

# LOVEL DEVELOPMENTS (YORKSHIRE) LTD

## Land at Beck Lane, Sutton in Ashfield

Welcome to Lovel Developments (Yorkshire) Ltd public exhibition displaying proposals for the development of land at Beck Lane, Sutton in Ashfield.

Lovel Developments Ltd are currently developing proposals for a high quality residential scheme, providing new homes and delivering investment into the local community.

We have organised today's event to provide you with an opportunity to view and comment upon our draft proposals prior to the submission of an outline planning application to Ashfield District Council.

We are keen to hear your views so please speak to representatives of the project team here today and submit your comments on the feedback forms provided.

### At the exhibition today

SITE LOCATION

THE MASTERPLAN

DEVELOPMENT SUMMARY

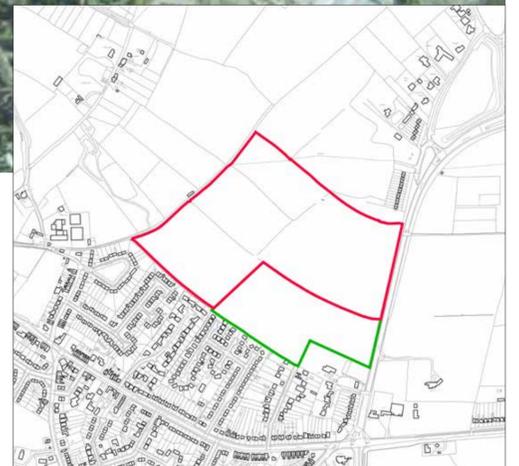
STREET SCENES

TECHNICAL CONSIDERATIONS

NEXT STEPS AND TIMESCALES



— Under applicants ownership  
— Nottinghamshire County Council Ownership



<http://www.jrpassoc.co.uk/consultation>



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The site comprises gently undulating land divided into four separate fields, totalling 18.13 hectares, and can at present be accessed from Mansfield Lane, a track which runs along the site's north-western boundary, or from Beck Lane, which runs along the site's eastern boundary. The land subject to this application equates to 13.49Ha. Photographs of the site are provided below.

There are intermittent mature and semi-mature trees, with long grass and hedgerows (predominantly Hawthorn) around the perimeter of the site, and along field boundaries.

An extant planning consent exists under application reference V/2001/0094 for a wider parcel of land (but including the application site) the following:

*Construction of a Football Centre of Excellence incorporating an Indoor Football Pitch, Gymnasium & Therapy Pool, Accommodation for Footballing Students, Offices, Outdoor Pitches including a Running Track, 6 No. Floodlighting Units, Associated Car Parking, Access Road & Landscaping.*



View along Beck Lane



View from the Public Footpath towards the western boundary



View within the site



View within the site



View along the footpath and glimpse into the site



View within the site demonstrating level changes

### Why develop this site?

Ashfield District Council has to find sites for several thousand new houses as part of its emerging Local Plan in order to meet the Government's requirements for it to have an adequate supply of land available for housing development.

The site is located within Sutton in Ashfield, a main urban area where a significant proportion of Ashfield's housing is to be located in line with the principles of the council's adopted Local Plan. The site is both suitable and immediately available such that its release for development will assist the council in its efforts towards meeting the continuous 5 year supply of housing, including securing the delivery of much needed affordable housing.

Although not a material consideration, the council's assessments of sites as part of the emerging Local Plan work did identify this site as an acceptable location for residential development. Its position adjacent to the urban boundary and to a residential area well served by a range of services makes it an ideal site to provide the much needed housing.



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### Opportunities and Constraints

The site area and analysis enables a detailed evaluation of the potential opportunities and constraints of the site, this informs the initial design process.

