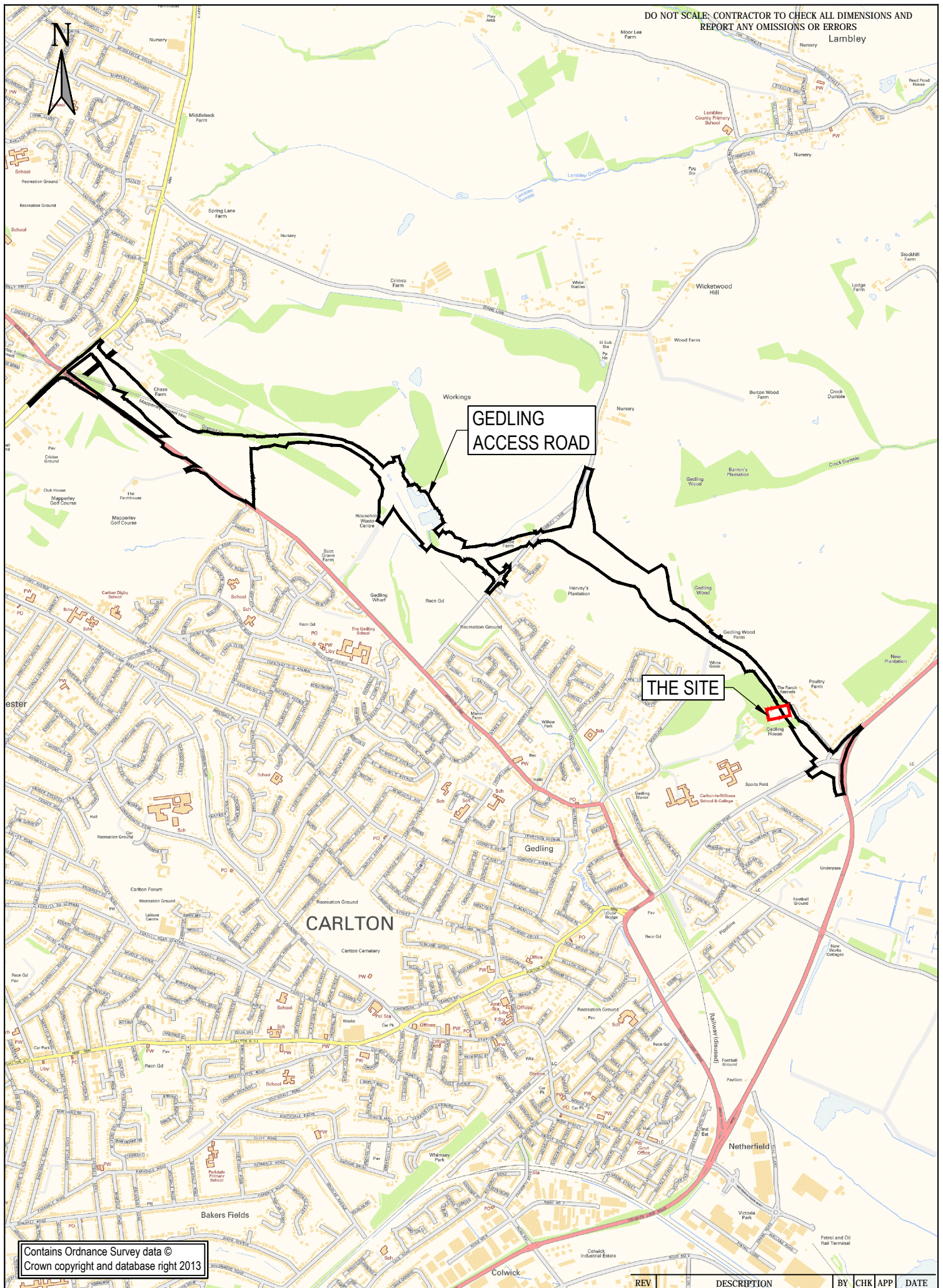


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AGENCY**

Project: A085361  
**GEDLING HOUSE APPLICATION  
FOR LISTED BUILDING CONSENT**

Drawing Title:  
**CONTEXT PLAN**

REV	DESCRIPTION	BY	CHK	APP	DATE
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Scale @	A4	Drawn	Date	Checked	Date	Approved	Date
1:20,000		CM	25.07.14	CD	30.07.14	KRH	30.07.14
Project No.	A085361	Office	41	Type	54	Drawing No.	Fig. 1

