

**Linby Neighbourhood Plan
Masterplan Safeguarded Land Top Wighay Farm
March 2017**





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Section 1

1.1 Introduction

Through the Department of Communities and Local Government (DCLG), Neighbourhood Planning Programme, Urban Vision Enterprise CIC has been commissioned by Locality to produce a Masterplan document for Linby Neighbourhood Plan Steering Group. The Masterplan aims to review the existing evidence base and inform the potential development of land identified as Safeguarded Land at Top Wighay Farm.

The Masterplan aims to provide guidance on:

- The mix of development and potential land uses;
- Identify opportunities to maximise the rural characteristics and enable the community to further enjoy areas identified with landscape designations;
- Provide enhanced linkages with exiting connections and explore opportunity for new;

- Inform future development providing a framework for the Linby Neighbourhood Plan Steering Group to produce a Development Brief.

1.2 About this Report

To prepare and produce this report the following methodology was followed informing this document:

- Collate data and review exiting evidence base, including liaising with Gedling Borough Council;
- Understanding and setting the planning context. Review the Development Brief for the allocated land;
- Undertake a site visit and record land uses;
- Prepare an urban design analysis;
- Engage with landowners;
- Work in partnership with the Linby Neighbourhood Plan Steering Group to inform the Masterplan document;
- Produce a draft report to be reviewed by the Linby

Neighbourhood Plan Steering Group and incorporate the comments;

- Issue final report.

Section 2

2.1 Baseline Data

Population Size 232 (2011 Census)	Size of Linby Parish 370 ha	Average Rainfall per annum 709.4mm
Average High Temperature per annum 13.4°C	Average Low Temperature per annum 6.1°C	Average Number of Hours of Sunshine per annum 1440.1
96m (315 ft) above sea level	8.7 Miles from Nottingham	1.6 Miles from Hucknall
Population Density: 0.6 hectare (Linby Parish) 9.5 per ha (Gedling)	3.9 Miles from M1 Junction 27	Average Download speed 8.5mbs
10 Landscape Designations in the parish	27 Listed Buildings or Items in the Parish & 2 Scheduled Ancient Monuments	Top Wighay Farm Safeguarded Land Area 46.8ha

2.2 Context SWOT Analysis

As part of the methodology this report is informed and based upon the identified needs and issues of the community. Urban Vision Enterprise CIC consulted with the Linby Neighbourhood Plan Steering Group and produced the following group SWOT analysis of the Safeguarded Land. This provides a context that will inform the Masterplan and next steps, addressing the following points identified:

Strengths

- Proximity to Nottingham and Hucknall and good links to the M1
- Could be developed in phases
- Strong visual identity and character of Linby village
- If undeveloped it remains as open countryside

Weaknesses

- Volume of traffic and significant increase
- Speed of traffic
- Pedestrian safety
- School traffic
- Car parking
- Traffic noise

- Inadequate public transport
- Poor broadband
- Nowhere to play for children
- Access to health facilities
- Air pollution
- General lack of community services and infrastructure to support residents of new homes in particular schools, health services etc.

Opportunities

- Better housing stock may result in an improved Hucknall High Street and local bars and restaurants.
- Identify suitable measures to manage/calm traffic
- New developments to respect and reflect the characteristics of the area
- Create a mix of housing types – family homes and bungalows
- Improve infrastructure and facilities
- Land adjacent to the existing railway making new connections or extending the tram in the future

Threats

- Extra traffic to and from Top Wighay and other developments in and around Hucknall
- Lack of HGV enforcement
- Out of character developments
- Urbanising a rural area
- Pressure on services and infrastructure
- Unsympathetic development detracting from the character of Linby

2.3 Emerging Neighbourhood Plan Vision

The emerging Linby Neighbourhood Plan has a draft vision and set of aims. These are based on what makes the parish and the main village of Linby so distinctive, including its rural setting, its strong sense of place, the historic core and Conservation Area of Linby village. The emerging Neighbourhood Plan explores and identifies the issues and challenges that the parish faces, including significant residential development in a small rural parish, infrastructure provisions and capacity, protecting and enhancing the Conservation Area and distinct local character.

The draft vision sets a clear aspiration with key objectives to:

- Protect and enhance the rural and historic character of the existing village.
- Ensuring that planned development delivers high quality homes and employment opportunities.

- Where change is embraced and there is a cohesive, integrated community with access to high level of good community services and facilities.
- To deliver sustainable infrastructure, accessible transport and high environmental standards.

2.4 Local Planning Policy

The Greater Nottingham Aligned Core Strategy Part 1 Local Plan, was adopted in September 2014 and includes the saved policies from the Gedling Borough Local Plan Adopted 2005.

The emerging Gedling Borough Council Local Plan Document, Part 2 Local Plan, consultation draft May 2016, is likely to be adopted in July 2017.

The Greater Nottingham Aligned Core Strategy Part 1 Local Plan describes the opportunity and land uses on the allocated land at Top Wighay Farm as:

“New employment within large residential development at Top Wighay Farm will help to meet sustainable objectives in reducing the need to travel, and will also provide new opportunities for existing residents.”

(para 3.2.35, Aligned Core Strategies Part 1 Local Plan, Greater Nottingham, Adopted September 2014)

It also identified that the allocated land provides an opportunity to create new facilities such as a school and community services that will improve the infrastructure for the existing and future community.

The core strategy also acknowledges that Linby Village which is adjacent to the allocated and Safeguarded Land is one of six rural villages with a strong sense of heritage, and is designated as a Conservation Area. This is a critical aspect that the Masterplan for the safeguarded land must consider.

In respect of future development the core strategy clearly states that settlements including Linby have only been allocated small scale development to meet local needs. This is an important factor to this report as it goes on to state that

“Local need will be defined in the part 2 Local Plan, and may include exception sites, small scale infill, and rounding off of settlement boundaries.”

(para 3.2.20, Aligned Core Strategies Part 1 Local Plan, Greater Nottingham, Adopted September 2014)

This is important when considering the future development of the rural parish and the settlement growth within the village of Linby.

The emerging Local Plan Part 2 indicates that the projected growth for Linby Parish includes a mixture of strategic sites (Top Wighay and Land North of Papplewick Lane) and infill development.

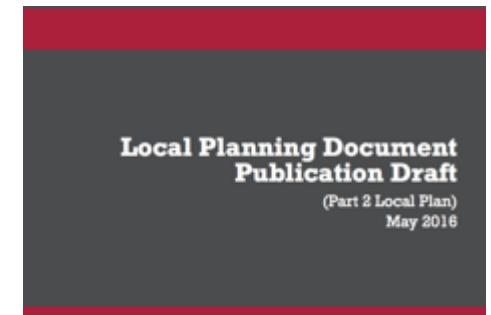
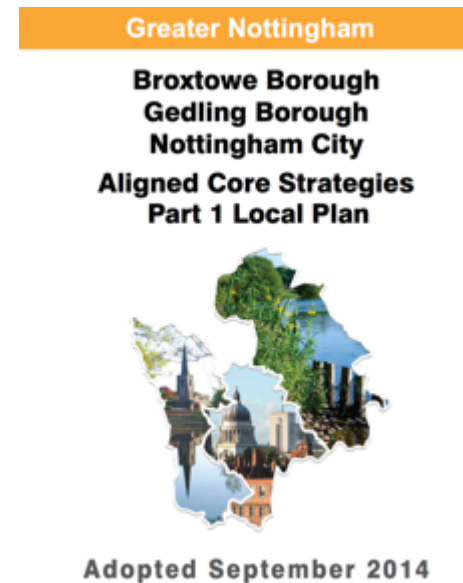
The emerging Local Plan identifies two key target figures relating to housing density at 30 and 20 units per hectare for some rural

villages. However, It does make clear that in Linby, the future density of sites could be less than 20 units per hectare with evidence to reflect the rural character. This density principle is more appropriate to rural settings and could be applied in the Masterplan for the Safeguarded Land.

