



## Vision Document

Land at Middlebeck Farm, Mapperley

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Prepared by BHB Architects on behalf of Barwood Land  
September 2020

**BARWOOD**  
LAND

Prepared for Barwood Land  
by Brownhill Hayward Brown Ltd.

Document Title : Land at Middlebeck Farm, Mapperley,  
Vision Document

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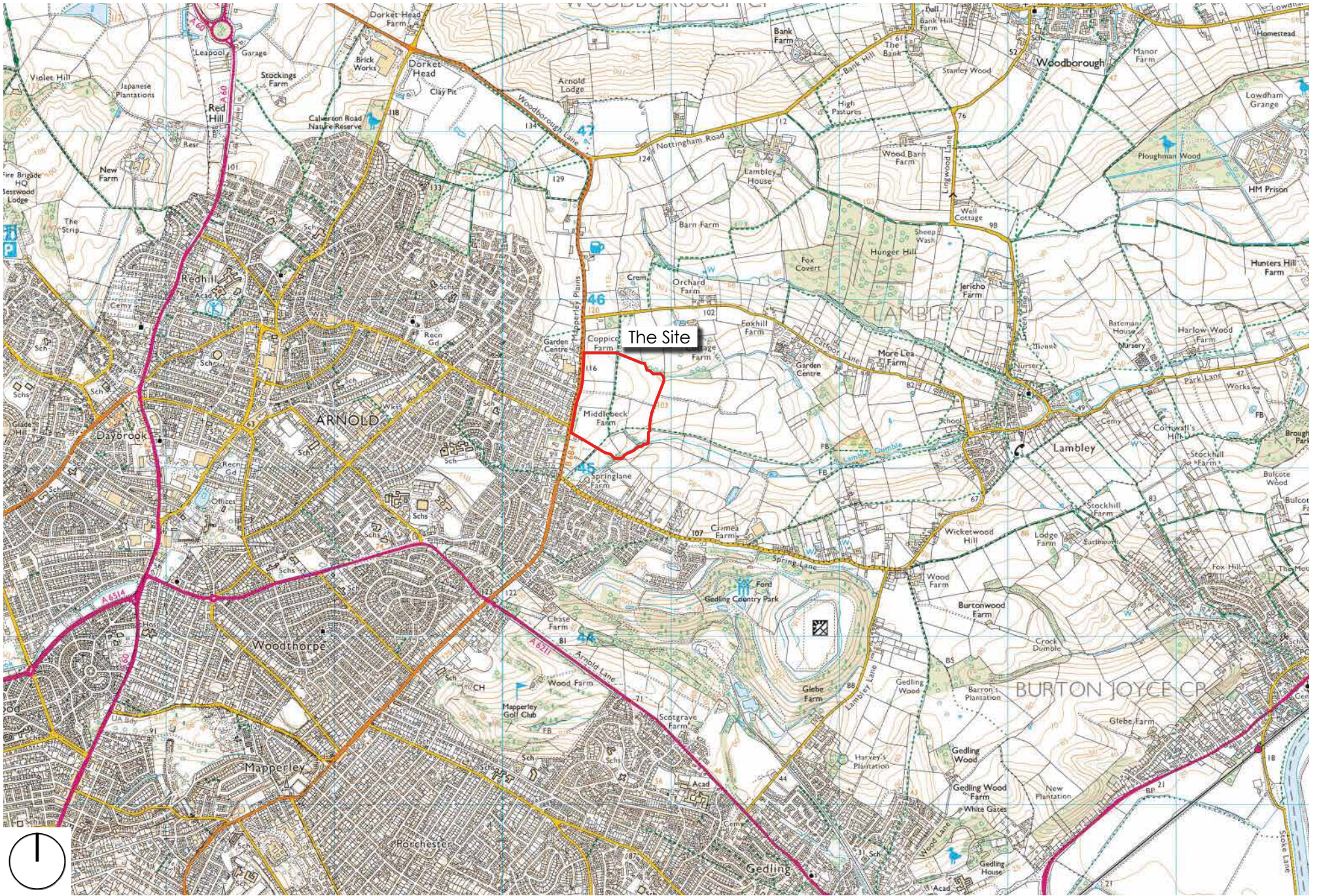
## THE VISION...

*'The Vision for the Site is for a sustainably located, landscape led residential development, which completes the urban form along the ridgeline of Mapperley Plains whilst respecting the landscape and topographic context.'*

*This proposal would take full advantage of the adjacent urban context and existing and emerging strategic infrastructure (Gedling Access Road), and proximity and connectivity to local facilities and amenities. It will create an inclusive, attractive, highly integrated and well-designed place for people to live'.*







The Site

Site Location Plan





## THE OPPORTUNITY...

The Greater Nottingham Strategic Growth Plan (GNSP) is currently out for consultation (between 6th July and 14th September 2020). As set out in this consultation document, the Greater Nottingham Strategic Growth Plan aims to have the right number and type of new homes, which are built in the right places and meet the needs of our local population and diverse communities. The Greater Nottingham Strategic Growth Plan will consider the longer-term development needs up to 2038.

The site which this Vision Document relates to is identified in Appendix 2 of the GNSP Consultation Document as site G07.2. Furthermore, the site is identified in the Gedling Borough Council SHLAA by reference 6/1132. This sets out that the site may be suitable subject to policy change.

This document demonstrates that the Land at Middlebeck Farm, Mapperley is suitable for development and can be delivered having regard to the site constraints. This site presents an opportunity for a comprehensively planned and well-connected extension to the urban area of Arnold, Nottingham of around 450 dwellings, together with associated infrastructure and open space.

## THE SITE...

The Site comprises approximately 24.4 hectares of agricultural land located immediately to the east of the B684. The B684 is located on the highest part of the land with the site sloping very gently downwards to the east. Within the Site are a number of public footpaths.



## SITE ANALYSIS AND OPPORTUNITIES

### Landscape and Settlement Context

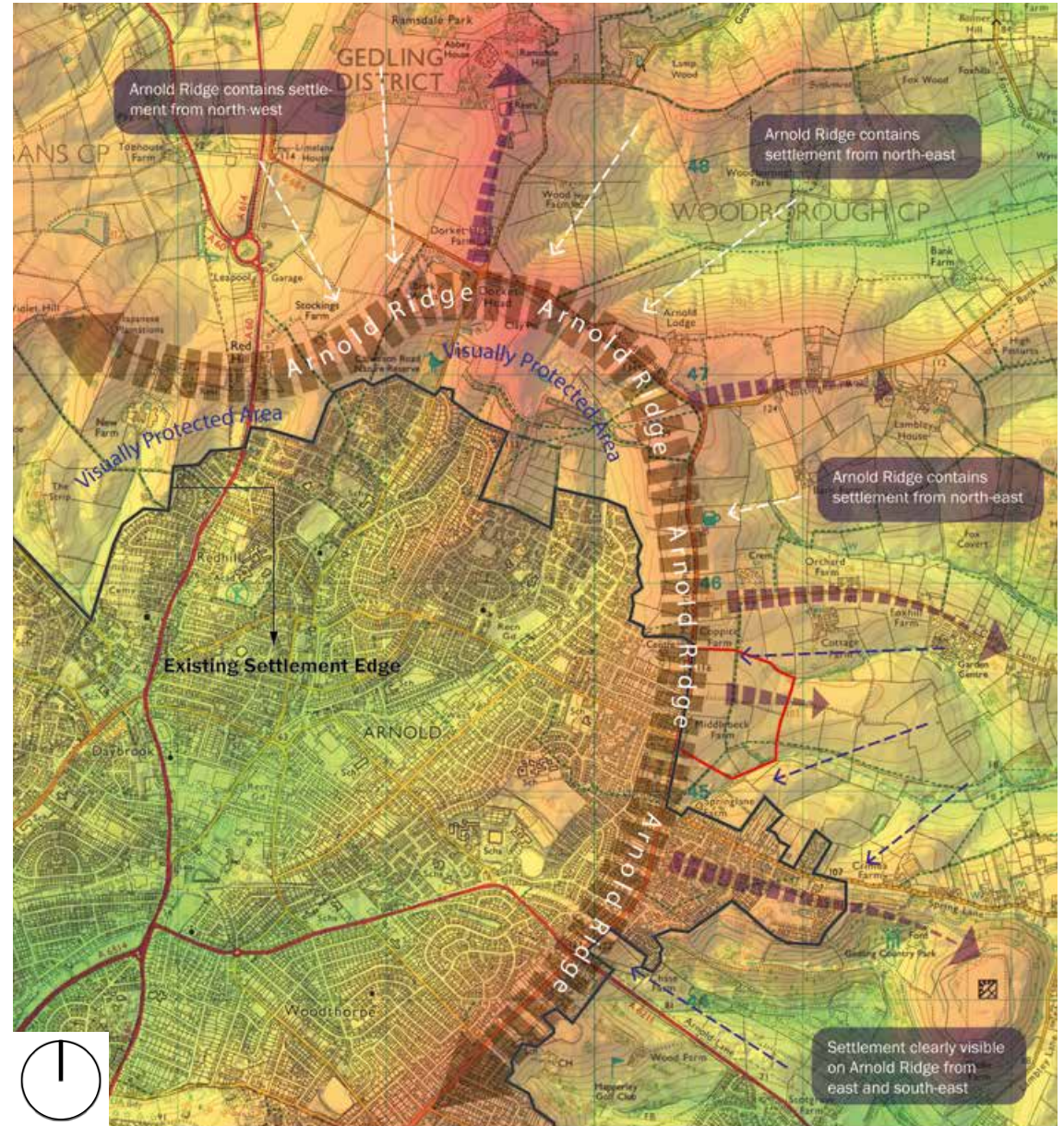
The Site is located on the eastern edge of Arnold, a northerly Borough of Nottingham, within an agricultural land holding adjacent to Mapperley Plains Road (the B684). The Site consists of a series of rectilinear field parcels, generally bordered by well managed native hedgerows, with occasional hedgerow trees.