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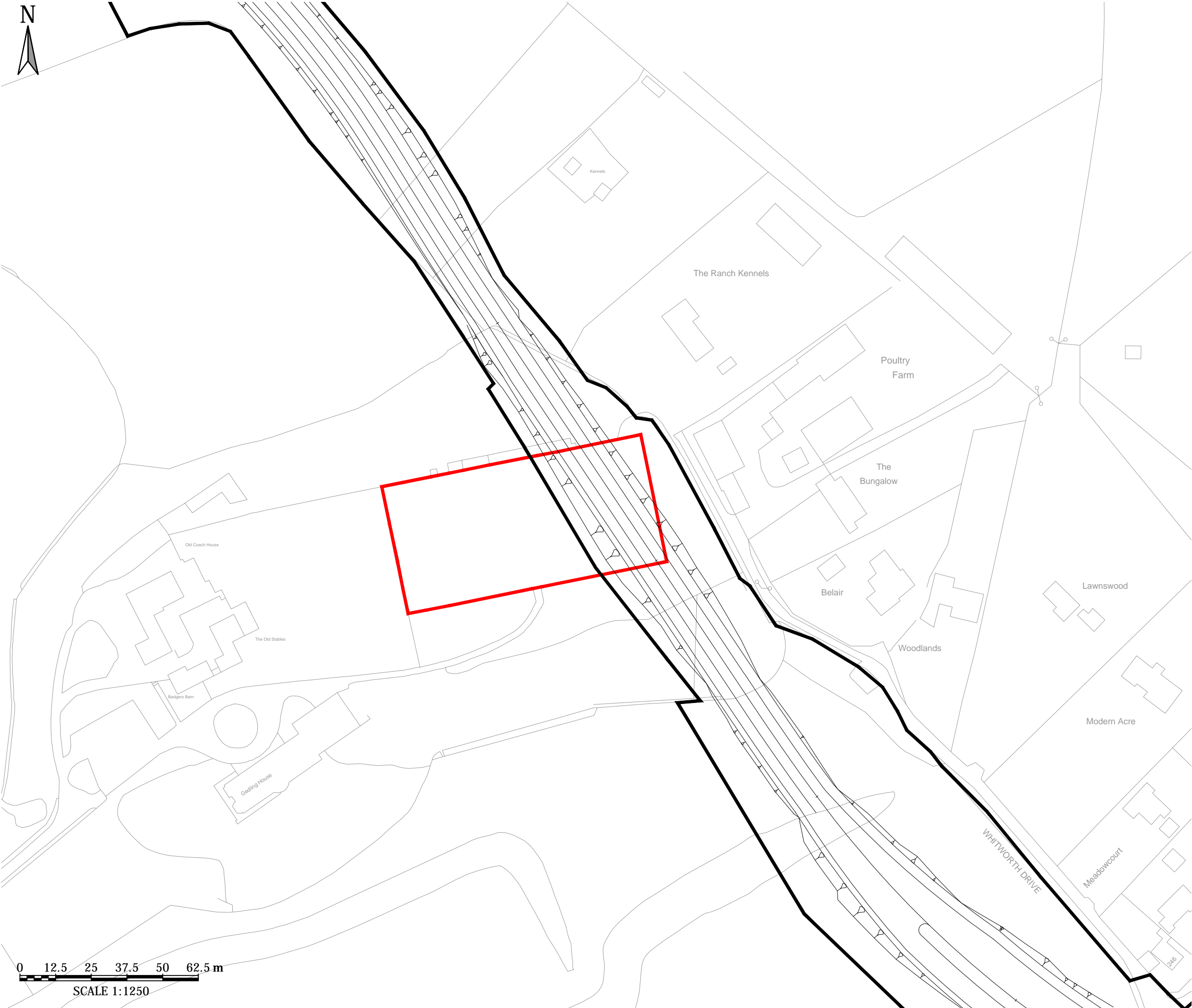
KEY



LISTED BUILDING CONSENT APPLICATION AREA



ROUTE OF PROPOSED GEDLING ACCESS ROAD



REV	DESCRIPTION	BY	CHK	APP	DATE
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LOCATION PLAN

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Homes &  
Communities  
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# Design & Access Statement

Gedling House, Wood Lane, Gedling

on behalf of the

**Homes and Communities Agency**

September 2014

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## Design and Access Statement

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### Appendices

## 1.0 Introduction and background

- 1.1 This Design and Access Statement is provided in support of a Listed Building Consent application made on behalf of the Homes & Communities Agency for the partial demolition and rebuilding of the garden wall at Gedling House, Wood Lane, Gedling. The alterations to the garden wall are required to facilitate the construction of the Gedling Access Road. An application for the access road was also submitted on 1<sup>st</sup> August 2014, and is registered under application reference 2014/0915.
- 1.2 The proposed GAR is 3.8km long and will facilitate redevelopment of the Gedling Colliery/Chase Farm site for mixed-uses as set out in adopted Gedling Borough Replacement Local Plan (2005) and the emerging Broxtowe Gedling and Nottingham City Aligned Core Strategies. It will also provide a 'bypass' around Gedling to help ease traffic congestion on local roads.
- 1.4 The proposed Gedling Access Road (GAR) would skirt the eastern side of the Nottingham conurbation, near the settlement of Gedling. The total land take for the road is approximately 35ha. From its junction with the A612, the route of the GAR would cross the grounds of Carlton-le-Willows School and Gedling House, and on up to Gedling House Wood. The route runs over undulating agricultural land, crossing Lambley Lane, and continuing downwards as it skirts the slopes between the former pithead and spoil heap of the former Gedling Colliery (which closed in 1991). After a roundabout connecting the GAR to Arnold Lane, the route rises up across agricultural land to end at a junction with Mapperley Plains Road.
- 1.5 Full planning permission was first sought for the GAR in 2008. The planning application was not determined because, at the time the applicant was unable to demonstrate that funding for the full scheme was achievable. Recent work by the HCA with Gedling Borough Council (GBC) and Nottinghamshire County Council (NCC) has given greater certainty to the financial viability of GAR.
- 1.6 The potential impact upon the walled garden of Gedling House was considered as part of the previous Gedling Access Road application in 2008. As the walled garden falls within the curtilage of the Listed Building, a built heritage survey was prepared by CgMS in 2007. The survey included documentary and background research as well as field recording of the walled garden and has been included within Appendix B of the Heritage Statement submitted with the LBC application.



