

3. THE SITE & CONTEXT

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Site Context

3.1. The strategic allocation site Land East of Gamston and North of Tollerton is the largest strategic site in the Local Plan for Rushcliffe Borough. This location was chosen as a strategic site in line with the spatial strategy contained within the Local Plan Part 1 (adopted December 2014), which focuses development in and around the Nottingham conurbation where it falls within or adjoins Rushcliffe Borough. The allocation is also proposed to be retained in the emerging Greater Nottinghamshire Strategic Plan which is due for adoption in 2026.

3.2. The site includes land either side of Tollerton Lane, to the east of the A52(T) and north of Tollerton village and includes Nottingham Airport.

3.3. The area of land covered by the allocation for development includes existing residential and commercial properties such as Tollerton Park, Spire Hospital and some residences and commercial properties. There is also an underground pipeline running on a broadly north-south axis through the western part of the site.

3.4. The following pages describe the allocation in its wider context, which includes technical and environmental consideration.



Figure 6. Site Context



Grantham Canal



Nottingham Airport

Landscape And Visual Context

3.5. One hundred and fifty nine (159) National Character Area (NCA) profiles have been prepared by Natural England for distinct natural features and characteristics of the landscape across England. Each NCA profile includes a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.

3.6. Figure 7 shows the location of the site within the NCA 48: Trent and Belvoir Vales.

3.7. National Character Area '48: Trent and Belvoir Vales' describes a very broad geographic area of undulating farmland, which is centred upon the River Trent. The profile document for 'Trent and Belvoir Vales' describes the key characteristics of this area.

3.8. At a regional level, the East Midlands Landscape Character Assessment (2010), places the site within Landscape Character Type (LCT) '4a: Unwooded Vales' and identifies the key characteristics of this landscape. 3.9 At a district level, the Greater Nottingham Landscape Character Assessment (2009), identifies the site as Regional Character Area (RCA) 'South Nottinghamshire Farmlands'. The RCA is further subdivided into six Draft Policy Zones (DPZ) where the majority of the site is located within DPZ 'SN04 Cotgrave and Tollerton village Farmlands', with minor portions of the site along the A52(T) Gamston Lings Bar within 'TW01 Gamston and Edwalton Meadowlands' and 'TW03 Holme Pierrepont and Bassingfield Village Farmlands'. The key characteristics of these landscapes are identified in this assessment.