The emerging Local Plan also states that:

“ Of the three sites identified as being safeguarded for future development Top Wighay Farm and Moor Road may be suitable for development in their entirety subject to a detailed assessment of the site through a review of the local plan and a subsequent planning application.”

(Para 6.6.5, Local Plan Document Publication Draft, Part 2 Plan, May 2016, Gedling Borough Council)



www.gedling.gov.uk



2.5 Safeguarded Land

The core strategy identifies the Top Wighay Farm as a zoned mixture of Allocated Land, Safeguarded Land and Green Belt. Safeguarded Land is defined as:

“Land outside of the main built up areas of Nottingham and settlements specifically excluded from Green Belt but safeguarded from development unless a future plan is adopted that allocates it for development.”

(pg273, Aligned Core Strategies Part 1 Local Plan, Greater Nottingham, Adopted September 2014)

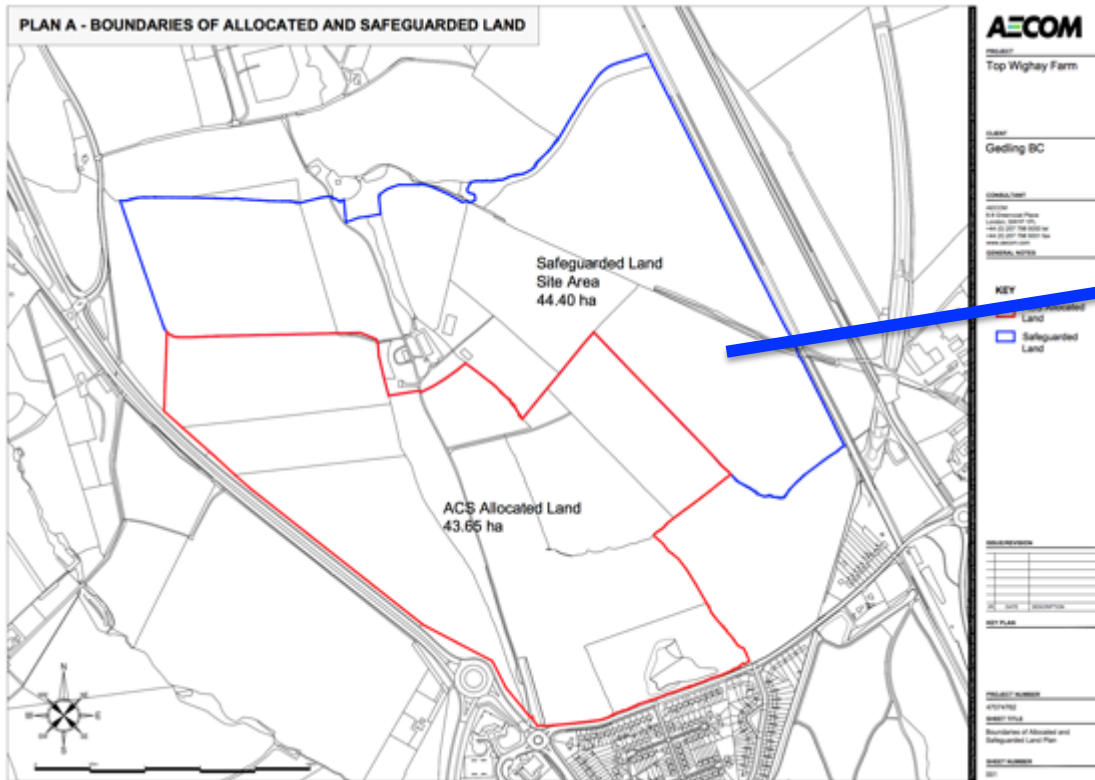
Policy LPD 16 of the emerging Local Plan states that:

“The following land...is removed from the Green Belt and designated as Safeguarded Land and protected from development in order to meet longer term development needs.”

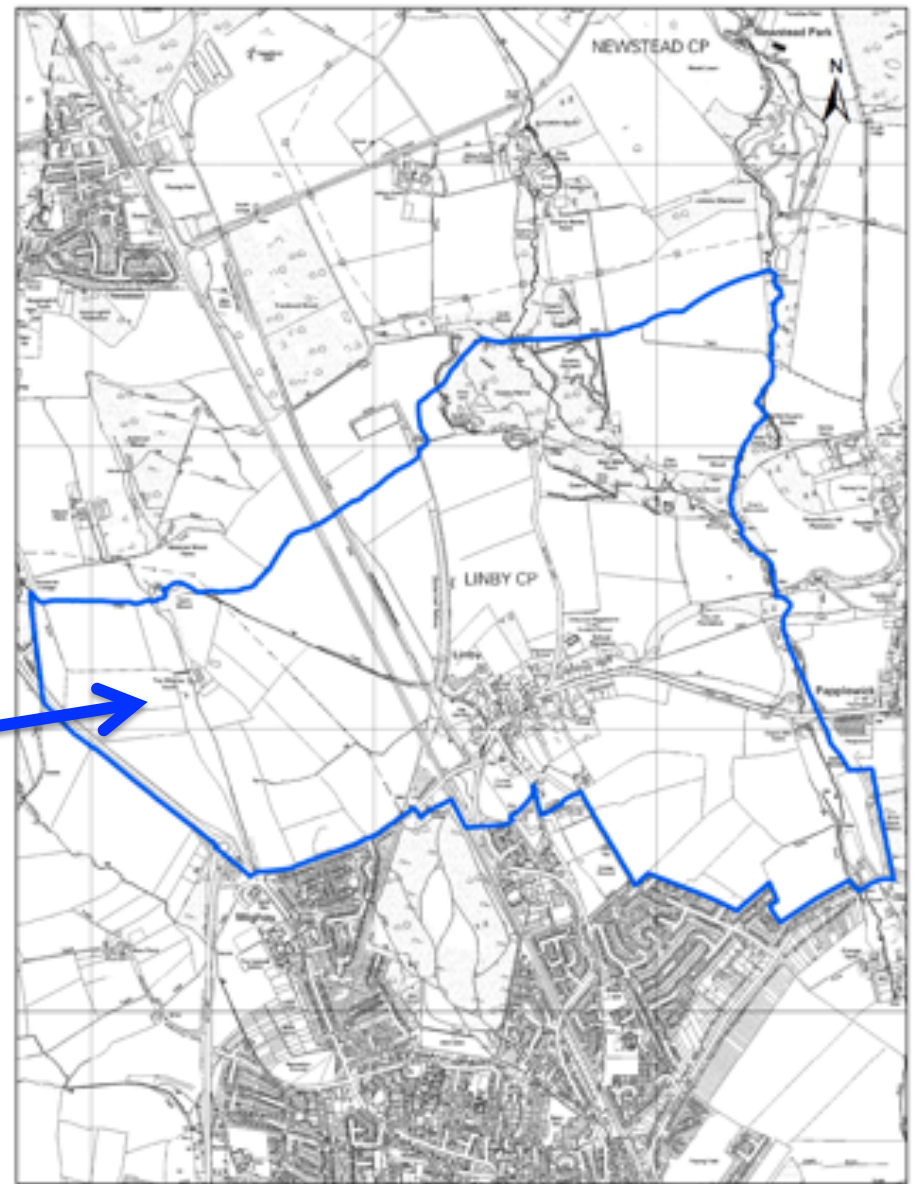
(Pg 52, Local Plan Document Publication Draft, Part 2 Plan, May 2016, Gedling Borough Council)

It identified Top Wighay Farm as one of three Safeguarded Land sites with an area of 46.8ha.