The Site has a close relationship with the existing (and expanding) settlement edge, which lies on the western side of Mapperley Plains Road. Relating to the north-western parts of the Site, the existing Brookfields Garden Centre is allocated within the Part 2 Local Plan for 90 dwellings (policy LPD64, H2), whilst the fields to the north of it – between the garden centre and the Mellish Rugby Club are also allocated for 205 dwellings (policy LPD64, H7) and are subject of a current planning application for 164 dwellings (2019/0213).

It is clear therefore that the Site – although currently within the Green Belt and open countryside within the adopted Local Plan – is within an area of Gedling Borough that is experiencing significant landscape change, due to the increasing influence of new and expanding built development locally.

This change is further evident to the north of the site, where the Gedling Crematorium is located to the northern side of Catfoot Lane, and to the south of the site along Spring Lane where the new Bloor Homes development at Spring Park is a prominent local feature which extends the settlement along the secondary ridge which runs broadly along Spring Lane.

Outside of the site but adjacent to the southern boundary are three areas identified as Local Wildlife Sites and on the western boundary adjacent to the B684 is a small area identified as Protected Open Space by policy LPD20. The site is located within Flood Zone 1 which is at the lowest risk of flooding according to the Environment Agency map for Planning.



Plan A - Topographic Context of Arnold and its Hinterland



## Published Landscape Character Assessment and Topography

The published landscape character assessment for the area (the Greater Nottingham Landscape Character Assessment (2009)) defines the Site as being within the Mid-Nottinghamshire Farmland Regional Character Area, and at a more local level the MN015 Dumbles Rolling Farmland Draft Policy Zone (DPZ).

Upon review of the key characteristics of this DPZ, the Site is broadly consistent with these, although with the following important exceptions. These primarily relate to the consideration of the Site as a discrete parcel of the much larger DPZ, in comparison to the much more generic appraisal provided by the character assessment:

- As shown on Photograph A, in this location, views of the settlement edge are not particularly well filtered, and for those field parcels closest to Mapperley Plains Road, the road and settlement beyond are notable influences of landscape and visual character;
- As a result the settlement does not appear particularly well integrated into the landscape (as perceived on **Photograph A**); and
- The assessment states that “Although the area is close to the urban fringes of Gedling, the ridgeline at Arnold screens the conurbation, creating a strong rural character despite close proximity to the urban centres.”

In respect of Point 3, and as shown on **Plan A**, and **Photographs B to E**, this is not the case for the Site, or adjacent existing settlement nearby, and evidently relates much more the landscape surrounding the north and north-western parts of Arnold, where the ridge does indeed protect views of the settlement. The Site in fact sits directly on this ridge – which runs broadly consistent with Mapperley Plains Road – whilst it also extends eastwards along a spur of slightly higher ground to the south of Cottage Farm.

As shown by **Photographs C, D and E**, existing and very recent development along Spring Lane (Spring Park by Bloor Homes) is also located along, and descending from, the ridge and is clearly visible from the wider landscape. It is not screened from view by the ridge, as for other areas around Arnold.

This serves to reduce the extent to which the site and landscape surrounding it has a strong rural character. This is important not only in the context of Green Belt, but also in terms of the extent landscape harm that might arise from development in these areas. In light of the above character and topography baseline, and with reference to previous documents which consider the interrelationship between the Arnold Ridge and new development, it is considered that the site's location – both comparatively and in its own right – is generally appropriate for the further development.



Photograph A



Photograph B



Photograph C

It has been previously suggested that the sensitivity of the Arnold Ridge and surrounding landscape to new development is heavily influenced by how development might sit in relation to the ridge, and particularly whether it breaches the ridge, thus opening up previously unavailable views of the settlement edge (and contributing to sprawl and encroachment).

Whilst development undoubtedly has the potential to increase sprawl and encroachment into the countryside, if insensitively sited, development which reflects the overriding pattern of existing development in relation to the ridge is able to be accommodated without undue harm, as can be seen with recent allocations and planning permissions off Mapperley Plains Road and Spring Lane. The site falls within the acceptable landscape parameters for this reason.

As demonstrated above, the existing settlement adjacent to the site already sits 'on' the ridge, and nearby development (i.e. along Spring Lane) has already extended 'over' the secondary ridge (which itself is beyond the primary ridge). Put simply, the breach of the Arnold Ridge has already occurred in this location, with this due in large part to the less prominent nature of the ridge here compared to areas to the north.

This means that the existing settlement is already visible from the surrounding landscape to the east and is not hidden from view. This is in contrast to areas to the north and north-west of Arnold where the ridge is both more prominent, and acts as a visual threshold for the northern edge of the town. **Plan A** illustrates this clearly.

This is not to say that the prevailing topography is not important in this area (it is), but that previously suggested reasons cited for unsuitability of the are largely unfounded when considering the site at a detailed level. The critical thing is to define to what extent development could extend eastwards whilst maintaining the existing pattern of land use and settlement in relation to the ridge.

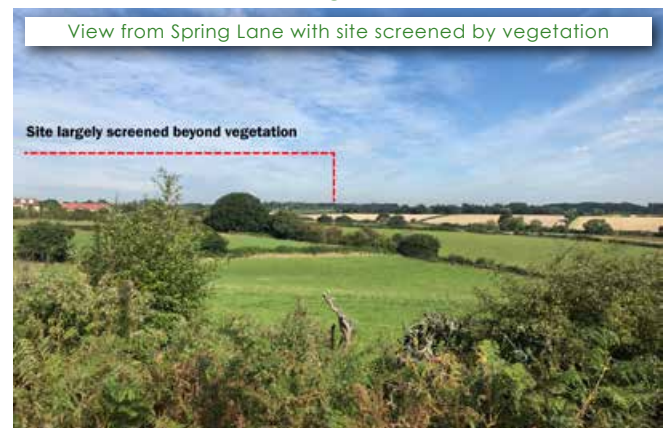
It is clear that parts of the wider Site are visible extending away from the higher ground, and Photograph F shows the view from Spring Lane with the three easternmost fields of the Site identified. With this in mind development of the Site should mirror that to the south along Spring Lane, and care would need to be taken not to extend development too far east to ensure it is retained on the higher ground associated with the ridge and spur.



Photograph D



Photograph E



Photograph F



## Green Belt

Looking more specifically at the Nottingham-Derby Green Belt, as is set out in the Green Belt Review 2006 the area immediately between Nottingham and Derby and the areas immediately north are the most important areas of green belt.

In this case, the Site is located to the east of Nottingham where not all of the Green Belt criteria / purposes are fulfilled. The 2015 Gedling Borough Council Green Belt Assessment did not consider this site, as it formed part of a much larger area, known as urban area E. This area scored poorly in terms of the Green Belt assessment, as it was the wider site that was reviewed. However, it is not considered to be representative of this Site being promoted now.