## 2.0 Use

- 2.1 The site is located to the east/northeast of Gedling House, itself located to the east of Wood Lane, Gedling, Nottinghamshire. The application site comprises the remains of a former late 18th century (onwards) enclosed walled kitchen garden and the associated late 18th century Grade II listed Gedling House. The house is now in use as a County Educational Resource Centre.
- 2.2 The former kitchen garden is now being utilised as a car-park associated with the educational use of the main house. The western part of the garden is covered by this car park with the remaining area to the east being covered by grass. This is all enclosed by a high brick boundary wall, the condition of which has deteriorated over recent years.
- 2.3 The re-location of part of the wall is required to facilitate the proposed Gedling Access Road development. The principal purpose of the Gedling Access Road is to allow the redevelopment of the former Gedling Colliery/Chase Farm site to go ahead, as proposed in the emerging Broxtowe, Gedling and Nottingham City Aligned Core Strategies.
- 2.4 In addition, the GAR will assist in alleviating traffic congestion that currently occurs on the existing highway network in the surrounding area. The GAR is also part of a wider package of sustainable transport measures for the area. There is provision for non-motorised users by means of a shared footway/cycleway facility for pedestrians and cyclists along the entire length of the scheme. Pedestrian crossing points will be provided to enable the public to access land to the Country Park.
- 2.5 The proposed partial demolition and rebuild of the wall will not alter the current use of the former walled garden, as the currently redundant area of grass will be removed and the car parking area will remain unaltered. The garden is no longer used for its original purpose and the original association with Gedling House and wider parkland has been much diminished through various changes in use and removal of features over recent years.

### 3.0 Amount & Scale of Development

- 3.1 The total existing area of the walled garden is approximately 0.414 hectares. The LBC application proposals will result in a reduction in the overall area of the walled garden to approximately 0.235 hectares.
- 3.2 The height of the wall varies depending on its state of repair, and the thickness of the wall is approximately 50cm on the eastern, western and southern walls, expanding to 1m on the northern wall. The rebuilt east wall of the garden will utilise reclaimed materials from the demolished sections of the wall, and will as far as possible match the appearance, height and thickness of the existing structure.
- 3.3 The Listed Building Consent proposals do not involve any further built development, but will reduce the area of the former walled garden at Gedling House.



## 4.0 Layout

- 4.1 The Site Plan showing the proposed partial demolition and rebuilding of the garden wall is included as Figure 3 within Appendix A of the Heritage Statement, which was prepared in support of this Listed Building Consent application. This shows the route of the proposed Gedling Access Road, and the extent of the garden wall that will require removal. The east wall of the garden will then be rebuilt adjacent to the edge of the access road.

## 5.0 Landscaping

- 5.1 The GAR proposals include a landscape plan in order to mitigate the effects of the road on the character and appearance of the area. The landscape proposals will also assist in reducing noise impacts arising from traffic using the road.
- 5.2 A key objective in the design of the GAR is to ensure that it is sympathetic to the rural character of the area. The landscape scheme was designed to meet the recommendations within the Nottinghamshire Landscape Guidelines for conserving and enhancing the overall structure and distinctive rural character of the landscape.
- 5.3 Gedling Wood falls adjacent to the walled garden of Gedling House, and some of these trees will have to be removed as part of the GAR proposals. A Tree Survey has been submitted as part of the GAR application.
- 5.4 The landscaping scheme proposes dense tree and shrub planting along the length of road adjacent to the walled garden, in order to maintain the woodland character and appearance of this part of Gedling Wood. The garden and existing vegetation will provide a buffer to minimise effects from noise and visibility of the scheme. Overall it is not anticipated that the significance of the Listed Building will be noticeably diminished by the road.



## 6.0 Appearance

- 6.1 The interior of the garden is covered with a rough grit and tarmac car park on its western half, extending to a small stretch of road that turned centrally along its northern wall; whilst its eastern half is covered with grass, masking any previous features associated with the garden.
- 6.2 Vegetation obscures much of the detail and appearance of the exterior of the garden wall. The visual appearance of the wall will remain largely unaltered by the proposals as it will be rebuilt using the reclaimed materials from the demolished sections.
- 6.3 The physical impacts associated with the road alignment will only affect part of the garden. The value of the walled garden has been degraded and diminished by the removal of all associated internal features, structures and layout of the original garden. The remaining significance of the garden is vested in its relationship to the adjacent Gedling House and the survival of the substantial brick exterior walls. Other factors that may formerly have contributed to the significance of the garden such as the planting, structures, layout, continued functionality, public accessibility and formal design have all been removed.
- 6.4 The wider setting of the garden and house would have been the association with the historic parkland. This is now much fragmented and the majority of the area has been converted to agricultural land and the school. The only section remaining is to the west between Gedling House and Wood Lane. This section retains some relationship to the house and parkland character. The proposed road will not affect this area and therefore the contribution to the setting of the house and garden afforded by this area will be retained.

