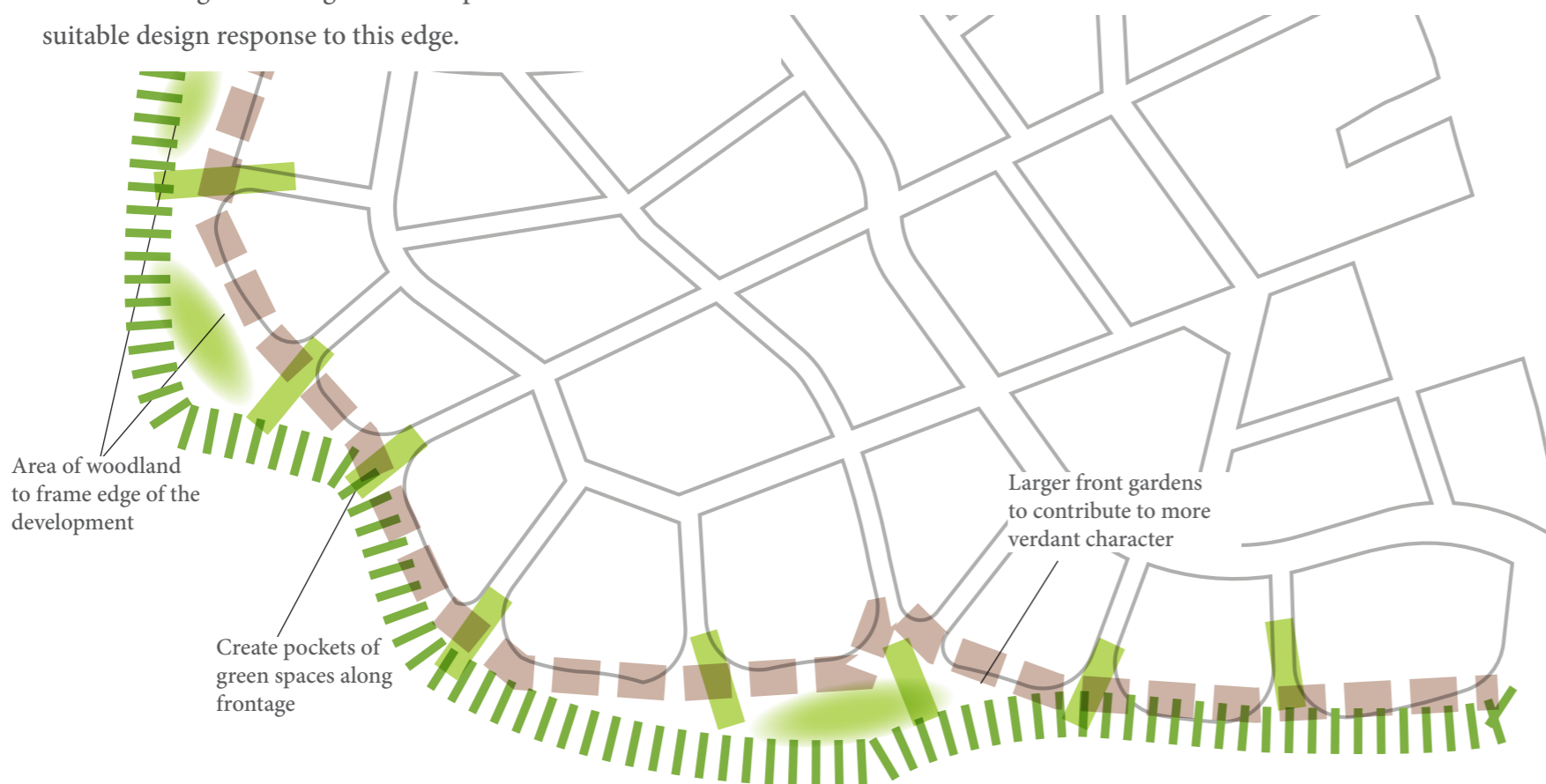


Figure 79. Wooded Heights frontage principles

Layout & Appearance

Local Centre

6.43. The Planning Application makes provision for a mixed-use Local Centre located at the heart of the development. The Local Centre will provide a vibrant focus for the Site with a mix of retail, community, and residential uses. The design of and uses to be provided within the Local Centre will be subject to Detailed Planning Application.