Taking the purposes of the Green Belt identified by paragraph 134 of the NPPF, the following comments can be made in respect of the Site:

Green Belt Purpose/Criteria	Site Assessment of meeting Green Belt Purpose/Criteria
To check the unrestricted urban sprawl of large built-up areas.	By extending the developable area east from Mapperley Plains as proposed, it is demonstrated that no unnecessary sprawl would result that could be perceived from the wider landscape. In this regard the development would continue the prevailing pattern of development and would not (unlike other areas around Arnold) result in a first breach of the ridgeline. The proposed landscape mitigation contributes to this limitation in sprawl.
To prevent neighbouring towns merging into one another.	The proposals would not result in the merging of neighbouring towns. A significant gap would be retained between the site and the nearest settlement of Lambley.
To assist in safeguarding the countryside from encroachment.	<b>Plan L</b> , presented later in this document, provides an illustrative masterplan for the site, which allows for a significant green buffer along the eastern edge of the site, which combines with existing vegetation to create a long term defensible boundary and safeguard the countryside from encroachment.
To preserve the setting and special character of historic towns.	Development would have no impact on the setting/ character and Lambley as set out in the heritage sub-section of this document.
To assist in urban regeneration, by encouraging the recycling of derelict and other urban land: This is not considered to be relevant to the site in question	This is not considered to be relevant to the site.

As has been set out above, although the site is located within the Green Belt, the development of the Site and its removal from the Green Belt would not have a detrimental impact on the overall purposes of the Green Belt.



## Ecology

There are no international designations of ecological interest within 10km and no sites of national interest within 5km of the site. Along the southern boundary, flowing towards Lambley Village is The Lambley Dumble. Many areas along this watercourse are designated as Local Wildlife Sites (LWS) for their grassland interest, including some adjacent to the southern Site boundary. These are all ecologically linked to form an important wildlife corridor along the Dumble in an intensively farmed landscape close to Nottingham City. A further watercourse flows to the north of the Site and joins the Dumble east of the Site. These watercourses can be easily safeguarded from development through the implementation of buffer zone separating the development from the watercourse and an appropriate drainage system to include SUDs features to prevent pollution and run-off.

Gedling Country Park lies 650m south of the Site and also contains a Local Wildlife Site (LWS). Development at the Site will potentially lead to increased recreational pressure at this Country Park, although this pressure is unlikely to be significant as the park is well designed and well managed to receive visitors. There are a number of other locally designated sites within 2km but these are not ecologically or hydrologically linked to the site.





The site itself is predominantly arable farmland which is of little inherent ecological interest and unlikely to support many species however, farmland breeding birds such as skylark are recorded in the area and evidence of badger has been found on site. The field parcels are bounded by hedgerows that are themselves a priority habitat and that contain a number of trees with bat roost potential. The hedgerows are also likely to support hedgehog and an assemblage of common and widespread breeding birds as well as a small assemblage of foraging and roosting bats. These hedgerows also form important links from the Site to the wider area, including the Lambley Dumble and other Local Wildlife Sites (LWS). Therefore, a landscape and ecology led approach to masterplanning will enable a majority of the hedgerows to be retained and enhanced within a sensitive Site design.

A suite of ecological surveys will be undertaken to determine the presence/absence and ecological value of the protected and/or notable species on the Site such that appropriate mitigation measures can be incorporated into the site design to safeguard any population of these species if present.

Given the above it is considered that there are no 'in principle' ecological constraints to development on this Site. Indeed, opportunities for any protected species potentially present, with the possible exception of farmland birds, could be significantly enhanced in the long-term through the appropriate design of the future development proposals.





## Heritage

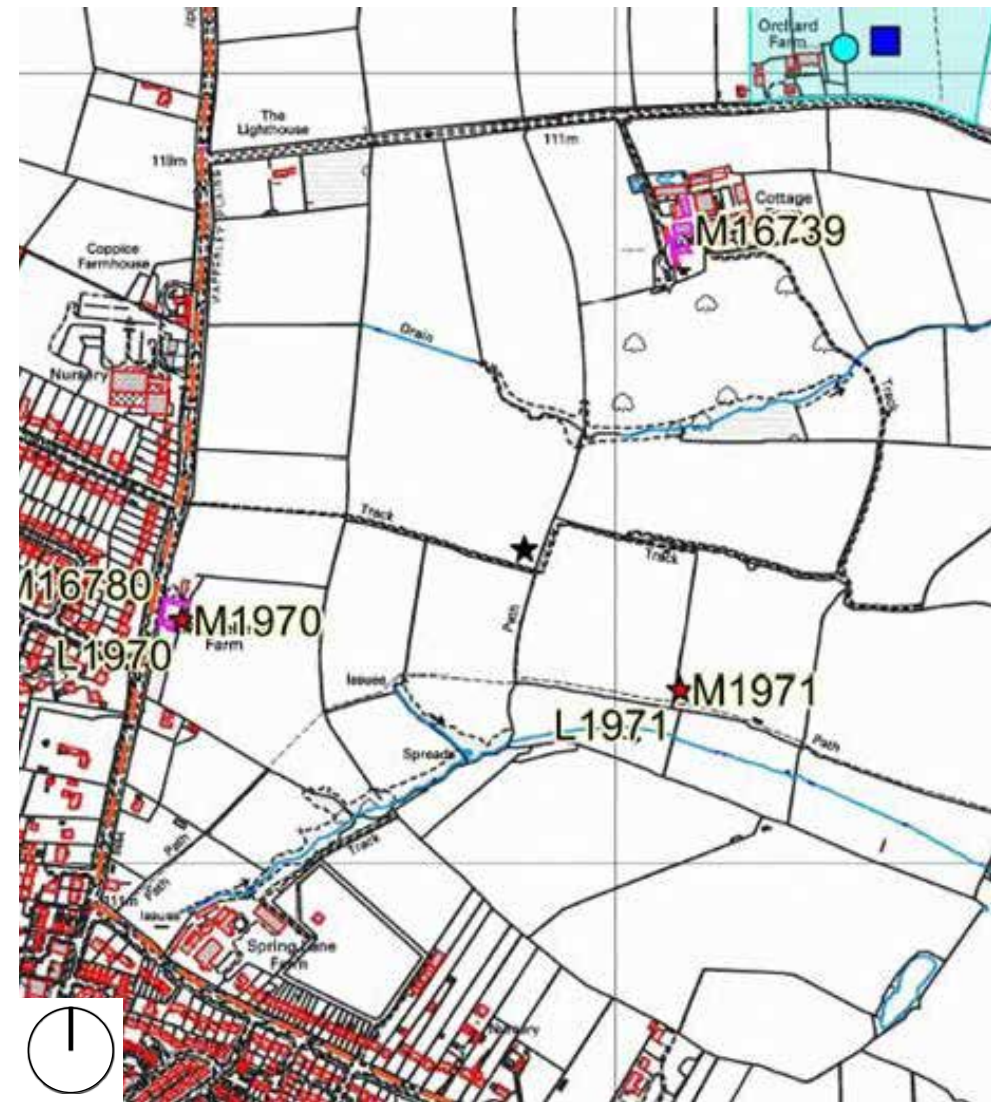
A consideration of readily available historic environment information, including a search of the Nottinghamshire Historic Environment Record (HER) identifies that the site is unconstrained by heritage assets.

There are no designated heritage assets within the site. The nearest designated heritage asset is a Grade II listed building, the Hand Frame Shop at Former Allen Solly Factory (List entry number: 1237292) which is located c. 1.2km to the west. The listed industrial building is completely separated from the site by intervening urban development and cannot be experienced from it. The agricultural land at the site has no relationship with the history and function of the factory and the site is not part of its setting, making no contribution to its significance. As such the presence of the factory does not constrain the site's allocation for development.

Approximately 1.7km to the east is the western edge of the Lambley Conservation Area which contains six listed buildings including the Grade I listed Church of the Holy Trinity. The special interest of the conservation area and its character and appearance are described in a Character Appraisal (Gelding Borough Council, 2007).

The Appraisal describes how the conservation area designates the historic core of the village which is located at the confluence of two streams that form shallow, wooded valleys or 'dumbles'.

The site is well-removed from the conservation area, being separated from it by 1.7km of farmland and woodland. None of the land at the site is recorded as containing features such as ridge and furrow earthworks that might be related to the village's medieval history. Local topography dictates that views are not possible from the conservation area to the site and, as such, the site does not feature in any significant views that are identified in the Appraisal and which are desirable to protect or enhance.