## 7.0 Access

- 7.1 As noted above, the GAR will facilitate redevelopment of the Gedling Colliery/Chase Farm site for mixed-uses as set out in adopted Gedling Borough Replacement Local Plan (2005) and the emerging Broxtowe, Gedling and Nottingham City Aligned Core Strategies by providing access to the proposed development sites. It will also provide a 'bypass' around Gedling village to help ease traffic congestion on local roads.
- 7.2 The proposed partial demolition and rebuilding of the walled garden at Gedling House will not have any effect on access to Gedling House. The previous openings in the wall have been bricked up, as shown in the Heritage Statement Addendum. The car park within the western side of the garden area will remain unaffected by the proposals.



Homes &  
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Agency







# **Homes and Communities Agency**

## **Gedling Access Road Proposed Effects on Gedling House**

### **Heritage Statement**

### **August 2014**

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Appendix A – Site Location Plan

Appendix B – Built Heritage Survey

Appendix C – Listed Building Citation

Appendix D – Report Conditions





# Gedling Access Road Proposed Effects on Gedling House

## 1.0 Introduction

This Heritage Statement presents the findings of the assessment of effects of the Proposed Development on the Listed Building of Gedling House. This report has been produced by Kirsten Holland, Associate Archaeologist WYG on behalf of the Homes and Communities Agency to inform a planning application for the proposed Gedling Access Road.

## 2.0 Site Location

The proposed road corridor is located approximately 1km to the north east of the existing settlement of Gedling, approximately 1km to the south east of Arnold and approximately 2km to the south west of the village of Lambley. This area is considered part of the wider Nottingham Conurbation.

The proposed Gedling Access Road (GAR) would skirt the eastern side of the Nottingham conurbation, near the settlement of Gedling (Figure 1.1). The total land take for the road is approximately 35ha. From its junction with the A612, the route of the GAR would cross land that currently rises up from a level of approximately 23m AOD, passing across the grounds of Carlton-le-Willows School and Gedling House, and on up to Gedling House Wood. The route runs over undulating agricultural land, which then dips from a high point of around 85m AOD, crossing Lambley Lane, and continuing downwards to a level of around 60m – 70m AOD as it skirts the slopes between the former pithead and spoil heap of the former Gedling Colliery (which closed in 1991). In this area the GAR would pass through previously developed land around the former Gedling Colliery, including a stretch between proposed residential and employment zones.

After a roundabout connecting the GAR to Arnold Lane, the route rises up across agricultural land to end at a junction with Mapperley Plains Road, at a level of around 120m AOD. A Context Plan (Fig 1) and Site Location Plan (Fig 2) can be seen in Appendix A.

## 3.0 Previous Assessments

A potential impact of the previous Gedling Access Road application in 2008 was considered to be upon the walled garden of the Listed Gedling House. As this was considered to be included within the curtilage of the Listed Building, a built heritage survey was required (CgMS, 2007). The survey included documentary and background research as well as field recording of the walled garden. The previous assessment can be seen in Appendix B. The work within the previous assessment has not been repeated.



## **4.0 Legislation and Planning Policy Context**

### **4.1 Planning (Listed Buildings and Conservation Areas) Act 1990**

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

### **4.2 National Planning Policy Framework 2012**

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets including designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (para 126).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and the impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed and thus where desk-based research is insufficient to assess the interest, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportional to their significance and the potential impact (para 128).

The NPPF sets out the approach local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World



## Gedling Access Road Proposed Effects on Gedling House

Heritage Sites, should be wholly exceptional (para 132). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (para 138).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (para 133). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (para 134). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (para 134). The NPPF also makes provision to allow enabling development (para 140) and allowing development which enhances World Heritage Sites and Conservation Areas (para 127).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publically accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (para 141).

### **4.3 Gedling Borough Replacement Local Plan, Adopted 12 July 2005, Saved Policies**

The Gedling Borough Replacement Local Plan was adopted July 2005. Until replaced by the Local Development Framework the policies in the plan have been “saved”. The following policies are relevant to archaeology and heritage and this development.

#### Policy ENV 18: Demolition of Listed Buildings

Planning permission for development involving the demolition of a listed building will not be granted unless:-

- a. clear and convincing evidence is submitted to prove that all reasonable efforts have been made to sustain existing uses or to find a viable new uses, and these efforts have failed; or
- b. preservation in some form of charitable or community ownership is not possible or suitable; or redevelopment would provide substantial community benefits which would decisively outweigh the loss resulting from demolition.



## Gedling Access Road Proposed Effects on Gedling House

### Policy ENV 19: Extension or Alteration of a Listed Building

Development involving proposals to extend or alter a Listed Building, or any feature of special architectural or historic interest which contribute to the reasons for its listing will not be permitted where it would adversely affect the architectural and historic interest of the building.

### Policy ENV 20: Change of use of Listed Buildings

A change of use of part, or the whole, of a Listed Building will only be granted permission if its character, setting and features of special architectural or historic interest would be preserved or enhanced.

### Policy ENV 21: Setting of Listed Buildings

Planning permission will not be granted for development which would adversely affect the setting of a Listed Building.

## 5.0 Consultations

A scoping assessment for the Environmental Statement was undertaken to assess if there have been any significant changes in baseline conditions which would indicate that either additional assessment or mitigation measures would be required in addition to those proposed in the 2008 Environmental Statement (ES).