Neighbourhood Plan Area and Safeguarded Land



(pg46, Top Wighay Farm Development Brief Supplementary Planning Document, Gedling Borough Council, February 2017)










Gedling Borough Council
Linby Parish
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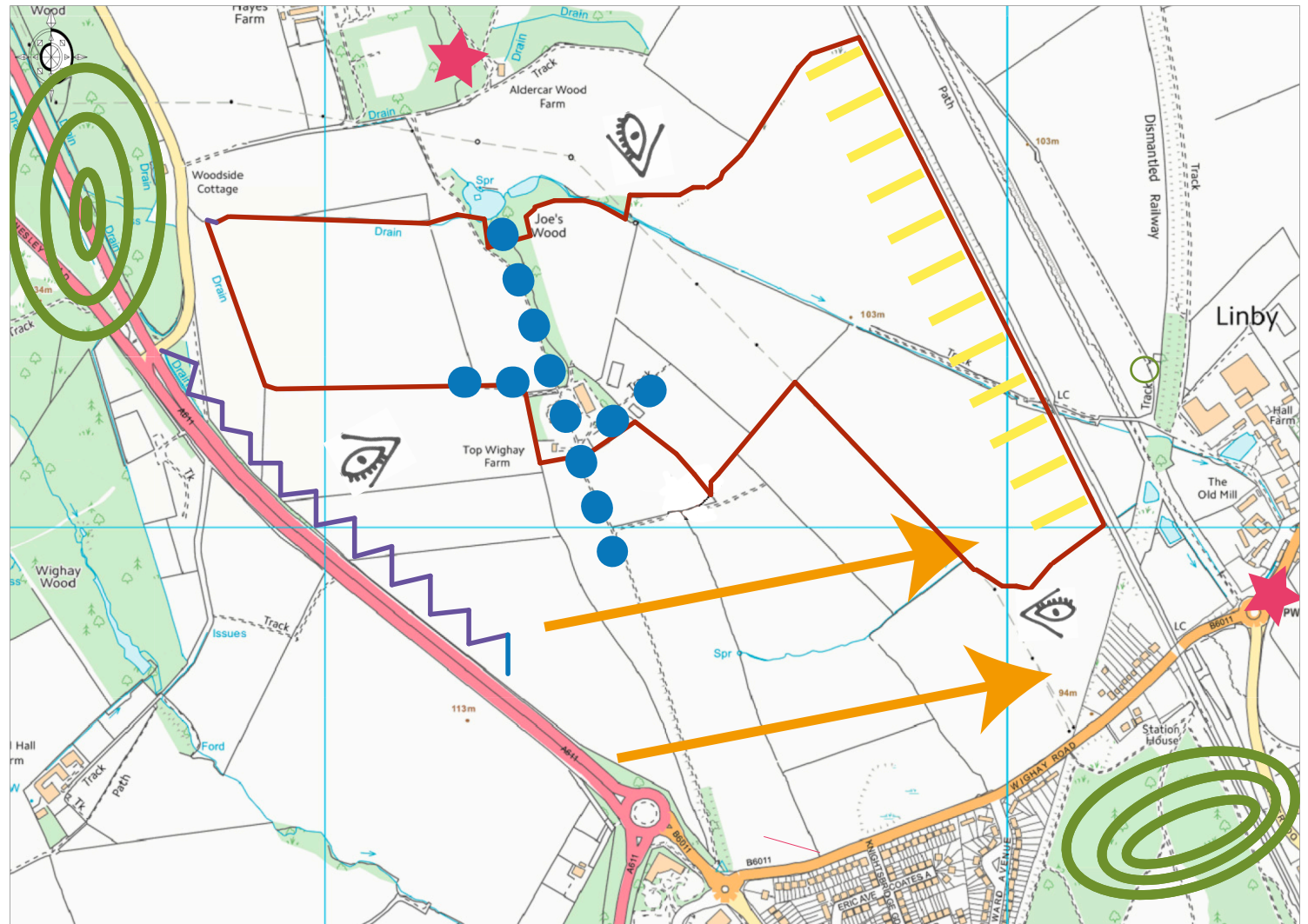
(Linby Parish Council,
<http://www.linby.org.uk/perch/resources/linby-parish-boundary-map.pdf>)

2.6 Site Analysis

The plan illustrated here captures the findings from a site visit to understand the current site context and the wider character setting. In addition to this analysis further key factors have been identified in greater detail.

KEY:

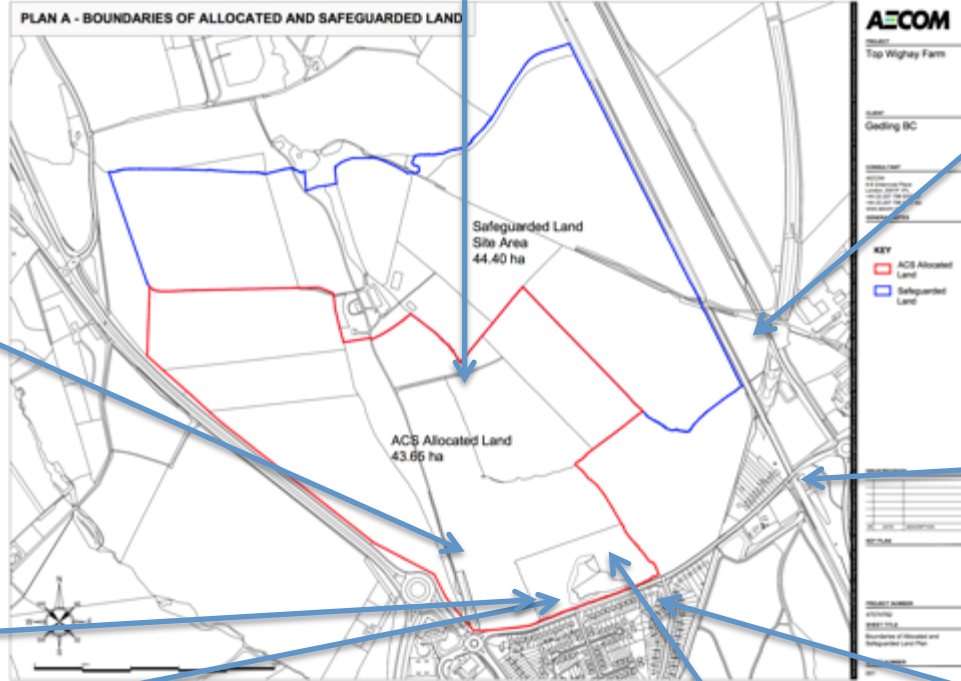
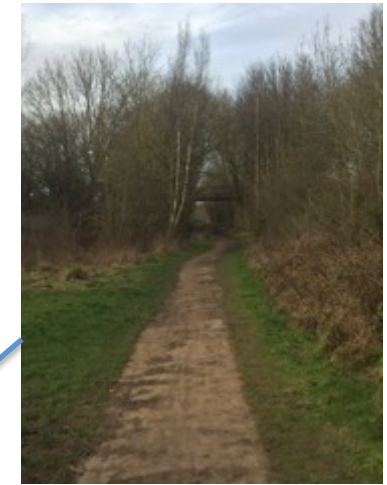
-  Direction of the fall of land
-  Landmarks
-  Key Views
-  Noise from road
-  Higher ground
-  Routes/paths
-  Embankment