Whilst the site's development would bring this edge closer to the village, there would remain a considerable tract of countryside between modern housing and the village. The important elements of the village's countryside setting, such as the wooded 'dumbles' to the south-west and north-west, adjacent fields, across which significant views are had, or land which contains physical remnants of the medieval landscape, would be unaffected. In this respect, development would not encroach upon the village's setting and it would retain its rural character. As such, the presence of the conservation area does not present a constraint to the site's development and should not impede its allocation for residential development.

The Nottinghamshire HER contains five monument records that lie within the site. Middlebeck Farmhouse is recorded at the western edge of the site along with two records that both relate to a well that was associated with the farm and located adjacent to it. The HER records the farm as 'modern' and 'extant' but it is in fact a ruin; only comprising remnants of brick walls located within an area of scrub vegetation. The extent of the remains reflects the farmhouse and its associated outbuildings. The well is recorded in the HER on account of its being identified on an historic OS map and any remains of it are likely to be a component of the ruined farmstead, rather than a separate feature.

Historic maps indicate that the farm dates from at least the 1830s, as it is shown on the Tithe Map of Lambley Parish; as such, its remains probably contain a limited degree of archaeological interest, representing a non-designated heritage asset of low significance. The presence of the remains should not constrain development, as their low significance suggests they are not worthy of preservation in situ, and, in accordance with Paragraph 199 of NPPF, their loss could be mitigated through recording in a manner proportionate to their significance. As such, the presence of the farm's remains should not constrain the site's capacity for development.



The Remains of Middlebeck Farmhouse



Another two HER records relate to another well, located in an agricultural field, adjacent to a field boundary, close to the south-eastern boundary of the site. The record is also derived from historic OS maps and a well is shown in this location from 1900. Any remains of the well within the site would be of very limited archaeological interest and their presence would not constrain the site's capacity for development. If necessary, the loss of the feature could be mitigated through a programme of archaeological recording.

The sources considered including the HER data do not indicate any potential for previously unrecorded archaeological remains within the site. Should the site be brought forward, and a planning application prepared, it is anticipated that further assessment would be able to provide greater clarity on the site's archaeological potential. On the basis of current information, it is unlikely that the site contains significant archaeological remains that would require preservation in situ and thus represent a constraint to its development or reduce its capacity for development. The greatest likelihood is that the site might contain archaeological remains of low significance, the loss of which could be mitigated through a programme of archaeological recording in agreement with the LPA's archaeological advisor. As such, it is considered very unlikely that archaeology would present a constraint to the site's development and should not impede its allocation.

In conclusion, the site has no constraints to its development on account of the presence of heritage assets. The site's development would cause no harm to the significance of any designated heritage assets including the Lambley Conservation Area, the setting of which would be preserved. There is no reason to believe that the site contains significant, unrecorded archaeological remains that require preservation in situ and the loss of non-designated, archaeological assets within the site, that are of low significance, could be mitigated through a programme of archaeological recording in agreement with the LPA's archaeological advisor. As such, the site's development would accord with historic environment legislation and both national and local planning policy, and there is no reason, in terms of archaeology and heritage, why it should not be allocated in the emerging Greater Nottingham Strategic Plan.



## TRANSPORT ASSESSMENT

### Vehicular Site Access

To access the site, it is likely that two points of access will be required in order to deliver sufficient capacity. It is suggested to provide access at two locations on the A684 Mapperley Plains in the form of priority-controlled T-junctions.

The northernmost junction should be positioned east of Brookfields Garden centre in adherence to junction spacing guidance, however should the future development aspirations for this site come forward there will be an opportunity to locate a junction to serve both land parcels.

The second access may be taken from an existing farm access circa 100m north of the Mapperley Plains / Coppice Road junction, enhanced to provide suitable access into the site for all modes of travel. Initial studies have determined that there is sufficient frontage to accommodate the access with the required visibility splays and designed in accordance with local highway design guidance and through agreement of the Local Authority.

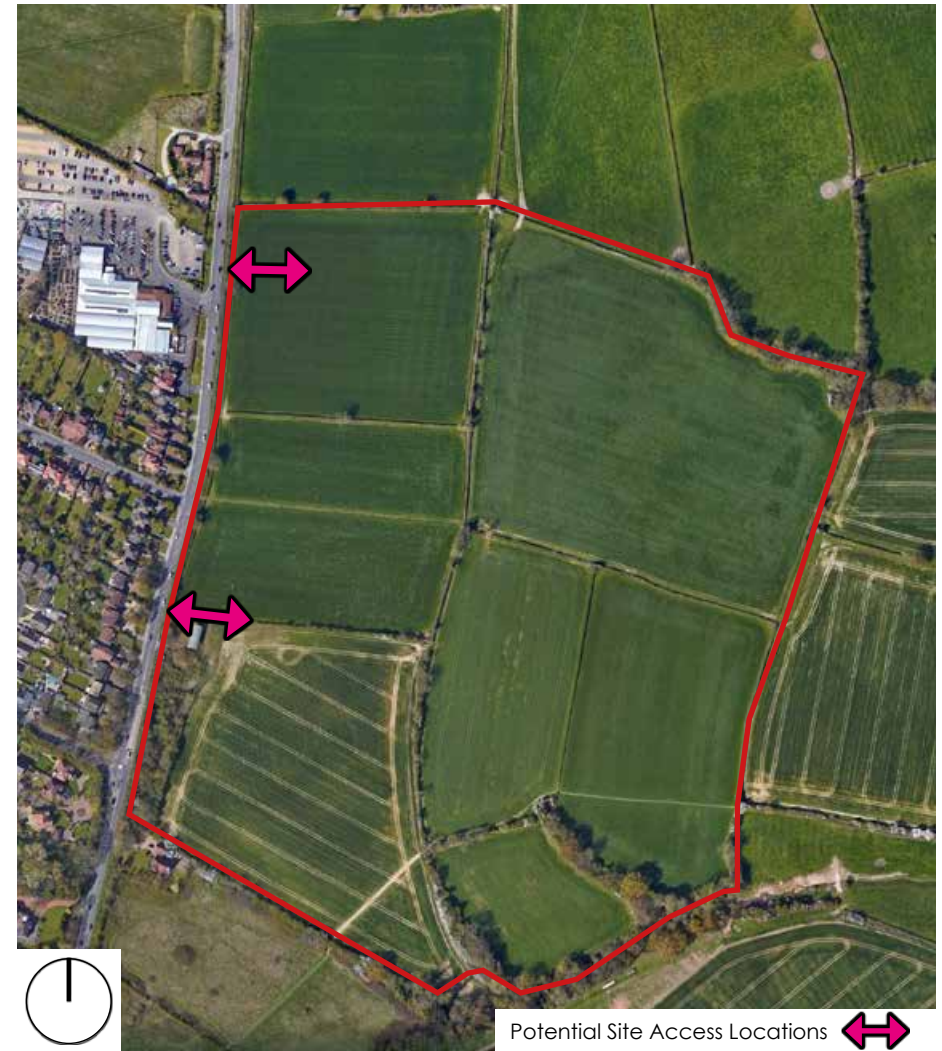
The broad locations of highway access to the site are presented in **Plan C**.

### Sustainable Connectivity

Together with walking and cycling, a fast-reliable public transport system is able to provide a viable alternative to the car and a shift toward this mode of travel is essential for the development to be considered sustainable. The proposed development, due its scale, has the capability to provide substantial improvements to the existing public transport networks. Whilst there are current services operating adjacent to the site, the site provides opportunity for a bespoke service or extensions to existing routes linking with surrounding networks.

The site will deliver a permeable internal network of footway and cycle routes, linking to existing footways, PRoWs and cycle routes externally, providing safe and secure links to the surrounding area and amenities, by providing the infrastructure necessary to connect the links. There may also be an opportunity to provide a new footway to the site frontage along Mapperley Plains Road, extending south towards Spring Lane.

The development will provide an opportunity for residents to benefit from the public open space within the development site and connections to the surrounding countryside.



**Plan C: Location of potential Site Access points**



## Bus Facilities

Existing bus stops are located within a five-minute walk from the site, on Mapperley Plains and Coppice Road. **Table A** shows the current services and frequency which would serve the development, conveniently stopping on Mapperley Plains and Coppice Road within 400m of the site. These stops comprise of a flag and pole design with timetable information. There are opportunities to improve the links to the stops and to enhance the stops to cater for any additional demand.