Consultation was undertaken on the ES Scoping report. The only response relevant to heritage was from Jason Morden, Senior Practitioner Historic Buildings, Nottinghamshire County Council. They confirmed the approach outlined within the Scoping report covered the key issues and proposed appropriate methodologies. Two additional points were raised:

- The landscape and visual assessment should adopt Gedling House and the walled garden as receptors and ensure that photo-montages etc take into account views from and to these designated heritage assets.
- The impact on the setting of Gedling House must make reference to the 2010 English Heritage guidance and methodology for assessing setting of heritage assets. The EIA approach will not be sufficient on its own to deal with the requirements of paragraph 128 of the NPPF.



## Gedling Access Road Proposed Effects on Gedling House

The inclusion of Gedling House and the walled garden as receptors in the landscape and visual impact assessment is dealt with in Chapter 7 of the Environmental Statement. It should be noted however that, due to the vertical alignment of the road and screening through woodland planting and vegetation, this is not considered to be a significant effect.

The impact on the setting of Gedling House has been assessed including reference to the 2010 guidance and methodology for assessing setting of heritage assets.

### 6.0 Assessment Methodology

English Heritage has released a guidance document on the Setting of Heritage Assets (2011). The document contains guidance on the definition of setting and key concepts associated with its identification, plan making, development management, development outside of the planning system and EIA. The guidance does not contain a prescriptive approach to the assessment of setting, but recommends a tailored proportionate approach based on the assets in question, the nature of development and possible significance of effects.

A five step approach is recommended to assessment:

- Step 1: identifying the assets affected;
- Step 2: assessing the contribution setting makes to significance;
- Step 3: assessing the effect of the proposed development;
- Step 4: maximising enhancement and minimising harm; and
- Step 5: making and documenting the decision and monitoring outcomes.

This assessment adopts the principles within the English Heritage guidance document for Steps 1-3. The approach is outline in more detail below.

The setting of a heritage asset is defined in NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and surroundings evolve. Elements of a setting may make a positive or





negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The background or incidental backdrop to the site would not normally be considered part of its setting. Only sites which are considered to have 'a visual setting' or 'outward focus' would be significantly affected and assessed as part of this assessment. For example, those sites built specifically with long distance views in mind, those which were meant to be inter-visible with other parts of the ancient cultural landscape or those whose context is closely related to their surroundings.

The assessment of effects has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause heritage effects. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme.

A set of evaluation and assessment criteria have therefore been developed using a combination of the English Heritage guidance 'The Setting of Heritage Assets' (EH, 2011a), the Secretary of State's criteria for Scheduling Monuments (Scheduled Monument Statement, 2010), 'Design Manual for Roads and Bridges', Volume 11, Part 3, Section 2, HA 208/07 (HA, 2007), and 'Transport Analysis Guidance' (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the assessment of effect.

The well established and applied principles of the assessment methodology rest upon independently evaluating the value of the heritage resource and the setting of that resource, and the predicted magnitude of change (both positive and negative) upon the resource and its setting. By combining the value of the heritage resource with the predicted magnitude of change, the significance of the effect can be determined. The significance of effect can be beneficial or adverse. The evaluation of magnitude of change and significance of effect is normally undertaken both before and after mitigation measures are proposed, however as specific mitigation measures are not proposed for these effects the assessment has been undertaken just once.

### **Value**

The following factors may influence the consideration of the extent to which setting contributes to the value and significance of an asset (EH, 2011a) and should be considered alongside the generic criteria levels below.

## The assets physical surroundings

- Topography
- Other heritage assets
- Definition, scale and grain of the surrounding streetscape, landscape and spaces
- Formal design
- Historic materials and surfaces
- Land use
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- Historic and degree of change over time
- Integrity
- Issues such as soil chemistry and hydrology

## The assets associative attributes

- Associative relationships between heritage assets
- Cultural associations
- Celebrated artistic representations
- Traditions

## Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Visual dominance, prominence or role as focal point
- Intentional inter-visibility with other historic and natural features
- Noise, vibration and other pollutants or nuisances
- Tranquillity, remoteness, 'wildness'
- Sense of enclosure, seclusion, intimacy or privacy
- Dynamism and activity
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- The rarity of comparable survivals of setting

The table below provides guidance on the assessment of heritage and setting value for all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated. The overall value for the heritage asset and its setting is determined on a combination of the value heritage asset itself and the current contribution setting makes to its value.

**Table 1: Assessing the Value of Heritage Assets and Setting**

Value	Examples
Very High	<p>World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives</p> <p>Grade I Listed Buildings and built heritage of exceptional quality</p> <p>Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)</p>
High	<p>Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives</p> <p>Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.</p> <p>Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)</p>
Medium	<p>Designated or undesignated assets of regional quality and importance that contribute to regional research objectives.</p> <p>Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association.</p> <p>Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).</p> <p>Setting and context is mostly preserved but is likely to have some intrusive elements or detractors. The setting of heritage assets may contribute to or enhance the understanding or appreciation of the asset, or may be just a pleasant environment.</p>
Low	<p>Undesignated assets of local importance.</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association.</p> <p>Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p> <p>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.</p> <p>The setting and context is partially preserved, although there are likely to be significant other elements or factors present within the setting. The understanding</p>

Value	Examples
	and appreciation of the asset may already be partially compromised.
Negligible	<p>Assets with very little or no surviving cultural heritage interest.</p> <p>Buildings of no architectural or historical note.</p> <p>Landscapes and townscape that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.</p> <p>The setting of heritage assets is likely to have been significantly compromised and/or removed. The existing environment does not enhance or reveal the significance of the heritage asset.</p>

## Magnitude of Change

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. The magnitude of the potential change is assessed for each site or feature independently of its archaeological or historical value. The following factors may influence the consideration of the magnitude of the change (EH, 2011a) and should be considered alongside the generic criteria levels below.