6.44. Potential uses for the Local Centre may include residential (use class C3), retail (use classes A1, A2, A3, A4 and A5), hot food takeaway and community facilities (use class D1). The design of the Local Centre will follow the principles below:

- Building heights will accord with the approved building height parameters (Figure 32) to be predominantly 3 storeys with apartments overlooking the public realm which contribute to the legibility and place-making purpose of the Local Centre.

- Landmark buildings should be of greater height than the surrounding buildings to aid legibility and way finding.
- Parking spaces for the Local Centre will comply with Nottinghamshire Parking Standards.
- Consistent building alignment and set backs.
- Building orientation to allow maximum sun light onto square.
- Contemporary or traditional architectural style and form with reference to local materials.
- Larger openings, particularly at frontages facing the square.
- Dormer windows to be used at key locations.
- Local centre square to be carefully designed and provide a destination point.

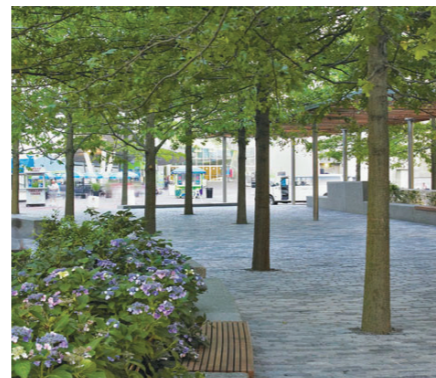
- High quality surface material to be used in the square and parking spaces.
- Parking areas to include softer surface treatment to provide continuity to the landscape.
- Residential dwellings and parking courts to include hedge planting to define private/semi private areas
- Residential accommodation above shops will be provided with secure car parking separate from the parking provided for the commercial units.
- Servicing to retail units predominantly from rear with occasional front servicing allowed in loading bays where possible. This will be subject to detailed design.
- Street lighting and furniture should be guided by the County Council's Road Adoptions Policy and reflect the hierarchy of the street.



Local centre square to have the potential of hosting pop-up and temporary exhibitions and events.



Public space to incorporate public furniture and seating that encourage social gathering and interaction.



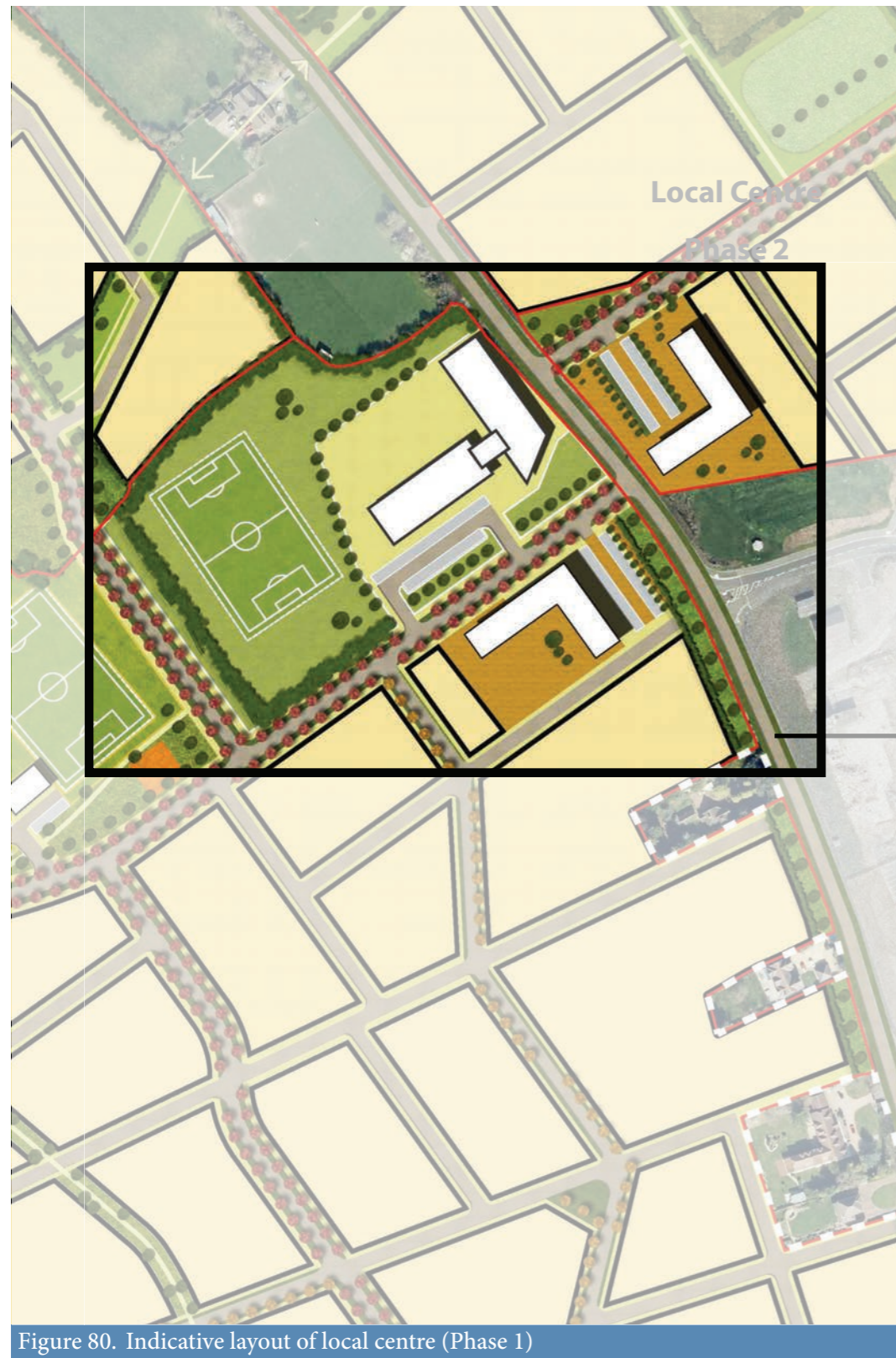
Public Realm to have structured planting with soft and hard landscape.