Service	route	Frequency (minutes)		
		Weekday	Saturday	Sunday
46 & 47	Lambley & Woodborough to Nottingham via Mapperley Plains	30	30	60
56 & 57/57X	Arno Vale to Nottingham via Plains Estate	9-21	9-21	60

**Table A: Bus Services and Frequency**

The services shown in **Table A** highlight the accessibility of the site for bus journeys up to a one-hour commute at 20, 40 and 60 minute intervals, providing a link to the city of Nottingham via various towns and villages at a regular frequency.

The 56 and 57/57X services combined, and as timetabled by the operator, provide a weekday and Saturday 19-21 minute frequency service between Arno Vale and Nottingham via the Plains Estate which passes the site from 07.00 hours morning until 17.45 hours after which the service operates at a reducing frequency until the last bus at 23.12 hours.

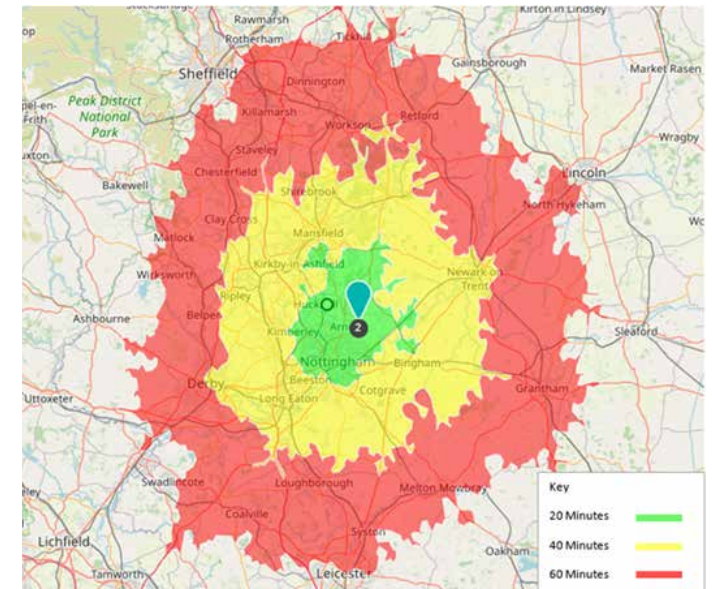
**Plan D** shows the accessibility of the site for bus journeys up to a one-hour commute at 20, 40 and 60 minute intervals. The plan demonstrates Nottingham and its railways station would be accessible within a 20-minute commute from the site. It also highlights that residents would be able to access Derby within a 40-minute commute of the site.

## Cycling and Walking

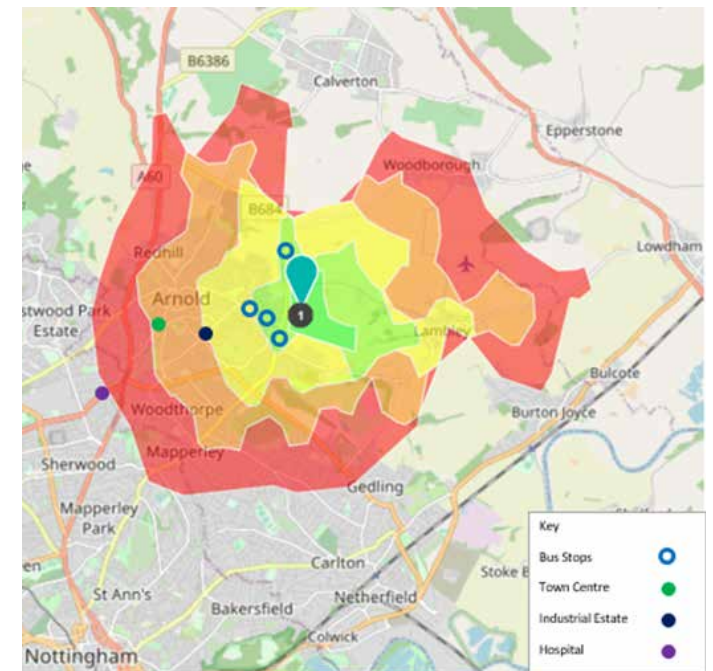
### Cycling

Car journeys of up to 5km are considered to be replaceable by cycle journeys. The cycle catchment is shown in **Plan E**, which shows accessible locations within a 5km distance of the site at 1km intervals. Cycling is a cheap, efficient and healthy way to travel. Cycling also provides a predictable arrival time which is often quicker than driving or using public transport and is subject to fewer congestion delays.

The plan demonstrates that all of Arnold town centre and the nearby areas of Woodborough, Gedling and Mapperley, amongst others, are all located within the 5km catchment area from the proposed development site.



**Plan D: Bus Accessibility**



**Plan E: Cycle Accessibility**

A review of Nottinghamshire County Councils cycle map for the area highlights that there is an existing network of cycle routes within the vicinity of the development, as shown in **Plan F**. These include a mixture of traffic free and on road routes. The nearest cycle facility is on Mapperley Plains Road south of the junction of Coppice Road. The facility is a shared use footway providing connections to Mapperley and local recreation grounds within the vicinity of the site. The development can provide a cycle crossing to this link, connecting those routes to be delivered within the site to the wider cycle network.

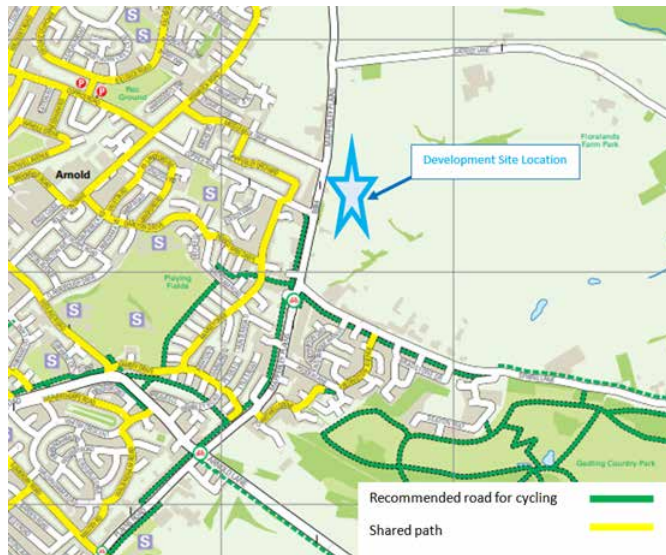
### Walking

Short car journeys of up to 2km are considered replaceable by walking and are appropriate for residents accessing education, training or employment. The site is within acceptable walking distance of the array of amenities Arnold has to offer as shown by **Plan G** which illustrates approximate walking isochrones from the site at the distance pedestrians could travel in 1km intervals.

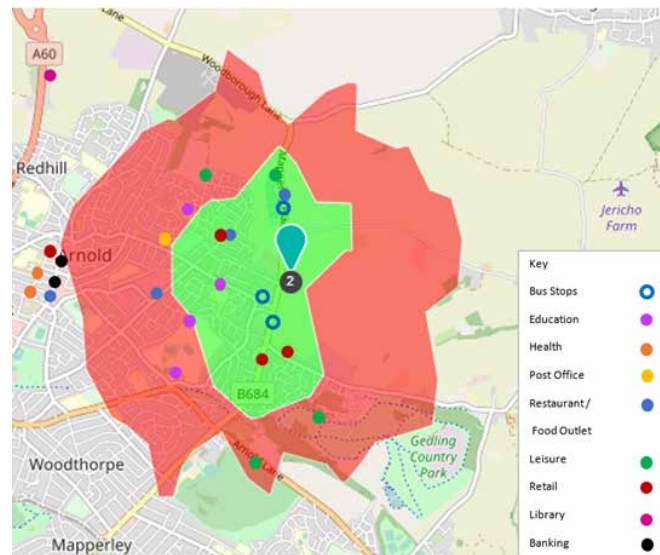
The immediate area benefits from a network of pedestrian footpaths that perforates through the surrounding residential areas, resulting in reduced walk distances along key desire lines to both the social infrastructure described above.

To the west of the site, the B684 Mapperley Plains Road provides a continuous footway on the western edge of carriageway from the site to the roundabout junction with Spring Lane. South of this junction, the B684 accommodates footways on both sides of the carriageway providing pedestrian links to the nearby residential and commercial area of Mapperley. There may also be an opportunity to provide a new footway to the site frontage along Mapperley Plains Road, extending south towards Spring Lane. Local junctions to the site provide dropped kerbs with tactile paving to further aid pedestrian movement.