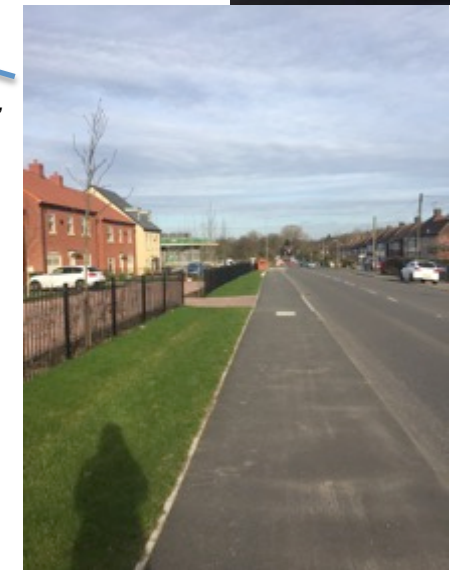
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Site Analysis



(pg46, Top Wighay Farm Development Brief Supplementary Planning Document, Gedling Borough Council, February 2017)



Linby Neighbourhood Development Plan – Masterplan

Land Uses

The Safeguarded Land is predominantly Grade 3 agricultural land with some Grade 2, bounded by mature hedgerows. On the southern boundary Top Wighay Farm occupies a central location, surrounded by the undulating agricultural land.

The land uses identified for the adjacent site of the Allocated Land include, employment; residential; open space; a local centre (shops and services) and community infrastructure such as new education facilities (Primary school). These uses have been zoned in the Top Wighay Farm Development Brief Supplementary Planning Document. The proposed land uses plan shown in the concept layout indicate that the Safeguarded Land which is located to the north of the Allocated Land would border predominantly residential development with a central open space linking the two areas and providing a 'green' buffer around Top Wighay Farm which is located within the Safeguarded Land.

Communication Infrastructure

The IDP in the core strategy summarises the constraints of the allocated land. It would be reasonable to assume given the proximity to the Safeguarded Land that these would be similar for this area also.

"IT- No abnormal requirements."

(pg 187, Aligned Core Strategies Part 1 Local Plan, Greater Nottingham, Adopted September 2014)

However, this is not a true reflection as illustrated in the baseline data earlier in this section the current average download speed is 8.5Mbs. Enhancements to broadband provision and ICT infrastructure could be pursued with partners. According to the government's Broad Band UK office (BDUK) the Government's national target is for 95% of people in each local authority area to be put within reach of a fixed line "*superfast broadband*" service by 2017, which has for the most part been described as a service that offers "*speeds of greater than 24 Megabits per second*" (i.e. 24Mbps+, or 25Mbps). It could be made a criteria in the Masterplan and written as a policy for the Neighbourhood Plan.

Infrastructure

Currently there is no or limited infrastructure provision on the land given its current land use of agriculture. Services are on site serving a single property of Top Wighay Farm. However with the recent Strata Homes development in the Allocated Land the infrastructure provision and accessibility will be significantly enhanced by this development and the forthcoming phased developments in the area.

Key Views and Vistas

Currently the site is not publically accessible. However a recent neighbouring development at Strata Homes provides an opportunity to identify potential key views and vistas. There is a visual connection with the historic village of Linby, the tower of St Michaels Church is visible from the lower south-eastern edge of the Safeguarded Land. Framed views could be created through the urban form to ensure the visual connection is maintained.

Other key views are to higher areas of land with substantial tree cover, which are located outside of the area. The raised railway line that occupies the eastern boundary prevents any further

views to Linby village or the open land beyond. This physical barrier provides definition between the Conservation Area of Linby and any new development in the future.

Linby Village

The historic village of Linby is located to the east of the Safeguarded Land, screened from the site by the existing railway line and the Linby Trail. Any future development should demonstrate how it could reflect and enhance the character of the parish, respecting the setting and relationship to the neighbouring village.

Linby has a very distinct local character with a limited materials pallet. Predominantly the building materials consist of the Linby Yellow Stone and Pantile roofs, with wooden window frames. Further information about the character of Linby can be found in the Heritage and Character Assessment, November 2016 at: <http://www.linby.org.uk/neighbourhood-plan.php>

Section 3

3.1 Review of LPA Masterplan

Gedling Borough Council adopted the Top Wighay Farm Development Brief in February 2017 to ensure that as a key development site it prepared to add detail to the relevant policies in the Aligned Core Strategies Part 1 Local Plan, Greater Nottingham, Adopted September 2014 (ACS). The Development Brief identifies and makes clear the three types of land within the area as Allocated Land, Safeguarded Land and Green Belt. It goes on to prepare in detail a concept Masterplan for the Allocated Land whilst making reference and showing linkages to the Safeguarded Land.

The Development Brief makes clear that any future development:

“Of additional housing on or part of the Safeguarded Land, will need to be addressed on a ‘cumulative’ basis.”

(pg7, Top Wighay Farm Development Brief, Supplementary Planning Document, Gedling Borough Council, February 2017)

It also highlights that this land may be used for the provision of housing or other land uses. This provides an opportunity for the future where the community can review the need through the Neighbourhood Plan process and prepare a Development Brief to guide the types and mix of uses appropriate, complementing the vision of the development brief for the allocated land and ensuring a holistic and joined up approach to delivery.

Another critical aspect from the evidence of the development brief is that it identifies that:

“There are no existing utility services, community facilities or drainage provision within the site that would support the level of demand anticipated to arise from proposed development.”

(pg8, Top Wighay Farm Development Brief, Supplementary Planning Document, Gedling Borough Council, February 2017)

This is a key consideration as should the Safeguarded Land come forward for development in the future to a certain extent these issues may have been partially addressed. However this

also provides an opportunity through the neighbourhood plan to prepare a policy on Sustainable Urban Drainage Systems (SUDs) perhaps as part of a wider design policy.

The development brief goes on to identify and explore the site opportunities and constraints, which to a greater or lesser degree are all applicable to the Safeguarded Land and should be considered in addition to those raised in Section 4 of this report.