Parking on shared surfaces and screened with tree planting.



Potential for outdoor cafés and shops on ground floor of mixed use blocks.



6.45. This application will deliver the first part (1st Phase) of the proposed local centre with the second part (2nd Phase) of the local centre to the east of Tollerton Road to be delivered as part of any future planning applications submitted.

Figure 80. Indicative layout of local centre (Phase 1)

Layout & Appearance

Community Safety

6.46. The proposed development has been designed to minimise opportunities for crime and anti-social behavior as set out in the Appearance & Layout section - Block Structure and Principles. It responds to principles set out in the Secured By Design Homes 2019 and Rushcliffe Residential Design Guide.

Secure by Design Guidance

6.47. Good design, adherence with best practice such as Secured by Design 2019, together with careful consideration of the Reserved Matters application reduces the potential for crime and anti-social behavior regardless the scale and quantum of development.

6.48. The proposed development provides a range of facilities to children of all ages which includes various equipped play areas as further described in Section 12 and 13 of this document. Delivering sustainable communities is central to the NPPF (paragraphs 58 and 69) and reducing opportunities for crime and anti-social behaviour can make an important contribution to achieving this objective.

6.49. The development shall be in accordance with Section 1 of Secured by Design Homes 2019. Particular consideration should be applied to the following items of Section 1 illustrated below

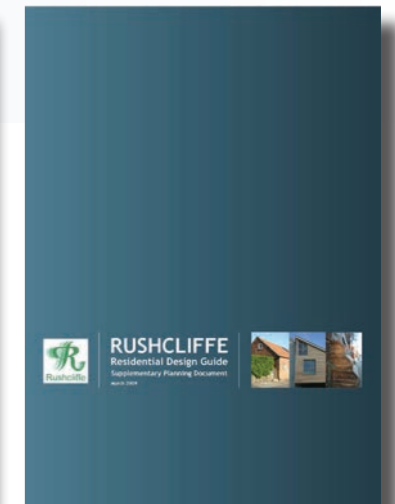
- (8) 'Layout of roads and footpaths'
- (9) 'Communal Areas and play space'

- (10) 'Dwelling Boundaries'
- (12) 'Gable End Walls'
- (16) 'Vehicular Parking'

Rushcliffe Residential Design Guide

6.50. Furthermore, the Rushcliffe Residential Design Guide section C2 Layout, form and Space sets out a few principles under Crime and Security which the proposals have responded to. These are as follows:

- Buildings should be orientated to largely front onto and overlook streets. This provides natural surveillance and enlivens the street.
- Dwellings with their backs to the street should be avoided, although gable ends onto the street would be appropriate in some instances.
- By mixing uses, activities and household types, the period of natural surveillance can be extended throughout the day. 'Active' windows (i.e. living rooms and kitchens) on the street are the most effective, although this also requires careful attention to maintain privacy (See also Privacy section).
- Higher densities and the use of linked dwelling provides "eyes on the street".
- The design of building setbacks, facades, threshold zones



(private and semi-private space to the front of a building) and street planting should enliven the street and promote activity without prejudicing the balance of natural surveillance and privacy and without creating places of concealment. All movement corridors should benefit from natural surveillance.