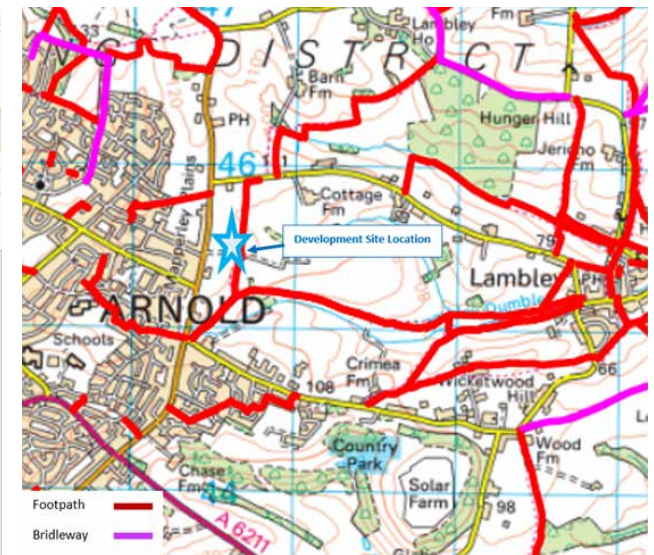
The footways join to form a cohesive local pedestrian network. This is further supplemented by several nearby Public Rights of Way (PRoW), which are shown on **Plan H**.



**Plan F: Cycle Routes**



**Plan G: Walking Accessibility**



**Plan H: Public Rights of Way**



## Surrounding Road Network

The local road network is indicated in **Plan J**.

**B684 Mapperley Plains Road:** The B684 forms the site's western boundary and will provide immediate access from the local highway network into the site. The single carriageway is predominantly a distributor road for traffic around the town of Arnold, with numerous high street shops adjacent to the carriageway. The carriageway, which is approximately 8.0m to 10.0m in width, is a single carriageway road for the most part, with small sections between signalised junctions. A 30mph speed limit applies along the whole of the carriageway. The road is part of the 46 and 47 bus route, with designated on-street parking bays situated along both sides of the carriageway.

**A6211 Arnold Lane:** The A6211 Arnold Lane is a single carriageway road and considered a key route towards Gedling. The carriageway, which is part of a bus route, has a varying speed limit of 40mph and 30mph. Arnold Lane has a street-lit footway of circa 1.5m to 2.0m in width situated along the whole of the southern side of the carriageway. The footway proceeds southbound towards Main Street and the centre of Gedling itself. The majority of local junctions benefit with dropped kerbs and tactile paving to aid pedestrian movement along the carriageway.

**Coppice Road:** To the west of the site, Coppice Road is a single carriageway which predominantly provides frontage to residential dwellings. The road, which is part of the 56 and 57 bus route accommodates lit footways on both sides of the carriageways. Coppice Road is subject to a 30mph speed limit throughout its entirety.

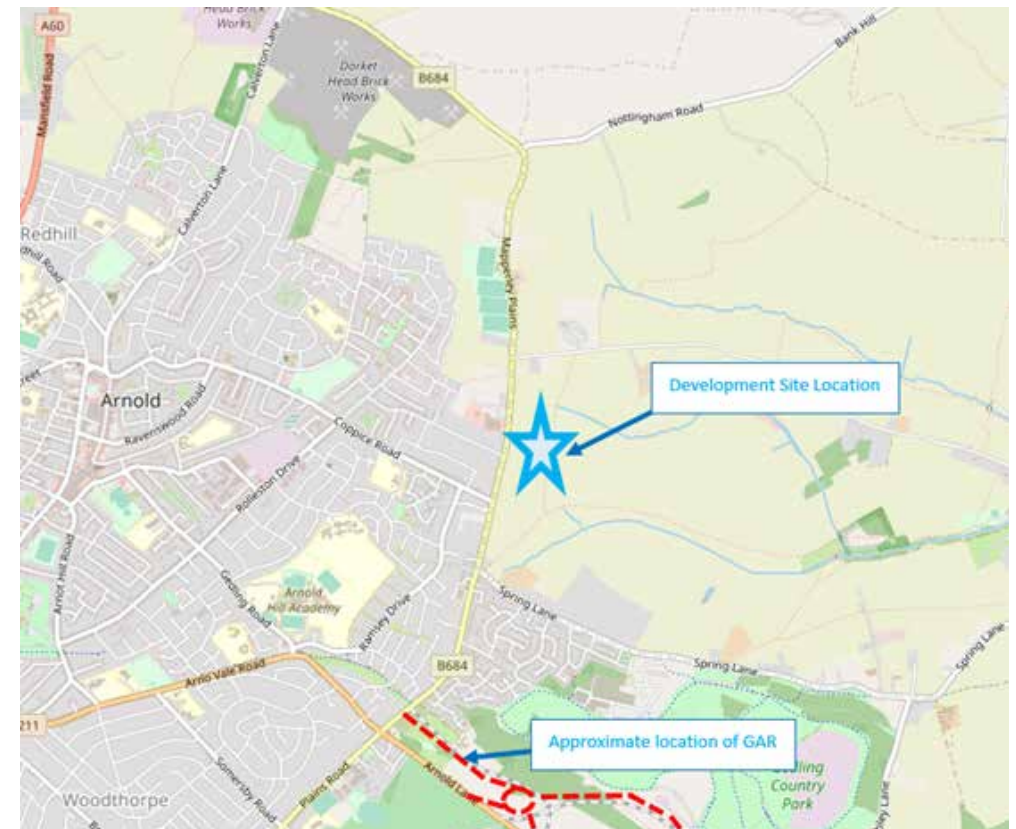
**Spring Lane:** Spring Lane is a single carriageway road situated to the south of the site and connects to the B684 Mapperley Plains. The western half of the carriageway is predominantly residential. The eastern half accommodates access to Gedling Country park and a minority number of dwellings along the northern side of the carriageway. A speed limit of 40mph is present, with lit street footways of varying widths along the carriageway.

**Gedling Access Road:** Gedling Access Road (GAR) is a proposed link road that will link the B684 Mapperley Plains with the A612 Nottingham Road south of Gedling. The 3.8km road is planned to facilitate redevelopment of the Gedling Colliery/Chase Farm site for mixed uses.

It will also have wider benefits for traffic movements between these two key radial routes in and out of Nottingham as well as improving the general environment of Gedling Village.

## Summary

The development will have very good accessibility to a wide range of local amenities that will support the new and existing community. The plans provide a graphical representation of the 2km walking and 5km cycling isochrones, within which the range of local amenities exist. The site is accessible to Nottingham City Centre within only 20 minutes and Derby within one hour by bus. The proposed development will not create any new accessibility barriers within the surrounding area. The quality of the walking and cycling links and connections for existing residents to the wider countryside will also benefit from the application proposals.