1. PUBLIC FOOTPATH LEADS TO A DEAD END NORTH OF THE SITE.
2. POTENTIAL REQUIREMENT FOR BUFFER PLANTING TO SCREEN DEVELOPMENT TO VIEWS FROM OPEN LAND AND REDUCE VISUAL IMPACT.
3. VALLEY LANDFORM SUBJECT TO HISTORIC SURFACE WATER FLOODING. DEVELOPMENT SHOULD BE AVOIDED.
4. LOWEST POINT OF SITE - PREFERRED LOCATION FOR SURFACE WATER ATTENUATION.
5. STEEP SLOPES OF APPROXIMATELY 1:10 MAY CONSTRAIN DEVELOPMENT.
6. OPPORTUNITY TO PROVIDE A PEDESTRIAN LINK TO MANSFIELD LANE.
7. EXISTING HEDGES ARE GENERALLY INTACT AND SHOULD BE RETAINED AS MATURE LANDSCAPE FEATURES WITHIN THE LAYOUT WHERE PRACTICAL.
8. AMENITY OF EXISTING DWELLINGS TO BE RESPECTED.
9. POTENTIAL PEDESTRIAN LINK TO OMBERLEY AVENUE.
10. DEFUNCT HEDGELINE NOT WORTHY OF RETENTION. ISOLATED TREE GROUPS COULD BE POSITIONED WITHIN PUBLIC REALM.
11. POTENTIAL PEDESTRIAN LINK TO BECK LANE PROVIDING THE MOST DIRECT ACCESS TO SHOPS AND SERVICES.
12. POTENTIAL LOCATION OF VEHICLE ACCESS TO THE SITE, SUBJECT TO DETAILED DESIGN.
13. REQUIREMENT FOR DEVELOPMENT TO FUNCTION BOTH WITH AND WITHOUT THE THIRD PARTY LAND INCLUDED.
14. POTENTIAL PEDESTRIAN LINK TO BECK LANE HEADING NORTH.
15. DITCH/WATERCOURSE TO BE RETAINED. STAND-OFF REQUIRED FOR MAINTENANCE. LAYOUT TO AVOID CROSSING / CULVERTING IF POSSIBLE.
16. APPROXIMATE LINE OF COMBINED PUBLIC SEWER CROSSING SITE, 5M EASEMENT CENTRED ON THE SEWER.
17. ROUTE OF PUBLIC FOOTPATH TO BE MAINTAINED AND INCORPORATED INTO LAYOUT WITH NATURAL SURVEILLANCE.
18. HIGH GROUND - DEVELOPMENT POTENTIALLY PROMINENT TO LONG DISTANCE VIEWS OF THE SITE.
19. SURFACE WATER OVERLAND FLOW ROUTES TO BE MAINTAINED WITHIN THE LAYOUT.



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### Landscape and Visual Impact Appraisal

A detailed Visual Impact Appraisal has been undertaken and will accompany the planning application however this page provides a summary assessment of those findings as a guide to developing the site.

#### Landscape Recommendations

##### 1. Open Land Boundary Treatment:

Minimum 10 metre woodland buffer planting species composition to be locally native woodland species designed to achieve an effective screen up to a height of at least 10 metres.

##### Reasons:

To provide an effective screen to the built form and reduce the visual impact of the development.

To create a defensible edge to the settlement which will contain further spread and protect open land.

##### 2. Internal Hedgerows

The Masterplan for the site should seek to maintain all hedgerows within public realm for reasons of biodiversity and to create a mature landscape structure. It is recognised that the field boundaries do not align with the topography of the site, cutting across some of the steep slopes, and may therefore represent an unreasonable constraint on efficient development of the site.

Where it is not possible to retain hedges within public realm dwellings should be plotted such that hedges fall on the rear boundaries. Any hedges which cannot be retained should be replaced by new hedges within public realm of a similar species mix.

##### 3. Site Boundary Hedgerows

Site boundary hedgerows to be retained and enhanced by gapping-up and future management.

##### Reasons:

To form part of the open land buffer treatment  
To protect biodiversity

##### 4. Beck Lane frontage

A minimum 15m stand-off to be maintained from the Beck Lane frontage to the proposed built frontage. Area to include the retained hedgerow and new hedgerow trees.

##### Reasons:

To reduce the visual impact of the proposed built form  
To retain the existing character of the frontage and aid the transition from settlement to open land.

##### 5. Hedgerow Trees

Isolated hedgerow trees to be retained within public realm where possible to safeguard their long-term future.

##### 6. Watercourse

Existing water course to be retained within public realm with required easements for maintenance. Crossings/culverting to be kept to a minimum to exploit the biodiversity and landscape potential.

##### 7. Managed Views

Opportunity for a break in the buffer to allow a view out to open land. This should be limited to only the lowest point of the open land boundary which is not prominent to long range views, below the 152m contour.