These were:

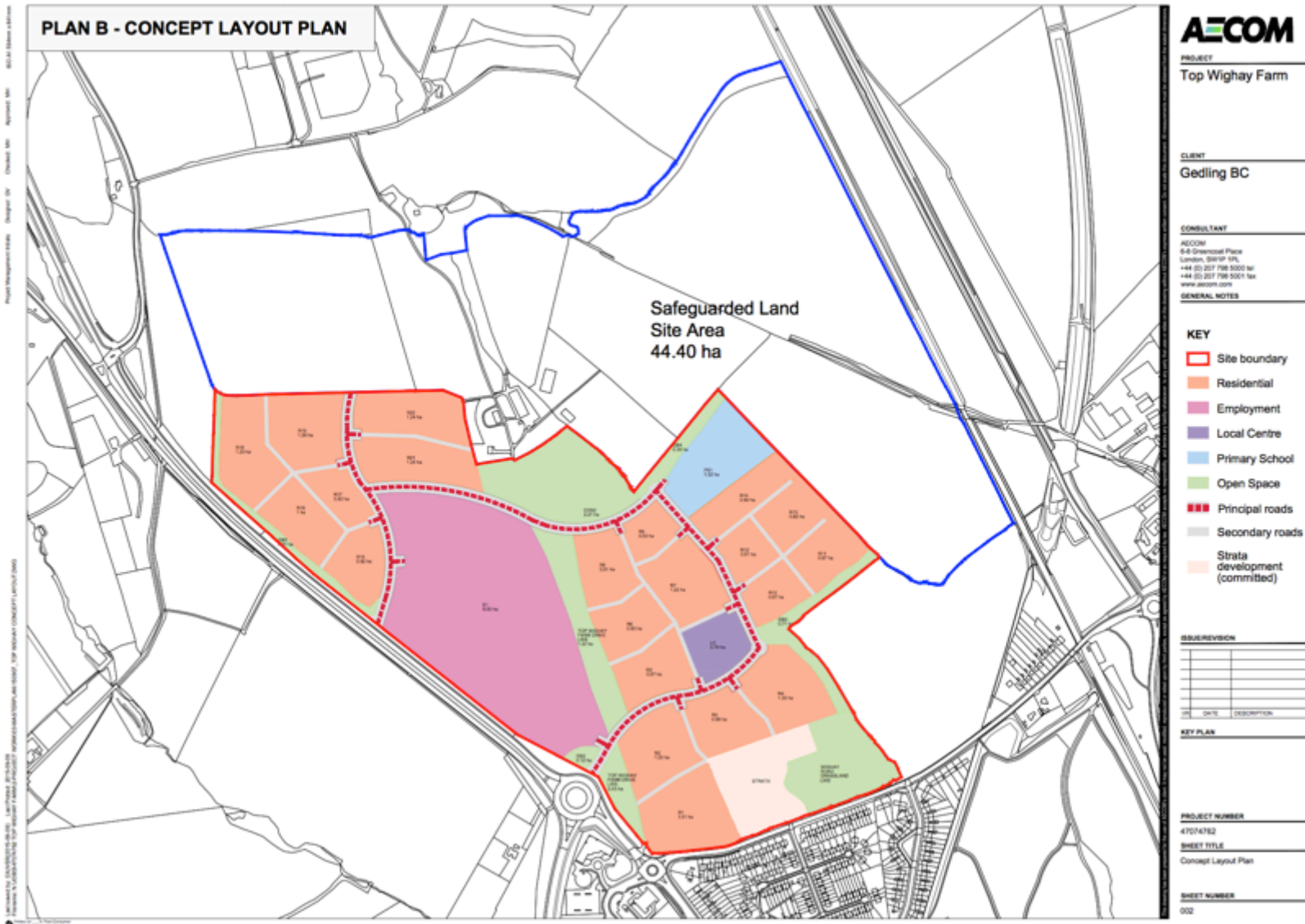
- **Climate Change:** Issues of drainage, considerations for delivering a low carbon energy associated infrastructure, potential for solar fields etc..
- **Air Quality:** Apply LPA guidance on air quality and mitigation.
- **Landscape:** Highlights that the site is within the Greenwood Community Forest and is surrounded to the north, east and west by Green Belt. Highlights potential of visual impact of development on open undulating agricultural land. Requests a landscape biodiversity strategy.

- **Nature Conservation:** Opportunity to enhance ecological resources, ecological assessments required with planning applications, acknowledges the two Local Wildlife Sites and acknowledges that no further development can take place on these without these adversely impacting on them, importance of hedgerows and retention of those on site.
- **Archaeology and Heritage:** Acknowledges the proximity to the Linby Conservation Area and listed buildings and structures. Further archaeological investigations should be made and a detailed heritage assessment as part of the EIA (Environmental Impact Assessment).
- **Built Environment:** The brief identifies the Bulwell Stone as the main building material in Linby, describes and highlights the character of Linby Village and the Conservation Area.
- **Geo-environmental Considerations:** Phased risk based contamination assessment to be undertaken, former British Coal site, both the Allocated and

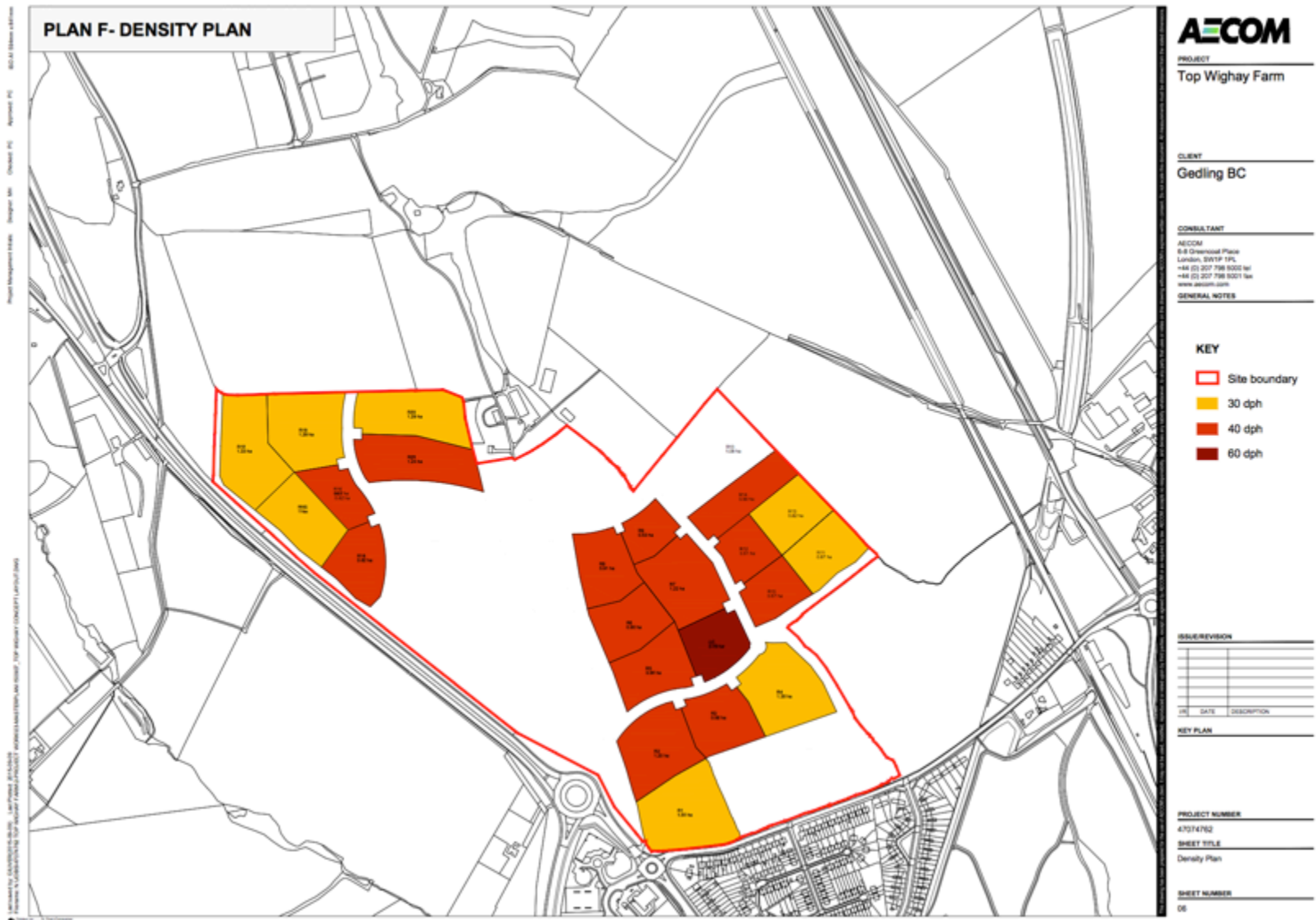
Safeguarded Land have experienced land subsidence from underground coal mining, the Environment Agency have advised there is a small area of sensitive groundwater located to the north-west of the are to be protected.