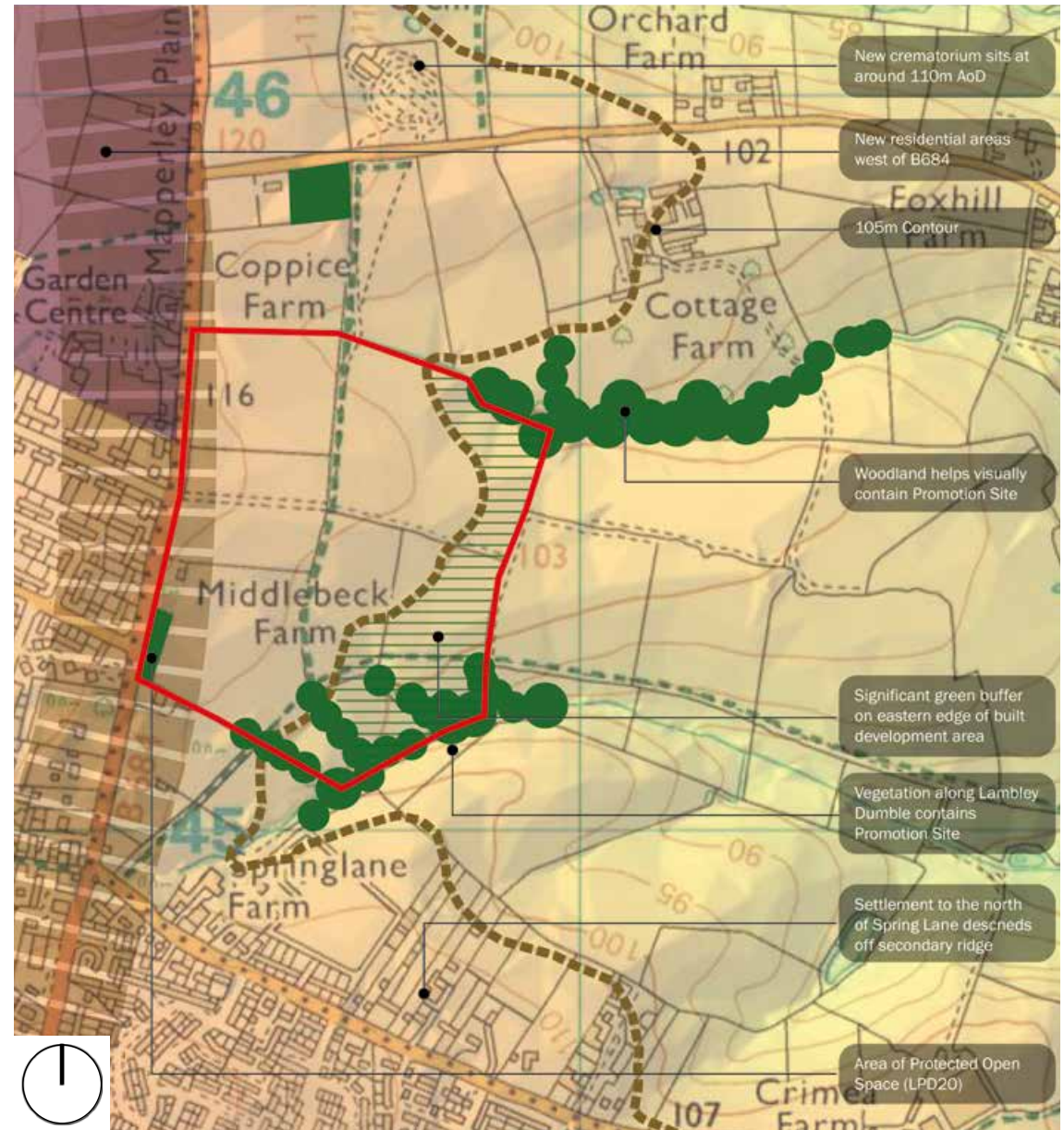


**Plan J: Local Highway Network**

## Development Response

In light of the appraisal outlined in this consultation document, and taking account of the appraisal within the SHLAA and the requirements of the published landscape character assessment, the Illustrative Masterplan addresses the identified constraints relating to the Promotion Site in the following ways. Key elements are shown on **Plan K**:

- By retaining built development above the 105m contour, the layout respects the topographical threshold, and ensures a close relationship with the ridge and elevated spur running east-west through the site;
- The layout retains development away from the easternmost three field parcels, such that the development won't result in unnecessary sprawl which could be perceived from the wider landscape. In this regard the development would continue the prevailing pattern of development and would not (unlike other areas around Arnold) result in a first breach of the ridgeline;
- With the highest density of development being focused on the fields adjacent and closest to Mapperley Plains Road, the development takes advantage of the setting and perceptual influence provided by the road and existing settlement edge, including the allocation at Brookfields Garden Centre (policy LPD64, H2), and the development currently pending consideration to the north (reference: 2019/0213).
- In providing a generous landscape buffer, including a woodland interface, between the development area and the retained open agricultural fields in the easternmost part of the Site, a new defensible green belt boundary will be created. This boundary will join with the woodland south of Cottage Farm and that along the course of Lambley Dumble to provide a wider defensible boundary; and
- The layout ensures the retention of the Protected Open Space (Local Plan Policy LPD20) adjacent to Mapperley Plains Road, which will become part of the new development frontage, softening this.



**Plan K:** Detailed Topographic Context and the Development Response





Plan L - Illustrative Masterplan

## CONCLUSION

As has been demonstrated within this Vision Document, the site is suitable for a comprehensive development of around 450 dwellings for the following reasons:

- The site is located within the Green Belt, however, as has been demonstrated above the site's removal would not have a significant detrimental impact on the overall purposes of the Green Belt given the aspirations of the masterplan and landscape mitigation proposed.
- The illustrative masterplan respects the topographical threshold, and ensures a close relationship with the existing urban area and elevated spur running east-west through the site. The development would not breach the ridgeline in this area. The proposed layout which focuses development to the west of the site ensures that it will not result in unnecessary sprawl and continues the prevailing pattern of development
- The illustrative masterplan presents an opportunity for a generous landscape buffer, including a woodland interface, between the development area and the open countryside, which would provide a new long term defensible green belt boundary. This boundary will join with the woodland south of Cottage Farm and that along the course of Lambley Dumble to provide a wider defensible boundary.
- The illustrative masterplan retains the Protected Open Space adjacent to the B684.
- Ecology is not considered to be a constraint to development. Indeed, opportunities for any protected species potentially present, could be significantly enhanced in the long-term through the appropriate design of the future development proposals.
- There are no known designated heritage assets in close proximity of the site, and the development of the site would cause no harm to the significance of designated heritage assets.
- It has been illustrated within the masterplan that two vehicular accesses could be provided onto the B684 to serve the development.
- The site is well located and in close proximity to a number of services and facilities, within walking distance of those, together with a frequent (every 15 minutes) bus service to Arnold Town Centre and Nottingham City Centre. All existing PROW's would be retained to encourage more sustainable modes of travel as an alternative to the conventional car.

In summary, the site forms a logical urban extension to Nottingham. It is situated on one of its least sensitive areas in terms of the Green Belt; will not cause harm to designated heritage assets; is acceptable in terms of flooding; relates positively and sensitively to the landscape and topographic context; is accessible to services and facilities, including by a frequent bus service, and safe access can be achieved into and out of the site.

The site is being promoted by Barwood Land, a leading national Land Promoter and as has been demonstrated within this document, there are no known constraints which would prevent development coming forward. The site is therefore deliverable in accordance with the definition within Annex 2 of the Framework.



## BARWOOD LAND

Formed in 2009 Barwood Land has grown to be one of the UK's leading land promotion businesses with an impressive track record of success. We identify, secure and promote land with future development potential adding value throughout the planning process.

We work very closely with landowners and partners, combining our strategic experienced approach in planning with significant analysis and insights on key policy and political factors. Our results are firmly focused on delivering value, quality and maximised returns.

Barwood Land operates across the length and breadth of the country; our active portfolio currently comprises of over 4,000 acres across more than 50 projects at various stages of the promotion process. Some examples of recent projects are set out on the following page.

In October 2017 Barwood Land, together with its sister business, Barwood Homes, completed a corporate restructuring led by the management team and the business now has a funding stream in excess of £100M available to deploy on land acquisition/ promotion and where appropriate, infrastructure delivery.





## Barwood Strategic Land | Examples of Recent Projects



### Norwood Farm, Northampton

**Project:** a 260 acre site forming part of a major allocation. Barwood submitted an outline planning application in 2016 just nine months after entering into a joint promotion agreement with the landowners and a resolution to grant planning permission subject to a S.106 Agreement has now been achieved.

**Proposal:** 1,900 homes plus local centre, primary school, parks and green links. Features: mixed use; urban extension to large town; new strategic relief road splits site in two; phased delivery.