### Location and siting of development

- Proximity to asset
- Extent
- Position in relation to landform
- Degree to which location will physically or visually isolate asset
- Position in relation to key views

### The form and appearance of development

- Prominence, dominance or conspicuousness
- Competition with or distraction from the asset
- Dimensions, massing, scale
- Proportions
- Visual permeability (extent to which it can be seen through)
- Materials (texture, colour, reflectiveness)
- Architectural style of design

### Other effects of the development

- Change to built surroundings and spaces
- Change to skyline
- Noise, odour, vibration, dust etc
- Lighting effects and light spill
- Change to general character (e.g. industrialising)
- Changes to public access, use or amenity
- Changes to landuse, land cover or tree cover
- Changes to archaeological context, soil chemistry or hydrology
- Changes to communications/accessibility/permeability

### Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

## Gedling Access Road Proposed Effects on Gedling House

- Introduction of movement of activity
  - Diurnal or seasonal change
- Longer term or consequential effects of the development**
- Changes to ownership arrangements
  - Economic or social viability
  - Communal use and social viability

The magnitude of change categories are adapted from the 'Transport Assessment Guidance' (TAG Unit 3.3.9) and 'Design Manual for Roads and Bridges', Volume 11, Part 3, Section 2, HA 208/07. For the purposes of this assessment the magnitude of change relates just to the impact upon the setting and context of heritage features.

**Table 2: Assessing the Magnitude of Change**

Magnitude of Change	Typical Criteria Descriptors
Substantial	<p>Changes will cause severe damage to key characteristic features or elements of the setting or context; almost complete loss or eroding of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative)</p> <p>The proposals would remove or successfully mitigate existing damaging and discordant effects on assets; restore key characteristics, features or elements of the setting or context; allow the substantial re-establishment or enhancement of the integrity, understanding and setting for an area or group of features. (Positive)</p>
Moderate	<p>Substantial change on the asset, but only partially affecting key characteristics, features or element of the setting or context; intrusive into the setting and/or would adversely change the context of the asset. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)</p> <p>Benefit to, or restoration of, key characteristics, features or elements of the setting or context; reduce damaging or discordant effects; improvement of asset quality; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved. (Positive)</p>
Slight	<p>Some minor loss of, or alteration to, one (or maybe more) key characteristics, features or elements of the setting or context; change to the setting would not be overly intrusive or overly diminish the context. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative)</p> <p>Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; slight improvements to the context or setting of the site. (Positive)</p>
Negligible/No Change	<p>Very minor loss or detrimental alteration to one or more characteristics, features or elements of the setting or context. Minor changes to the setting or context of the site. No discernible change in baseline conditions. (Negative)</p>





Magnitude of Change	Typical Criteria Descriptors
	Very minor benefit to or positive addition of one or more characteristics, features or elements of the setting or context. Minor changes to the setting or context of the site. No discernible change in baseline conditions. (Positive)

## Significance

By combining the value of the heritage resource with the predicted magnitude of change, the significance of effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

**Table 3: Identifying the Significance of Effect**

	Magnitude			
Value	Substantial	Moderate	Slight	Negligible / No Change
Very High	Major	Major-Intermediate	Intermediate	Neutral
High	Major-Intermediate	Intermediate	Intermediate-Minor	Neutral
Medium	Intermediate	Intermediate	Minor	Neutral
Low	Intermediate-Minor	Minor	Minor-Neutral	Neutral
Negligible	Minor-Neutral	Minor-Neutral	Neutral	Neutral

## 7.0 Limitations of this Assessment

Gedling House, including part of the walled garden is in private ownership and land access was not available to the garden to confirm the condition of the garden during the 2014 survey. The walled garden was assessed from the rear and opposite side of the garden wall. A comprehensive assessment of the house and garden was completed in 2007 and the assessment of significance in this report is considered highly unlikely to have altered.



## 8.0 Baseline Conditions

### 8.1 Listed Building Citation

The Listed Building is described as:

Name: GEDLING HOUSE

List entry Number: 1265315

Location: GEDLING HOUSE, WOOD LANE

Grade: II

Date first listed: 18-Jan-1950

Date of most recent amendment: Not applicable to this List entry.

#### Details

GEDLING off WOOD LANE SK 64 SW (east side) 7/64 Gedling House 18.1.50 II House, now County Educational Resources Centre. c.1820 and mid C19. Brick, stuccoed, with hipped slate roofs. Ashlar plinth, first floor band, balustrades and parapets, deep modillioned eaves. South front has central full height parapeted bow with curved steps to central tall sash. Flanked by 3 sashes. Beyond, to left, 2 storey addition with 2 casements. Beyond, to right, round headed sash with Gothick glazing bars. Above, 7 sashes. Above again, 7 smaller sashes. Addition to west has a square and a canted bay window with 2 casements and to right, French window flanked by single sashes. Above, a sash. Beyond, to east, coped brick wall with door to courtyard. Rear has to left, stuccoed coach house with pyramid roof with louvred roof vent, side wall stack, and C20 garage door. To its right, round headed doorway. To right again, 2 storey service wing with louvred door and 2 sashes. Above, 3 smaller sashes. Link to house has 2 sashes on each floor. House has central pedimented doorcase with Doric columns and fanlight. Flanked by 3 sashes. Above, 6 sashes. Above again, 6 smaller sashes. Panelled entrance hall has geometrical cantilevered wood staircase with scrolled and ramped handrail, stick balusters. Late C19 ballroom has plaster wall panels and Baroque Revival style fireplace. Other principal rooms have moulded wall panels and cornices. 3 early C19 Classical style fireplaces and a hob grates

Listing NGR: SK6244242664

The full citation can be seen in Appendix C.