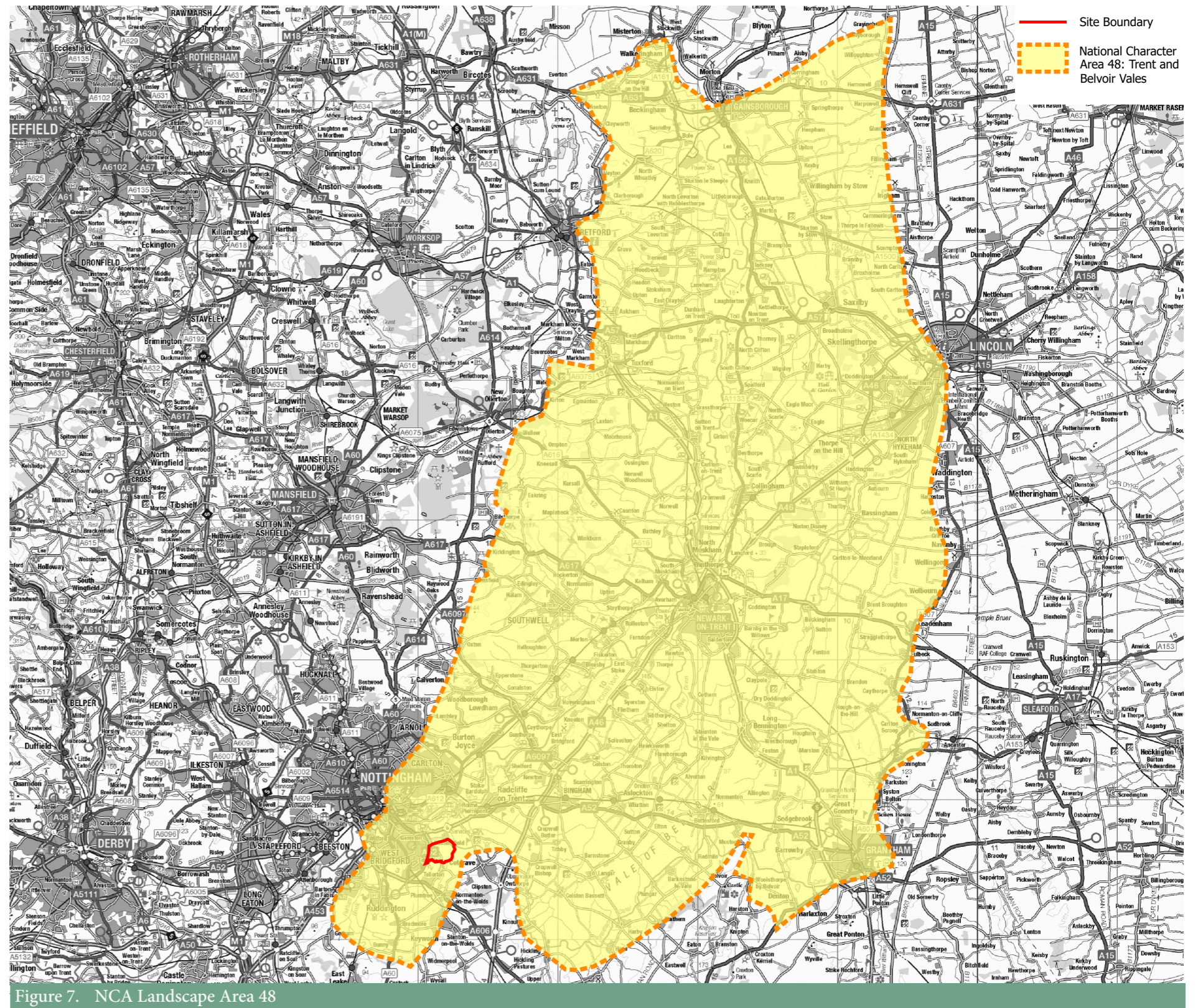


Figure 7. NCA Landscape Area 48

3.9. Policy 25 of the Local Plan requires that development proposals include significant Green Infrastructure areas and buffers, particularly on the southern and northern boundaries, to contribute to the creation of permanent defensible Green Belt boundaries between the development and Tollerton and Bassingfield. Policy 25 also requires an enhanced Green corridor to be created along the Grantham Canal. The buffers must form part of a green infrastructure corridor which runs around the perimeter of the proposed residential area of the allocation, and forms part of the allocation-wide green-infrastructure network. Development in, and adjacent to, these areas will be required to comply with the policy requirements and include a significant landscape buffer between the site and Tollerton and Bassingfield.

3.10. Along the whole of the landscaped buffers it is considered that strengthening the existing hedgerows and any tree planting and the introduction of new planting of a similar type to the existing (in terms of height, depth and species mix) will maintain and strengthen the existing visual and physical character of the gap between the site and both Tollerton and Bassingfield and ensure a gap is maintained in the future between the two settlements and the site. In addition, this planting along with the creation of new habitats for biodiversity, new recreational routes and informal/semi-natural open spaces will contribute to the green infrastructure network. These open space typologies will form part of the allocation's open space provision.

3.11. This will provide opportunities to safeguard and enhance the Listed Buildings (Pillboxes), and any trees subject to Tree Preservation Orders that are adjoining or close to the allocation. It will also provide opportunities to create improved access to the green infrastructure network as well as the wider countryside by expanding and improving the walking and cycling environment for leisure and active travel, benefiting health and well-being and improving accessibility for both existing and new residents of the allocation, as well as enhancing biodiversity.

3.12. Uses of land within the buffers must be informal with the objective of maintaining the existing character. Suitable uses would be uses such as the planting as described above; habitat creation; informal recreational uses such as recreational walking, cycling and running routes; seating areas; and informal/semi-natural open spaces. Formal playing pitches, changing rooms and buildings are considered inconsistent with the existing open character and functional relationship between the two settlements and so would not be appropriate land uses within the buffer(s).