##### 8. Public Open Space

The principal area of open space for play and recreation is to be located within the valley landform

##### Reasons:

Sheltered, level ground which is central to the development area, has views of open land and is linked to Mansfield lane public footpath.  
As the lowest point of the site the area is also most suited to surface water attenuation as part of a sustainable drainage system.

##### 9. Development Adjacent to Open Land Boundary

In addition to the planted buffer treatment, built form within 40m of the open land boundary should be sensitively designed so as not to have an over bearing impact on views of the site.

The arrangement of dwellings should be fragmented, not a continuous line. Runs of dwellings on the same alignment should be limited to a maximum of 5 without a break of 5 metres or more.

Dwellings should be a maximum of 2 storeys



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### Proposed Site Layout

Considering the opportunities and identifying the design constraints of the site, an initial concept masterplan has been established and is identified below for your consideration. The intention is to submit an outline planning application which seeks to establish the principle of developing the site with a residential scheme only. The masterplan below simply demonstrates how housing could be developed at this site. The only matter to be fully considered as part of the outline application would be the access into the site which is from Beck Lane. Based on the size of the site, it is proposed that the site would accommodate 322 houses.

1. Woodland Buffer planting to screen development from long range views from open land
2. Valley area retained as open space and incorporating surface water storage area for sustainable drainage
3. Multiple pedestrian links onto Mansfield Lane
4. Potential pedestrian link to Omberley Avenue
5. Development layout functions without third party land if required
6. Central Avenue follows current overland flood route, reducing the risk of surface water flooding
7. Minimal development and generous woodland planting on high ground to north-west corner of site
8. Route of public footpath maintained and overlooked by development
9. Existing watercourse retained within northern boundary buffer which also incorporates a pedestrian link from Beck lane
10. Vehicle access located centrally within site frontage
11. Pedestrian link to Beck Lane
12. Central square provides a destination at the end of the avenue and overlooks the valley open space
13. No individual accesses from Beck Lane, dwellings served by internal street arrangement

#### Summary of the Development

**Indicative Amount of Development:** 322 dwellings

**Appropriate Type:** Detached, semi detached and terraced housing.

**Suitable Accommodation:** 1, 2, 3, 4 and 5 bedroom properties dependant upon local need



**Western and Northern Fringe** consists of 2 sub-areas, each have frontages facing open land with a more naturalistic landscape character and rural feel. The Western Fringe overlooks Mansfield Lane and The Valley open space. A looser, lower density form of development is to be provided here to present a softer edge to open land. The existing hedges to Mansfield Lane and the northern boundary are to be retained and a locally native woodland buffer planted to create a visual screen to views of the development site from open land

**The Avenue** is a tree lined thoroughfare which provides vehicle access to the site and terminates at The Square. This area is reminiscent of a formal avenue or boulevard. Dwellings to be regularly spaced and rhythmic along the route.

The development will present a green frontage to **Beck Lane**. A minimum 15m stand-off is to be maintained from the Beck Lane carriageway to the proposed built frontage in order to retain a degree of the existing character of the frontage and aid the transition from settlement to open land.

**The Southern & Northern Lanes** consists of 2 sub-areas, each have a diverse mix of dwelling types at a higher density than the other character areas.

**The Square** is a focal space at the centre of the development which includes existing natural features: hedgerow and drainage ditch (opportunity to create a water feature). More continuous built form would be appropriate here (terraced houses or apartments) to create a greater sense of enclosure.



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### Landscape Proposals

The plan opposite and text below sets out the landscape principles for the development.

#### 1. Valley Open Space

The principal area of open space for play and recreation is to be located within the valley landform. The sheltered, level ground which is central to the development area has views of open land and is linked to Mansfield Lane public footpath. As the lowest point of the site the area will also accommodate surface water attenuation as part of a sustainable drainage system.

The buffer planting will be broken to allow views out to open land. This should be limited to only the lowest point of the open land boundary which is not prominent to long range views, below the 152m contour.

The sketch below and opposite shows an indicative layout of the open space, illustrating how playspace, informal recreation and sustainable drainage can be accommodated.



#### 2. Western Buffer

A woodland buffer of minimum 10 metres width is to provide an effective screen to the built form and reduce the visual impact of the development. Species composition to be locally native woodland species designed to achieve an effective screen up to a height of at least 10 metres. The buffer will create a defensible edge to the settlement which will contain further spread and protect open land.