- Building backs, blank facades, long boundary side walls including blank corners, bin stores and service yards fronting onto the street should all be avoided. Primary access to dwellings should be from the street and should be clearly visible.
- Public, private and communal spaces should be clearly defined and recognisable. Public open space play areas and parking areas should be overlooked or effectively supervised. Parking areas should be located in front of buildings, on streets or in private courtyards.
- Good lighting design should instil confidence in the use of the streets yet without unnecessary light pollution.

Sustainability

6.51. The proposed development at Gamston Fields aims to provide social and economic benefits whilst protecting the environment.

6.52. Barwood Land and Taylor Wimpey are committed to creating sustainable development which protects the environment, mitigating and adapting to the effects of climate change.

6.53. This Sustainability Appraisal sets out key sustainable design measures incorporated at this stage and to be considered during the detailed design of the development.

6.54. Social and Economic Benefits – The development aims to provide a range of social and economic benefits to both new and existing residents, through:

- Provision of a wide range of new local amenities available to new and existing residents including; a new local centre, primary school and public open spaces.
- Prioritising the health and wellbeing of residents through the provision of formal and informal open spaces, pedestrians and cycle links and new recreational facilities.
- The provision of new homes which will increase the local population helping support local businesses and the vitality of the settlement.

Environmental Protection and Enhancement

6.55. Through a range of design measures the development aims to protect and enhance the local environment, including:

- Homes designed to make use of sustainable materials, prioritising the use of local materials, as well as construction methods which reduce resource use.
- A Biodiversity Management Plan which includes measures to mitigate and enhance the biodiversity of the site.
- Measures to enhance sustainable travel including the provision of Electric Vehicle charge points at key points and cycle storage in all homes, provision of an extensive network of pedestrian and cycle routes linking to existing offsite routes and PRoW, as well as a programme of development to improve access to local bus services.
- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling.

Mitigating and Adapting to Climate Change

6.56. – The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long term resilience of the development to the effects of climate change. Measures include:

- Homes designed to reduce carbon emissions in accordance with the energy hierarchy, using a fabric first approach to design to reduce energy demand before making use of low carbon renewable energy, helping mitigate the effects of climate change.
- Specification of water efficient fittings aim to reduce residential water consumption to 110 litres per person per day, beyond the government's higher water efficiency standard.
- Development of new homes in an area of low risk of flooding and provision of a surface water management system and infiltration basins designed to manage a 1 in 100 annual probability plus 40% climate change rainfall event.
- Achieving a net gain in biodiversity through the enhancement of existing habitats, creation of new habitats and specification of climate tolerant species.

6.57. This Sustainability Appraisal demonstrates that the development at Gamston Fields will deliver a range of social and economic benefits, protect and enhance the environment while also incorporating measures to mitigate and adapt to climate change.

7. Implementation & Delivery

Implementation & Delivery

Phasing

7.1. An indicative phasing strategy for the Site would be subject to further negotiation through the planning application, but this initial strategy has been carefully considered and formulated to ensure that the development is brought forward in a logical and coordinated manner to match housing delivery with infrastructure, facilities, and access.

- Phase 1: up to 750 dwellings & Tollerton lane signalised junction.
- Phase 2: additional 1,500 dwellings, primary school, part of local centre, POS and sports provision, access roundabout (before 751st dwelling occupied).
- Phase 3: remaining strategic allocation up to 4,000 dwellings, secondary school, primary school, remaining local centre, POS, and sports provision.

7.2. A clear and structured process that follows best practice will be set out for bringing the development forward. This will ensure that infrastructure, services and dwellings are brought forward in an appropriate manner. The main components and sequence of this process are described below.

Design Briefs

7.3. The Primary School and Local Centre will be the subject of design briefs. The design briefs will provide a framework in which reserved matters applications can come forward in a coordinated and consistent way. These briefs will set out specific guidance for a development component. The preparation of the briefs will provide the opportunity for public consultation on these areas.

Reserved Matters and Other Submissions

7.4. Reserved Matters and related submissions for development components will be accompanied by a Design and Access Statement. These will be produced in general accordance with the principles set out with the Outline Planning Application. Subsequent Reserved Matters Application will include a check list demonstrating compliance with the relevant documents.