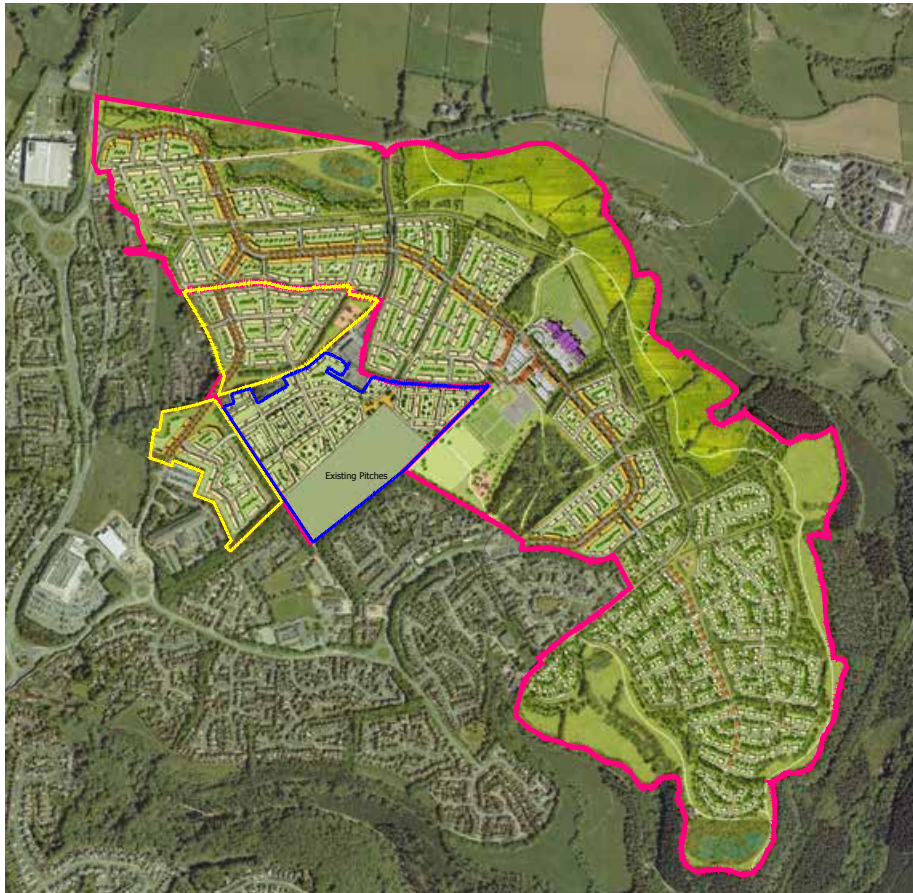


### Wharf Farm, Rugby

**Project:** a 40 acre site that forms part of a wider urban extension granted consent in 2014. In 2015, Barwood Land entered into an agreement with the landowners and a hybrid planning application was submitted in January 2016 with permission in July 2017.

**Proposal:** 380 homes, local centre and infrastructure, including water balancing area and public open space. Features: edge of settlement; part of wider masterplan; gateway site.





### Woolwell, Plymouth

**Project:** long-term partner of strategic site now allocated in emerging Local Plan. A planning application was submitted in December 2019 and registered in January.

**Proposal:** 2,000 homes, local centre, school, sports pitches and park. Features: greenfield; edge of settlement; two authorities; sensitive landscape context near National Park; complex infrastructure and phasing; gateway to National Park.



### The Asps, Warwick

**Project:** A 140 acre site secured in 2013 which has been successfully promoted to secure planning consent in 2016. Barwood Land is currently taking forward a Reserved Matters planning application for an initial phase of development.

**Proposal:** 900 new homes, 500 space park & ride facility, a new primary school and local centre. Features: greenfield edge of settlement, delivery of key strategic infrastructure, sensitive historic landscape, phased delivery.

## Barwood Strategic Land | Examples of Recent Projects



### Winneycroft, Gloucester

**Project:** A 50 acre site which has been successfully promoted through the Cheltenham Gloucester Tewkesbury Joint Core Strategy through to emerging allocation, at which point a planning application was submitted for 420 dwellings in late 2014. Planning Permission was granted at appeal in December 2015.

**Proposal:** 420 new homes, 2.1 Hectares of public open space, an amenity bund, ecological areas and suds provision.

### Unparalleled Experience

In addition to the limited selection shown here, Barwood Land has had recent planning successes for:-

- 2,500 dwellings at Barwell
- 107 dwellings at Kineton
- 495 dwellings at Banbury
- 135 dwellings at Coalville
- 250 dwellings at Burton upon Trent
- 70 dwellings at Tackley
- 380 dwellings at Rugby
- 166 dwellings at Didcot
- 170 dwellings at Sileby
- 1,000 dwellings at Tamworth

Most of these sites have either been sold or are in the process of being marketed.

In addition to these projects, planning applications or appeals are due to be lodged on sites at Redditch, Thornbury, Earl Shilton, Nottingham, Melton Mowbray, Shepshed and Sileby – together these sites are forecast to deliver over 5,000 dwellings.

Barwood Land has also secured several longer-term opportunities which are being promoted through the relevant Local Plan processes. You will appreciate, therefore, that Barwood Land is very active in the land promotion field; the Barwood team possesses an unparalleled level of experience and specialist knowledge in strategic land promotion





**JAMIE GIBBINS**  
Managing Director

Jamie has been the instrumental figure behind the creation, growth and success of the Homes and Land businesses. His business acumen, vision and record in delivering planning approvals and high quality developments is exceptional, equating to tens of thousands of plots over his career across the Midlands and south of England.

Jamie is a qualified surveyor with over 25 years experience in the residential development industry and joined Barwood in June 2009 from Taylor Wimpey Strategic Developments where he was Director of the hugely successful Strategic Land Business.

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**SAM DORRIAN**  
Land and Operations Director

Sam graduated with an honours degree in Real Estate Management from Oxford Brookes University from where he was recruited by Taylor Wimpey to join their Strategic Developments division. Having 'cut his teeth' in the discipline of strategic land as a graduate, Sam rapidly progressed within the company securing a number of land deals and planning consents before joining Barwood in 2011.

At Barwood Sam's role includes the acquisition of new land opportunities, management of projects through the planning system, landowner liaison, land disposals and investor relations. Sam has overseen the completion of a number of projects from identifying the planning opportunity through to obtaining planning consent and selling the land.





### **JAMES CAUSER**

Land Director

James joined Barwood as Land Director in 2015 following 10 years with Taylor Wimpey Strategic Land, where he was the Regional Strategic Land Director for its South West Division. Prior to that James worked as a land agent within Knight Frank's residential development team.

James is focussed on securing new business opportunities in quality locations and delivering valuable planning consents. He has developed extensive strategic land expertise dealing with a huge variety of projects ranging from edge of village sites for under 25 homes to new settlements of over 6,000 homes. James is a straightforward operator who is skilled at maximising value, resolving complex problems and delivering planning consents whether the land is held in a single ownership or multi-party consortium arrangements.

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### **CHRIS CHIVERTON**

Land Director

Chris joined Barwood in 2018 as Land Director for the newly established South West region. Prior to joining Barwood Chris held several senior land, planning and technical roles within strategic land companies and also regional and national house builders. Chris has also spent time as a development consultant and as a land agent with Savills.

Chris' primary focus is on the expansion of Barwood Land's presence within South West by adding to its existing portfolio of land under promotion. Having over twenty years' experience in the industry gives Chris an exceptional understanding and knowledge of identifying, acquiring and promoting strategic land opportunities from large consortium arrangements to smaller higher value edge of settlement sites. The experience Chris has gained working within the house building sector means he always has an eye on delivery and value engineering throughout the lifecycle of a project.







**BETH ENTWISTLE**

Senior Strategic Planning Manager

Beth joined Barwood in March 2014 and is a qualified town planner.

Prior to this Beth was a Planning Manager at Taylor Wimpey, where she was responsible for overseeing the promotion of sites within its strategic land portfolio. Beth has realised planning permissions for a number of large-scale and high-profile development schemes across the UK.

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**JULIE MORGAN**

Strategic Land and Planning Manager

Julie is a Chartered Town Planner and Urban Designer and joined Barwood Land in March 2019 having previously held senior roles with both Miller Homes and Severn Trent.

Julie has a wealth of experience in managing Strategic Land portfolios, promoting sites and securing permissions successfully across the Midlands region and adds valuable planning expertise to the Barwood team.

Julie has served as a member of RTPI General Assembly, and is an appointed Design Council Built Environment Expert, advising on national Design Review Panels for major development schemes proposed in the UK.





**REBECCA MITCHELL**

Planning Director

Rebecca joined Barwood in September 2012 and is a qualified town planner.

Prior to this Rebecca was a Planning Manager at The Co-operative Estates, where she was responsible for overseeing the promotion of sites within its non-trading land and property portfolios and has realised planning permissions for a number of large-scale and high-profile development schemes across the UK.

Prior to this, Rebecca was employed by Nathaniel Lichfield and Partners, a leading UK planning consultancy.

**KEVIN FREEGARD**

Financial Controller

Kevin joined Barwood in January 2014 from Micros Systems, a NASDAQ listed company, where he held the role of Financial Controller for the Hospitality Division.

He is a qualified accountant and a member of the Chartered Institute of Management Accountants.

At Barwood, Kevin is responsible for all finance support for Barwood's strategic land businesses, and for financial planning and cash-flow forecasting across the group.







**SAM WILKINSON**  
Strategic Land Executive

Sam joined our team from Shoosmiths LLP where he was a general practice property solicitor for 4 years after qualification. He has represented various clients during their development transactions, acquisition and disposals and therefore brings valuable experience to the team.







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