## 8.2 Value of Walled Garden

The house itself is outside the development boundary, although the walled garden, considered a curtilage feature, is within it. The significance of the house and garden has been extensively assessed previously and will not be repeated. The previous assessment can be seen in Appendix B. This assessment will focus on the walled garden and the setting of the Listed Building.

The 1796 Land tax Assessment records Gedling House as located within a developed and designed landscape of 70 acres and the 1803 sale catalogue for the estate mentions well stocked gardens and orchards. George Sanderson's map of 1835 depicts the walled garden in addition to the house and stables. A detailed description of the development of the walled garden, structures and layout is provided in the 2008 report (Appendix X).

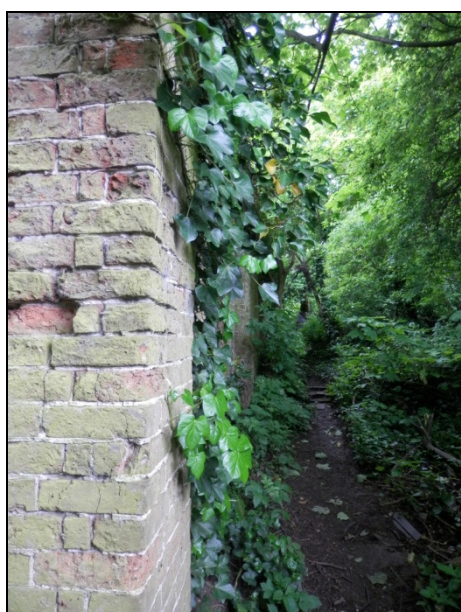
Features identified during the 2007 research and survey included: paths, planting beds, greenhouses, hothouses, gateways and pedestrian gates through the walls. Although the majority of these features have been removed relicts of the gateways are visible as blocked up entrances, while flues in the northern wall are associated with former hothouses.

In 2007 the interior of the garden was covered with a rough grit and tarmac car park on its western half, extending to a small stretch of road that turned centrally along its northern wall; whilst its eastern half was covered with grass, masking any previous features associated with the garden. Access was not possible in 2014 to confirm the current status of the site.

The external wall of the garden is rectangular approximately 92 metres east to west and c. 45 metres from north to south. Brick piers support the wall around its perimeter, these are bonded into the wall, and the height of the wall varies; often dependent upon the damage that each area has suffered over the years. The thickness of the wall is approximately 50cm on the eastern, western and southern walls, expanding to c. 1m on the northern wall. The wall was viewed from the exterior in 2014, although vegetation obscured much of the detail.



Photograph 1: Exterior eastern elevation of external garden wall.



**Photograph 2: Exterior northern elevation of external garden wall.**

The value of the walled garden has been degraded and diminished by the removal of all associated internal features, structures and layout of the original garden. The remaining significance of the garden is vested in its relationship to the adjacent Gedling House and the survival of the substantial brick exterior walls. Other



## Gedling Access Road Proposed Effects on Gedling House

factors that may have contributed to the significance of the garden such as the planting, structures, layout, continued functionality, public accessibility and formal design have all been removed.

The wider setting of the garden and house would be the associated with the historic parkland. This is now much fragmented and the majority of the area has been converted to agricultural land and the school. The only section remaining is to the west between Gedling House and Wood Lane. This section retains some relationship to the house and parkland character. The proposed road will not affect this area and therefore the contribution to the setting of the house and garden afforded by this area will be retained.

The value of the Listed Building and, by association, the walled garden as a curtilage feature, is high.

### 9.0 Impact Assessment

The construction of the road will result in the removal of a portion of the walled garden associated with the Listed Gedling House. The physical impacts associated with the road alignment will only affect part of the garden. The garden is no longer used for its original purpose and the original association with Gedling House and wider parkland has been much diminished through removal of features.

The main Listed Building will not be physically affected. There will be additional temporary effects on the setting of the Listed Building during construction from construction activities. Whilst these will be largely screened from the Listed Building, occasional noise and dust may be noticeable.

The magnitude of impact upon the Listed Building and its curtilage structures is therefore considered to be moderate negative. This would result in a direct and permanent major/intermediate adverse unmitigated significance of effect.

During the operational phase of the scheme the wall of the walled garden at Gedling House will have been rebuilt on a new alignment, resulting in the enclosing of a smaller garden area. The access road is not considered to have a significant effect on the setting of the Listed Gedling House during operation. The garden and existing vegetation will provide a buffer to minimise effects from noise and visibility of the scheme. Overall it is not anticipated that the significance of the Listed Building will be noticeably diminished by the road. The magnitude of impact will be negligible negative and the effect will therefore be neutral.