Key Benefits & Next Steps

7.5. The site has been allocated in the Core Strategy as a suitable location for growth and helps to meet the future housing needs of Rushcliffe and Nottingham.

7.6. The analysis undertaken so far suggest that there are no major constraints to development. Further technical work and engagement with key stakeholders will now take place and the concept masterplan will evolve further.

7.7. Whilst the design is subject to change, the proposals in this document show that development at Gamston Fields has the potential to provide the following key benefits:

- Making a significant contribution towards the delivery of new housing with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing.
- Regeneration of a partly brownfield site.
- The delivery of a high quality development that respects the architectural and landscape character of the locality, provides public open space, including new formal sports and recreational provision, and a large park.
- The creation of a sustainable new community, with a significant size and good range of services and facilities, including a local centre and schools.
- Provision of approximately 20 hectares of employment space, boosting and diversifying the local economy.
- Development in a highly accessible location with easy access from the A52 (Gamston Lings Bar Road) and more sustainable modes of public transport with the potential for a regular bus service into Nottingham City Centre.
- The ability for residents to walk or cycle to the proposed local centre, schools and new employment area.
- The potential for significant ecological and environmental gains from improvements to Grantham Canal, to new green infrastructure.
- A new pedestrian/cycle connection across the A52, over a signalised junction, greatly enhancing connectivity to Gamston District Centre and Nottingham itself.
- A viable and deliverable development, entirely within the ownership or control of two house-builder development partners, which can be brought forward early and contribute towards the Council's housing land supply.


Implementation & Delivery





Building for a Healthy Life





7.8. The proposed site layout has been designed to create opportunities for both new and existing residents in adjoining settlements to be both physically and socially active via the provision of areas of public open space, including a Park with amenity and exercise areas easily accessible to all residents. Playing Fields will be located centrally and to the east and west of the Site. A number of formal and informal paths will be provided to encourage a healthy lifestyle and increase physical exercise as suggested in Building for a Healthy Life. Additionally, the development is committed to deliver the following:

- Accessible and walk-able local facilities including local centre and school.
- Direct and segregated safe pedestrian and cycle routes to key destinations.
- Active building frontage to public realm to maximise natural surveillance.
- Community facilities centrally located and within short walking distance to the majority of residents.
- A network of multifunctional open space throughout the development.
- High quality, well-lit and well surveilled pedestrian and cycle routes.
- Local Equipped Area for Play (LEAPs) are generally located within 5 minutes walking distance from dwellings.
- Provision of an extensive network of open spaces, including community park (physical and mental health benefits), as well as both the informal and formal ped/cycle network.

7.9. The new guidance Building for a Healthy Life (BHL) is also an useful tool that allows developers, local authorities and local community to evaluate what is important when creating good places to live. The table opposite lists the BHF 12 design criteria the and how the proposed development responds to them.

Criteria	Score
Integrated Neighbourhoods	
1. Natural Connections The Development makes provision for an integrated network of multi-functional public open space which includes wetland habitat, enhanced native woodland, formal and informal natural parkland and a variety of amenity and recreational spaces to be used by all. Green corridors link sports parks and play parks which allow for all facilities to be accessed by pedestrians and cyclists. Furthermore, the proposals seek to retain existing vegetation along Grantham Canal and create a continuous green buffer along the A52 Gamston Lings Bar Road and along the southern boundary of the site allocation, providing opportunities for site wide green connectivity.	
2. Walking Cycling and Public Transport The proposed development provides an extensive network of pedestrian and cycle links, providing opportunities to connect with surrounding settlements such as Gamston and Cotgrave. The existing footpaths are retained and enhance within green corridors which link into wider landscape which includes the Grantham Canal towpath, PROW, recreational routes, employment, sports and play.	
3. Facilities and Services The development will provide key Community uses, Education, Healthcare, Recreation and Retail facilities all centrally located within a ten-minute walking distance of all homes to minimise the need for car borne journeys. These include two Primary Schools, a Secondary School and a co-located mixed use Local Centre at the 'heart' of the development which encourages social interaction between the new and existing communities. Employment provision will also help to deliver a range of local employment opportunities. Additionally, the development will deliver central green hub with sports facilities, areas of play, allotments, and informal & formal recreation. A number of play areas are located across the development and within a 5-minute walk from all residential dwellings.	
4. Homes for Everyone The development will deliver 4,000 attractive mixed-tenure homes and housing typologies which include; affordable housing, later living housing and opportunities for custom and self-built projects to help meet the local housing needs. All dwellings will have private or semi-private outdoor space as well as a wide range of accessible public open spaces. Detailed design information regarding the design of dwellings will be submitted at the Reserved Matters Stage.	