3.13. Raised land or man-made features such as bunds would also not reflect the existing flat and open topography of the land between the two neighbouring settlements and are not a characteristic of this landscape. Such features will only be considered by the Council by exception if they are required to mitigate the impact of the development on the existing residents of Bassingfield and Tollerton respectively.

Local Built Character

3.14. This analysis is to be used in all future planning applications (including reserved matters applications, Section 73 applications etc). Applications should demonstrate how they conform with this analysis and set out clearly how the characteristics have influenced the proposal(s). Greater levels of analysis will be required within subsequent Design Codes that will also be required as part of all future planning submissions as set out in the Site Wide Design Code (Appendix A of this SPD). The nature and form of the proposal should be informed by a contextual analysis of the local built form to ensure that it will positively contribute towards the delivery of an integrated and responsive development. The studied areas, identified in Figure 9, were selected because of their distinctiveness and architectural character, with a particular focus on the positive features which make these attractive places

3.15. The site lies on the edge of Nottingham and near several historic settlements, some of which date back to the 16th century, and have also been subsequently extended with additional development. As such, it is appropriate for this character assessment to understand the qualities of the historic built form, and subsequent developments, to draw inspirations from or, in some cases, to learn from mistakes made. To positively respond to the local character of the area, an analysis of the settlements located within close proximity to the site is required (as part of all future planning applications) and must range from rural to more urban characters, including both historic and contemporary developments.

3.16. The analysis should identify key characteristics such as (but not necessarily limited to) the following:

- Streetscape
- Architectural style & Material
- Roofscape
- Built Form & Scale
- Boundary Treatment