#### 3. Internal Hedgerows

The Masterplan for the site maintains all hedgerows within public realm for reasons of biodiversity and to create a mature landscape structure.

Where it has not been possible to retain hedges within public realm dwellings are plotted such that hedges fall on the rear boundaries. All retained hedges are to be 'gapped-up' and subject to an ecological management plan.

#### 4. Northern Buffer

Similar to the western buffer, the northern boundary of the site will be planted as a woodland buffer of minimum 10 metres width to provide an effective screen to the built form and reduce the visual impact of the development. Species composition to be locally native woodland species designed to achieve an effective screen up to a height of at least 10 metres.

The northern buffer will also incorporate a meandering woodland walk pedestrian route and the existing drainage ditch.

#### 5. Beck Lane Frontage

A minimum 15m stand-off to be maintained from the Beck Lane frontage to the proposed built frontage, creating an open green



frontage to the development. The area will include the retained hedgerow and new hedgerow trees and should be managed as a whole by a management company to avoid enlargement of domestic gardens and to retain the intended open character.

#### 6. The Avenue

The avenue will provide a tree lined boulevard which link Beck Lane to the Valley Open Space through the heart of the residential development. Trees will be set within a grass verge at regular spacings of 6 to 8 metres, species to be Tilia 'Greenspire' or similar with a uniform habit to provide a formal character. Trees are to be planted as semi-mature advanced stock to provide immediate impact and to have adequate rooting volumes. Bulb planting within the verge will provide additional seasonal interest.

Dwellings will be carefully plotted to avoid excessive runs of parking and verge crossings which would disrupt the rhythm of the tree planting.

#### 7. Southern Open Space

The southern open space is a smaller area for recreation which serves the local needs of the residential area to the south of the site. It is to be overlooked by dwellings on all sides and includes the mature hedgerow trees. The space has the potential to include a secondary equipped playspace if required by the local authority which would result in a maximum walking distance of approximately 300 metres to a playspace across the whole of the development.

#### Hedgerow Management

The hedgerows bounding the site should ideally be maintained to a minimum height of at least 2m and kept free of fertilisers, pesticides and development on land within 3m of the hedge centre. The long term management of these hedges will add to their biodiversity value; the hedges should be cut only once every three calendar years and should not be cut between the beginning of March and the end of August to ensure breeding birds are not disturbed. Hedge cutting should occur outside of the bird nesting season (i.e. clearance should be undertaken between September and February inclusive) or be carefully checked by an ecologist to confirm no active nests are present - prior to removal during the summer period. Cutting the hedge in late January/early February will provide maximum quantities of food for birds over winter.

#### Tree Species

Tree planting will target local provenance and locally native species. In addition, fruit bearing trees and shrubs should be considered to increase winter food sources for birds.



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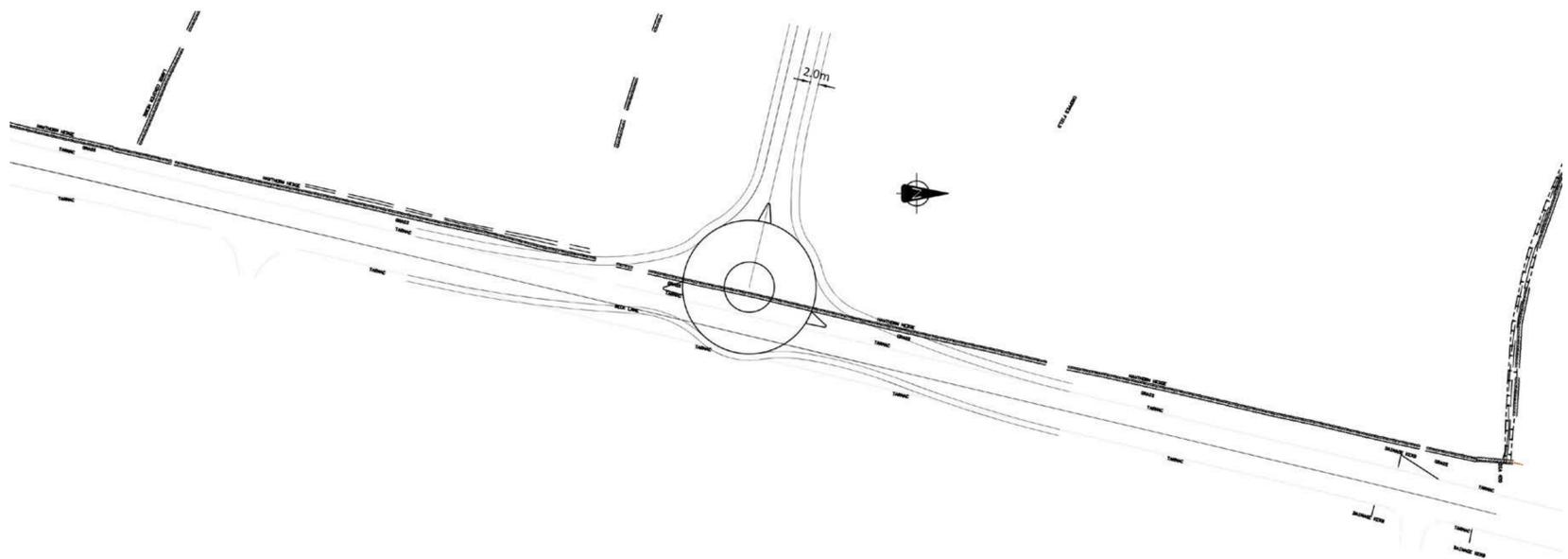
## Land at Beck Lane, Sutton in Ashfield