Distinctive Places	
<p>5. Making the Most of What's There</p> <p>A detailed assessment of the site and its context has been undertaken which has informed the development proposals. The response to the site assessment has aided the integration of the development which includes: Enhancement of green edges which define the interface between the site and the surrounding landscape; incorporation of heritage features such as pillboxes which characterise the site and have the potential to become structuring elements of the new development; integration of the existing runway alignments into the green corridors.</p>	
<p>6. Memorable Character</p> <p>Distinctive character areas and key frontages are proposed which responds to the local character assessment. Distinctive character areas are identified to reflect different parts of the site and its context. These areas draw inspiration from the landscape, historic urban form and characteristics of surrounding villages thereby creating a sense of place whilst in keeping with the local vernacular. Three Neighbourhoods have been created and defined through an understanding of the Site's wider landscape context and the relationship to the existing urban form. These are:</p> <p>Gamston Fields - The central and internal part of the development within proximity of schools and most of the Primary street. This area will have a more rectilinear development form to allow for long view corridors.</p> <p>Gamston Meadows - Located to the east, within proximity of water attenuation features which has a more organic and informal development form heavily influenced by its natural landscape context.</p> <p>Gamston Heights - this neighbourhood includes the western part of the Site and south. These areas are enclosed by existing and proposed woodlands.</p>	
<p>7. Well defined Streets and Spaces</p> <p>The Illustrative Masterplan, Access and Movement Strategy and Urban Design Principles plan demonstrate how the streets and spaces are well defined and enclosed by active frontages. Special frontages/ Edges have been created along main routes, key spaces, and areas of public open space to ensure natural surveillance is provided onto the street and public realm.</p>	
<p>8. Easy to find your Way Around</p> <p>A strong framework of connected and overlooked streets together with key buildings and key spaces have been strategically located throughout the development to aid legibility. A number of existing features have also been integrated within the scheme to enhance its legibility. Amongst the existing features are the existing canal located immediately north of the Site, areas of woodland along the southern boundary and green corridors along the old runway alignment. The Primary corridor gives a strong geometric form to the proposed block structure and together increases the legibility and way finding ability across the development.</p>	

Streets for All	
<p>9. Healthy Streets</p> <p>Low-speed streets and neighbourhoods with pedestrian and cycle priority will be provided throughout the development. Segregated cycleways along main routes will encourage sustainable modes of transport with safe and direct routes to key destinations. Attractive streets with avenue trees and planting will favour pedestrian and cycle trips.</p>	
<p>10. Cycle and Car Parking</p> <p>Parking is to be provide in accordance with Residential Car Parking Research for Nottinghamshire. The majority of allocated parking will be provided on-plot and should generally be located to the front or side of dwellings within individual parking bays and/or garages to allow ease of access to dwellings. Each dwelling will have secure storage for at least one cycle for apartments and two for houses.</p>	
<p>11. Green and Blue Infrastructure</p> <p>A large proportion of the site is set aside for multi-functional green infrastructure to provide a safe, enduring, rich and diverse landscape setting for homes. The proposed green infrastructure will encourage activity, animation and play, provide identity, maximise biodiversity and encourage sustainable benefits such as Sustainable Drainage (SuDS).</p> <p>The existing trees and hedgerows provide a framework for new green spaces to be created. New broadleaved woodland, trees, hedgerows, areas of amenity, bespoke wildflower grassland mixtures and wetland habitats are all interconnected with areas of open space and greenways which permeate through the development, connecting areas together.</p> <p>Gamston Canal runs parallel to the northern boundary of the site, providing an existing network of blue infrastructure. Attenuation basins are proposed in the lowest areas of the site to provide sustainable urban drainage with opportunities to enhance biodiversity. Proposed attenuation ponds also sit within the green corridors, forming part of the wider Green Infrastructure.</p>	
<p>12. Back of Pavement, Front of Home</p> <p>The use of strong building lines and landscaped front garden will contribute towards clearly defining public and private space. Proposed boundary treatments include estate railings, planting, low hedges, and low walls.</p> <p>Variation in the use of surface materials will also help to define public, private and communal spaces which should be clearly defined and recognisable. Public open space play areas and parking areas should be overlooked by active frontages.</p>	

Taylor
Wimpey

BARWOOD
LAND

BARTON
WILLMORE

now



Turley

DevComms

fpcr

rps

savills