The development brief also provides a series of concept plans that have been used to shape the options presented in this report. There are two key significant concept plans used and these are Plan B-Concept Layout Plan, which provides an idea of proposed land uses and location, key routes, green spaces and linkages; Plan F-Density Plan, indicates the location of density of development. On a scale between 30, 40 and 60 dwellings per hectare it allocates sites with varying density. However most critically it locates the lower density (30 dph) on the boundary to the Safeguarded Land. This is significant to this report which explores the option of densities of 30dph and 20dph as identified as options in the emerging Local Plan.

To read more about the development brief follow this link:
<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/examinationlibrary/EX-42%20Final%20Version%20for%20Cabinet%20-%20Feb%202016.pdf>



(pg47, Top Wighay Farm Development Brief, Supplementary Planning Document, Gedling Borough Council, February 2017)



(pg51, Top Wighay Farm Development Brief, Supplementary Planning Document, Gedling Borough Council, February 2017)

3.2 Concept Masterplan for Safeguarded Land

This section considers the preparation, which is based upon the identified aims of the emerging Linby Neighbourhood Plan and creates a strategic framework to be developed into a development brief, included in the neighbourhood plan. The process and outputs of this masterplan are:

Stage 1 Identify the aims and objectives:

Set by the vision and aims of the emerging Linby Neighbourhood Plan (Section 2 of this report).

Stage 2 Outline the Strategic Framework:

Collate and analyse the evidence base. Undertake an urban design site analysis (Section 2 of this report).

Stage 3 Develop the Masterplan Concept:

Ideas and principles to be addressed in the development brief, include a couple of options based on findings (Section 3 of this report).

Stage 4 Set the Next Steps and Key Recommendations:










Develop a strategic set of recommendations that can be delivered through the Neighbourhood Plan process to meet the needs of the community and original aims of the report (Section 4 of this report).

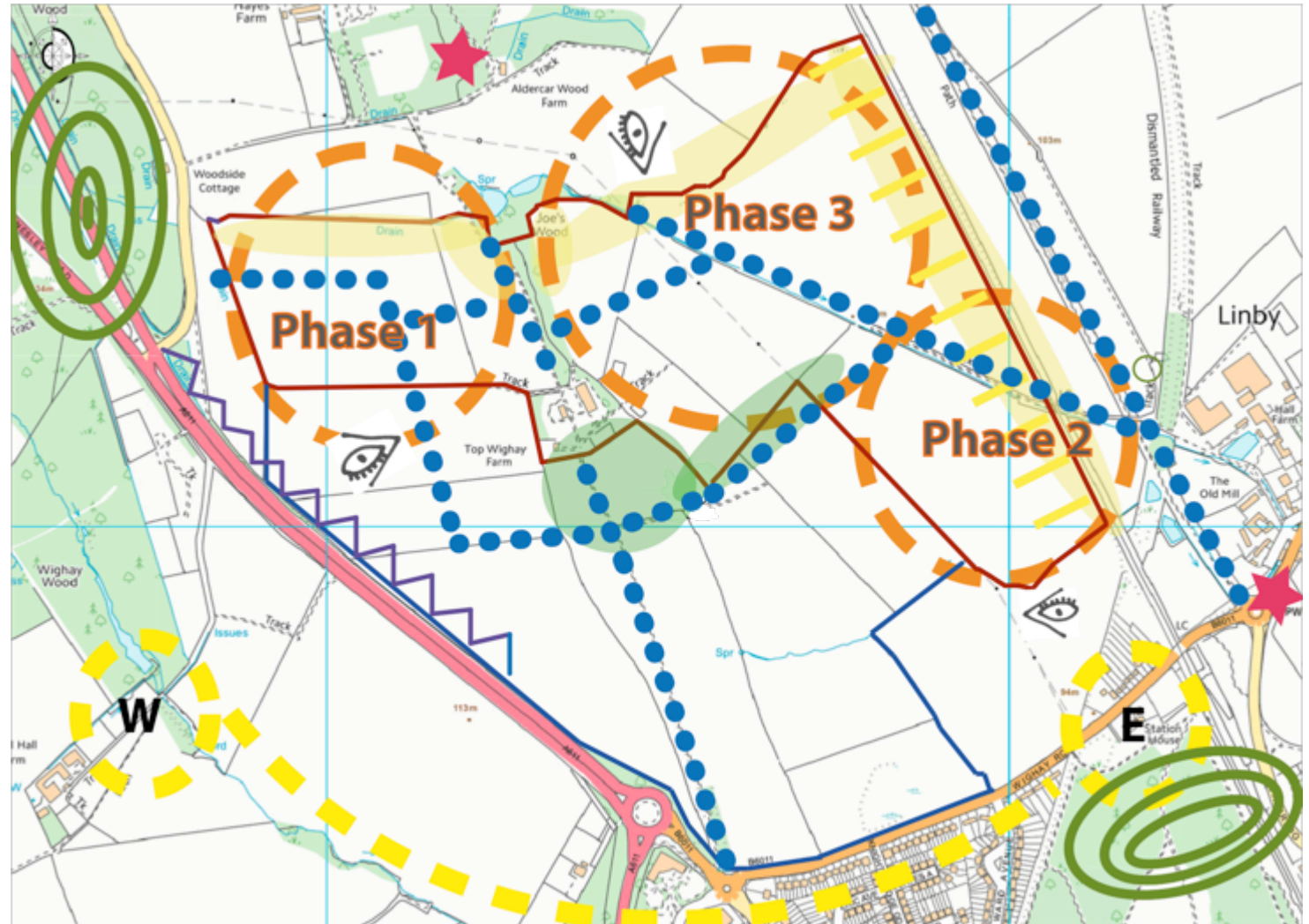
Stage 5 Wider Consultation:

Following the development of the concept Masterplan, develop the approach informed by stakeholder engagement. This includes landowners, local authority, wider community and other stakeholders such as Strata Homes, who are currently developing on the Allocated Land.