### Technical Considerations

There are no technical issues preventing the successful development of the site. A summary of the key considerations are provided below:

#### Highways and Access to the site

The site is set to be accessed via a new roundabout on the A617 Beck Lane. It was originally considered that a ghost right turn would be introduced as part of the scheme however further assessments indicate that this solution would not provide sufficient capacity for the minor road traffic. The roundabout identified below however will operate within capacity.



A road casualty study has not revealed any identifiable existing collision issues associated with the expected movements generated by the proposed development, therefore it is considered that there are no existing road safety issues pertinent to the development of the site.

In order to assess the impact of the proposed development, junction capacity assessments have been undertaken at the key local junctions, including the A617 Beck Lane/Mansfield Road/Skegby Lane/A617 Kings Mill Road East signalised junction and the A617 Kings Mill Road East/A38 Sutton Road/Mansfield Road signalised junction. As acknowledged within the 'Ashfield Transport Study' (MVA, 2013), both junctions are expected to experience peak hour congestion in the future. However, the relative impact of the proposed development on the operation of the local highway network is not expected to be severe, and as such the scheme is in accordance with the requirements of national planning policy. Therefore it is envisaged that the proposed residential development would not be expected to have a detrimental impact in road safety, traffic and highway terms.

#### Flood Risk and Drainage

The site is in Flood Zone 1 and flood risk from all sources for the majority of the site is low. There is an overland flow / surface water flood route that runs along the northern boundary and then through the site to the boundary with Mansfield Lane.

The overland flow / surface water flood route through the site will be maintained and has been taken into account by the master planning of the site. The ditch on the northern boundary and within the site will remain open.

To mitigate against surface water / overland flow flood risk from extreme events, floor levels will be set typically 150mm to 300mm above immediate surrounding ground levels. Careful design of external levels will be undertaken to ensure that overland flow from extreme events, from within and outside of the site, are not channelled and directed towards proposed development and buildings. Surface water run-off from the proposed development will be restricted to greenfield run-off rates and discharged to the combined sewer that crosses the site.

#### Ecology

An ecological survey has been undertaken which concludes that the proposed development is unlikely to impact upon any protected species or associated habitats given the retention of existing hedgerows and trees. The report does however recommend a number of measures to ensure potential adverse impacts to wildlife are avoided. These are incorporated into the draft masterplan.



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### Next Steps and Timescales

Following today's public exhibition, we will review all feedback received prior to finalising the proposals and submitting to Ashfield District Council.

The team looks forward to receiving your feedback and is grateful that you have taken the time to attend today's event.

Should you have any further questions or comments or if you would like to discuss the proposals with the team after today's event, you are welcome to contact us using the details below.

Thank you

February:

**SUBMIT APPLICATION TO  
ASHFIELD DISTRICT  
COUNCIL**

May 2016:

**LIKELY DETERMINATION OF  
THE PLANNING APPLICATION**



Should you wish to contact us after this event, please direct any comments or enquiries to Vikki Sykes (acting on behalf of Lovel Developments Ltd) either by post, email or by telephone.

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