Figure 8. Local character references examples

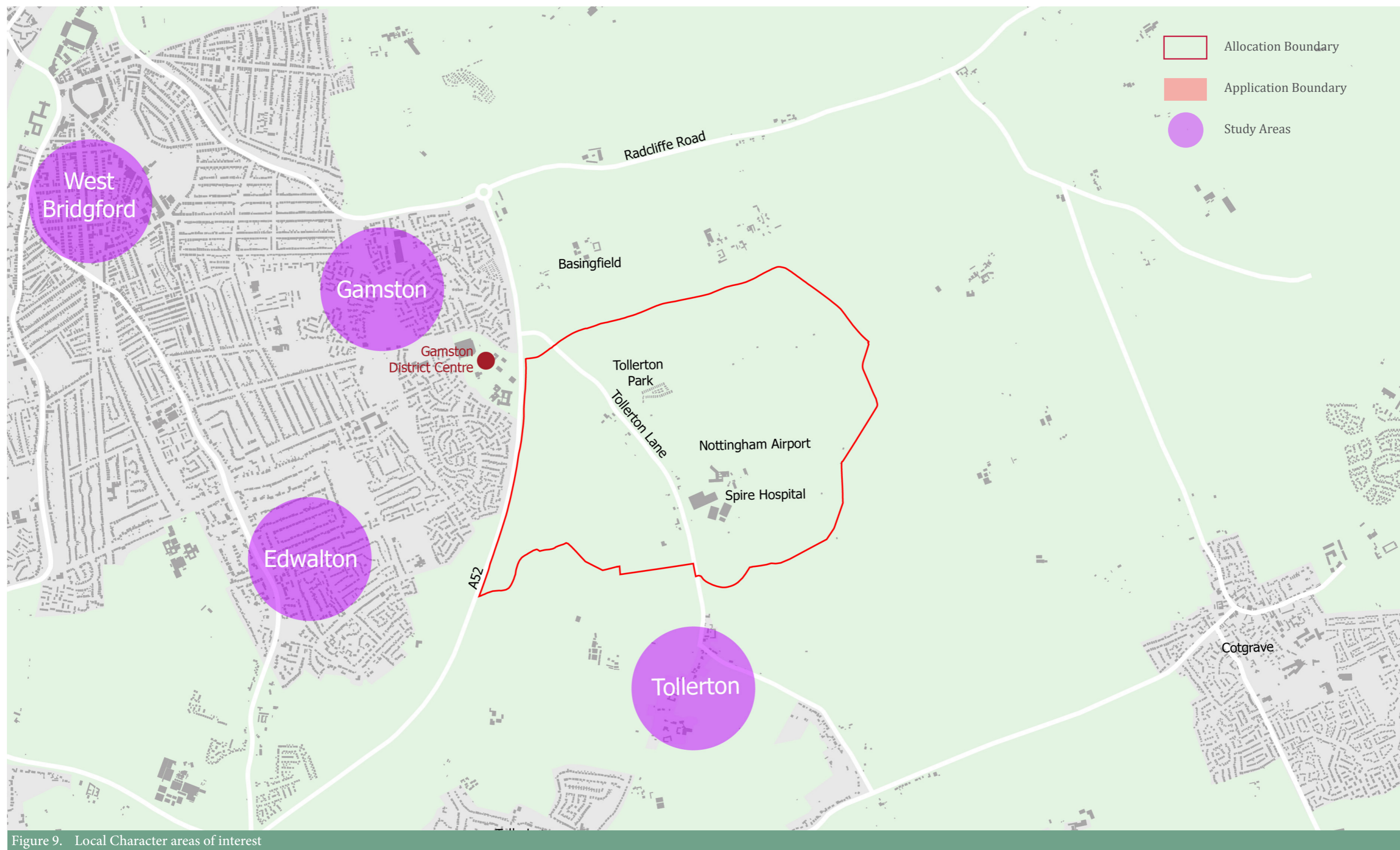


Figure 9. Local Character areas of interest

3.17. The following pages set out examples of how the analysis of study areas surrounding the site should be structured for semi-rural, suburban characters and primary routes. They are intended as a guide, not a definitive template, but the key principles set out should be adhered to.

Streetscape

Semi Rural Character

- Incidental open spaces can help to soften the streetscape by allowing pockets of vegetation.
- Strong sense of enclosure created by continuous building frontages around open space.
- Retain mature trees within publicly accessible open space.
- Create a traffic calmed environment that is cycle/ pedestrian friendly.



Semi Rural Character

- Variation in building orientation with properties fronting onto open space providing active frontage to the development edge.
- Buildings are predominantly 2 to 2.5 storeys.
- Predominantly large detached dwellings served by private drives in some cases.
- Courtyard arrangements incorporating parking.



Suburban Character

- Continuous building frontage, generally parallel to the street with consistent distances between buildings and regular setbacks.
- Street verges along higher order roads allow space for street tree planting.
- Generous front gardens allow space for planting to soften streetscape.



Suburban Character

- Predominantly formal character with north/south facing back-to-back properties.
- Mostly terraced and semi-detached with occasional detached units. Building heights vary from 2 storeys to 2.5 storeys.
- Dwellings aligned to the street with on-plot parking.



Primary Street

- Continuous frontage with regular gaps between buildings and consistent building line/setbacks.
- Building to emphasise verticality in order to respond to the road wide corridor.
- Streets with generous pavements.
- Tree lined Avenue.



Primary Street

- Predominantly back-to-back block typology with consistent building line.
- Building heights at 2 and 2.5 storeys, with 3 storey in key locations.
- Dwellings are accessed via Mews Street from the back, with side streets or access lanes located to the front of the dwellings.



Architectural Style & Material

Semi Rural Character

- Arts and Crafts inspired architecture.
- Wall materials to include orange/red brick and occasionally variety of light render.
- Simple gable and hipped roof forms.
- Dormer windows.
- Integral garage.



Boundary Treatment

Semi Rural Character

In low density areas dwellings sit within a landscape setting. Boundaries are defined by.

- Hedges.
- Split rail fencing.
- Low brick walls, which match the building material.



Suburban Character

- Both traditional and contemporary architectural styles with reference to local building materials.
- Minimum variation in roof profile.
- Wall materials to be predominantly red brick.
- Grey slate (or equivalent) roof tile.
- Block paved private drives.



Suburban Character

- Buildings are set behind front gardens containing low shrub planting.
- Boundaries are defined by low brick walls or metal railing sometimes in combination with hedges.



Primary Street

- Both traditional and contemporary architectural styles are appropriate.
- Consistent roof profile.
- Grey slate (or equivalent) roof tile.
- Richly detailed elevations with variation in material.



Primary Street

- Within the local centre, buildings will be set close to the footpaths or carriageway.
- Planting to be introduced to soften the streetscape.
- Boundary treatments are a mix of low brick walls and railings.