Concept Masterplan for Safeguarded Land

KEY:

-  Sunpath
-  Landmarks
-  Key Views
-  Noise from road
-  Higher ground
-  Routes/paths
-  Embankment
-  Landscape Transition Zone
-  Open Space



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Design Principles and Features

Water in the Landscape



The use of water and its integration in the landscape is a significant feature of Linby Village and local area. Adjacent to the site there are small streams and ponds that could be linked to or an opportunity to create Sustainable Urban Drainage systems (SUDs) that provide a natural landscape feature in an urban setting.

Footpaths and Connections



The Safeguarded land is located parallel to the Linby Trail. Any future development of this land should make direct connections providing new linkages to an established multiuser route. The image above taken on the Linby Trail shows clearly that it is used by horses, cyclists and pedestrians. Any future development should also seek to create new pedestrian routes to new services and community spaces developed and new connections to Linby village.

Natural and Built Assets



The Safeguarded land is adjacent to a SSSI and Linby Conservation Area. Any development must demonstrate how it preserves and enhances these characteristics and the wider character of Linby parish as a rural settlement.

Distinct Building Materials



The predominant and common building materials found in Linby. The high quality public realm is enhanced through the use of a materials pallet appropriate to the conservation setting and character of the rural village.

Predominantly the building materials consist of the Linby Yellow Stone and Pantile roofs, with wooden window frames. The use of UPVC windows is limited and when used within the conservation area detracts from the character and appearance.

3.3 Option 1

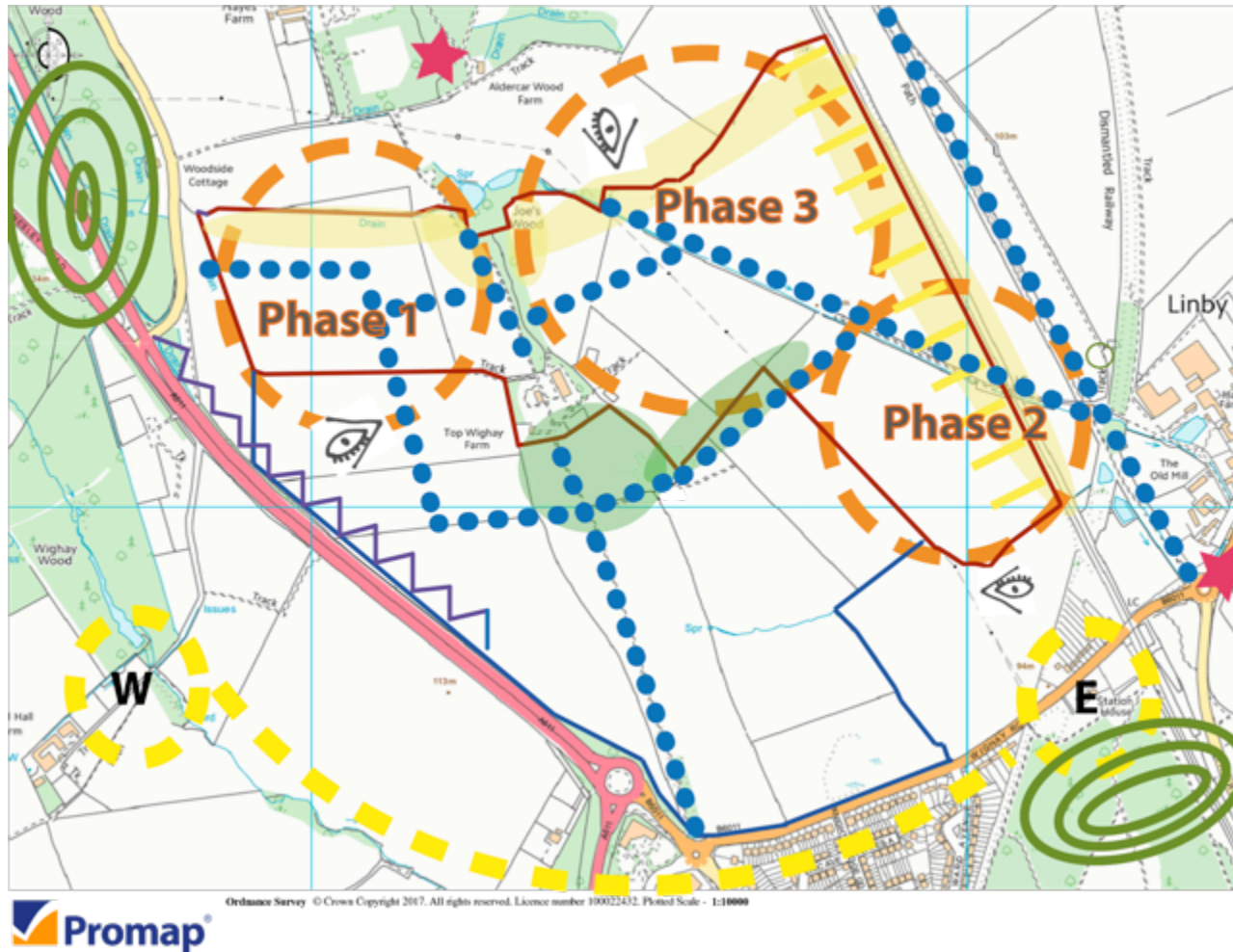
Housing Density:
Apply the lower density-housing figure in the emerging Local Plan of 20 units per hectare.

Define the location and role of open space.

Create a business start-up centre.

Phased development using natural separation and extending Allocated Land Green Space link to provide separation between phases.

Improved linkages and permeability between the Allocated Land and the Safeguarded Land.



Create new and better linkages with the Linby Trail.

Enhance pedestrian and cycle routes.

Extend the tram link to provide a new stop on the network.

Fields in Trust Guidance:
Based on the total site area of 44.40ha assuming a density of 20 dwellings per hectare (dph) the provision should be:

- 1) Playing Pitches: 2.56ha
- 2) Outdoor Sports: 3.41ha
- 3) Equipped/Designated Play Areas: 0.53ha
- 4) Other Outdoor Provision: 0.64ha

3.4 Option 2

Housing Density: Apply the density-housing figure in the emerging Local Plan of 30 units per hectare.

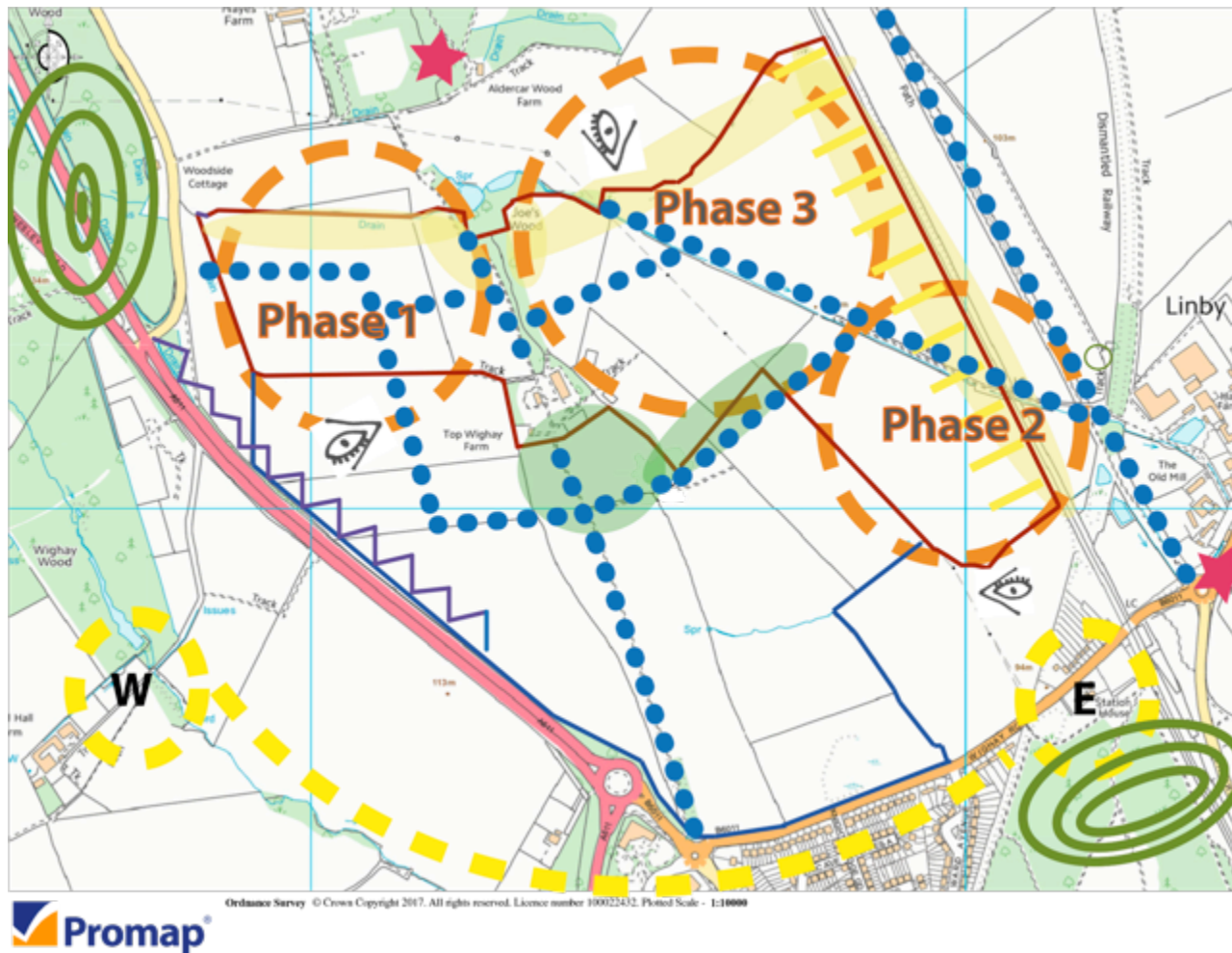
Define the location and role of open space.

Enhance pedestrian and cycle routes.

Maximising the enhancement of SINC's and incorporating into future development.

Integrate Sustainable Urban Drainage Systems (SUDS) to link with existing waterways.

Integrate the 'Traffic in Villages' design options to the residential development.



Provide a 'Landscape Transition Zone' between the built form and extension to the open countryside.

Develop stronger visual links with Linby Village, frame views and vistas to provide interest and create a legible development.

Consider the wider community infrastructure needs including health, transport, connectivity.

Fields in Trust Guidance: Based on the total site area of 44.40ha assuming a density of 30 dwellings per hectare (dph) the provision should be:

- 1) Playing Pitches: 3.8ha
- 2) Outdoor Sports: 5.11ha
- 3) Equipped/Designated Play Areas: 0.80ha
- 4) Other Outdoor Provision: 0.96ha



Section 4

4.1 Next Steps

Green Space Allocations

Through the site analysis and reviewing the existing Masterplan for the Allocated Land a number of potential green spaces were identified. It is recommended that the Linby Neighbourhood Plan add a section to the plan to designate Local Green Spaces within the parish and those created or existing within the Allocated land and Safeguarded land areas.

It may be necessary to undertake an audit of the spaces, which would also identify any need. Further information on Local Green Space can be found at: http://mycommunity.org.uk/wp-content/uploads/2017/02/NP_Green-Space_0217.pdf

Policy Drafting

When drafting policies for the neighbourhood plan consideration should be given to preparing policies that set clear and specific requirements for the development to meet. Policies could cover topics such as the design and context of new development providing a clear framework or set of criteria. This could be

further enhanced by a development brief. The Linby Landscape and Character Assessment could also be used to inform policies on character areas or materials that may be applied to the design policies or housing policies of the plan.

Development Brief

The Masterplan report provides an opportunity to further develop this work into a development brief for the Safeguarded Land, informing further growth and expansion. The options explored in this report could be tested through community engagement and additional work with stakeholders and landowners to produce a clear brief for the area should it come forward for development within the Neighbourhood Plan period.

This would provide confidence and clarity not only for the community but also developers who may take the site forward in the future ensuring that any significant development such as this land provides a sustainable development for the existing and future communities.

Traffic in Villages

The development brief could directly apply the 'Traffic in Villages' study results and design suggestions. This work has been undertaken by a traffic consultant and the Linby Neighbourhood Plan Steering Group. They are currently awaiting the final feedback after extensive consultation with Nottinghamshire County Council Highways department.

4.2 Other Recommendations

Safeguarded Land

The Parish Council have made robust representations to Gedling Borough Council as the emerging local plan is being prepared. The identified Safe Guarded land is allocated in the Greater Nottingham Aligned Core Strategy and this masterplan should be used to inform development of the site and considered in conjunction with neighbouring safe guarded land at the site known as Land North of Papplewick Lane to ensure a joined up

approach to the growth agenda of Hucknall town and Gedling Borough.

Community Direct Action

Many Neighbourhood Plans contain a non-statutory section where important non-planning issues are considered, and often provide the basis for community-led action. A next step could be to consider the potential of community-led development in order to provide community facilities identified as being important to local people. This could be in the form of provision of local facilities, or exemplar development that focuses strongly on design.

Representations to Transport Providers

This could include identifying any deficiencies in the current transport infrastructure and approaching the public transport providers to discuss the viability of new services being introduced in to the area to be developed as the new housing development takes place.

This could also include negotiating and including the 'Traffic in Villages' design solutions prepared by the Traffic Consultant for the Linby Neighbourhood Plan. This evidence could be used and applied to new housing development sites within the Masterplan area. Negotiations would need to include the developer and Nottinghamshire County Council Highways department.

4.3 List of Evidence and Sources

- Greater Nottingham, Broxtowe Borough, Gedling Borough, Nottingham City, Aligned Core Strategies Part 1 Local Plan, Adopted September 2014
- Local Plan Document Publication Draft, Part 2 Plan, May 2016, Gedling Borough Council
- Linby Conservation Area Character Appraisal, Gedling Borough Council, Adopted August 2011
- Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council, Tony Player, October 2015
- Linby Heritage and Character Assessment, November 2016
- Neighbourhood Planning Local Green Space, 2017, Locality
- *Top Wighay Farm Development Brief Supplementary Planning Document, Gedling Borough Council, February 2017*

This report has been prepared by Urban Vision Enterprise CIC
with support from Linby Neighbourhood Plan Steering Group.



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