## 10.0 Proposed Mitigation Measures

The walled garden of Gedling House has already been subject to built heritage recording. The garden wall to be removed as part of the construction process will be recorded, carefully dismantled, retaining as much of the original building materials as possible. The wall will be rebuilt following the completion of road construction on the most appropriate revised alignment. With the removal of the end wall and parts of the side walls it is anticipated sufficient material can be salvaged to rebuild the wall in original materials. The wall will be dismantled and rebuilt in accordance with a specification agreed in advance with the local planning authority. A Site Plan (Fig 3) showing the proposed changes can be seen in Appendix A.

Prior to the rebuilding of the wall, the interior of the garden area will be subject to an archaeological strip, map and sample exercise. The aim of the exercise will be to identify the previous garden's layout and uses and the presence, or otherwise, of structures such as hot houses. The areas to be subject to strip will include land outside the current garden boundary to ascertain if the walled garden represents the original dimensions or whether it has been truncated in the past. The exercise would result in a controlled topsoil strip, mapping of the archaeological features and the implementation of an excavation and recording exercise proportionate to the archaeological remains uncovered. The results will be assessed and analysed in a post-excavation report leading to formal publication if the results are of significance. The works will be completed in accordance with a Written Scheme of Investigation agreed in advance with the local planning authority.

## 11.0 Conclusions

The implementation of the programme of wall reconstruction and archaeological investigation at Gedling House walled garden will reduce the magnitude of impact to slight negative. This will result in an intermediate/minor adverse residual significance of effect. The setting of the Listed Building will not be irreparably damaged by the development and the context of the building will remain understandable. The mitigation measures to rebuild the garden wall on a new alignment is considered the most effective and practicable solution to minimise the effects on the garden.

This effect is not considered significant in EIA terms and is considered less than substantial harm under NPPF. The public benefits of the road scheme are considered to outweigh the less than substantial harm to a curtilage feature of a Listed Building.





## Gedling Access Road Proposed Effects on Gedling House

### References

CgMS (2007) Historic Buildings Record Report: Gedling House Walled Garden, Gedling House, Wood Lane, Gedling, Nottinghamshire. Unpublished client report.

DCLG (2012) National Planning Policy Framework.

Department for Transport (2003) Transport Analysis Guidance. The Heritage of Historic Resources Sub-Objective. TAG Unit 3.3.9.

English Heritage (2011) Setting of Heritage Assets: English Heritage Guidance.

Gedling Borough Council (2005) Gedling Borough Replacement Local Plan, Adopted 12 July 2005, Saved Policies

Highways Agency (2008) Design Manual for Roads and Bridges, Volume 11, Section 3, part 2 HA 208/07 Cultural Heritage. Highways Agency.

HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act.



## Appendices



## Appendix A – Figures



## **Appendix B – Built Heritage Survey**



## **Appendix C – Listed Building Citation**



## **Appendix D – Report Conditions**



## Gedling Access Road Proposed Effects on Gedling House

### **Archaeology and Heritage Desk-Based Assessment, Gedling Access Road Proposed Effects on Gedling House**

This report is produced solely for the benefit of the **Homes and Communities Agency** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed by us in writing.

This report is prepared for the proposed uses stated in the report and should not be relied upon for other purposes unless specifically agreed by us in writing. In time technological advances, improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using reasonable skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented accordingly within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others, no independent verification of these has been made by WYG and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst reasonable skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal, budget and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors.

8 November 2012

WYG Environment Planning Transport Ltd

## **Photographic Addendum of Gedling House Walled Garden**

### **Heritage Statement Addendum**

Kirsten Holland, Associate Archaeologist, WYG, 27-08-14

A comprehensive built heritage assessment and photographic survey was completed by CgMS in 2008. A copy of this report was submitted with the Heritage Statement.

Gedling House walled garden was visited by WYG staff on 5<sup>th</sup> August 2014. The following photos demonstrate the current condition of the interior of the walled garden.

The parking area in the west of the garden has been laid to tarmac since the 2008 survey and a wooden railing erected along the wall. Although limited disturbance to ground levels may have occurred when this was laid it has had the beneficial effect of ensuring that the ground surface is protected from damage by vehicles in wet weather and reduces the potential for accidental damage to the wall by manoeuvring vehicles.

The photographs demonstrate that the status and condition of the walled garden has not significantly altered since the 2008 assessment. The assessment of heritage significance, future potential and the identification of proposed mitigation measures are therefore considered to remain a valid response to potential impact on the garden as a result of the proposed Gedling Access Road.



Photograph 1: View along southern boundary of wall from entrance to garden





Photograph 2: Blocked former pedestrian access gate on southern wall



Photograph 3: View across walled garden to northern wall with car park visible in the western extent of the garden





Photograph 4: View across walled garden, facing west with car park in the west of the garden and southern wall on the left of the photo.



Photograph 5: View to eastern wall of garden





Photograph 6: View from the west of the garden along the northern wall. Doorway visible approximately half way along.



Photograph 7: Doorway in northern wall of the garden.



Ref: DAA/JR/A085361

Date: 6<sup>th</sup> November 2014

**Mr Peter Baguley**

Planning and Economic Development  
Gedling Borough Council  
Civic Centre  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU

Dear Mr Baguley,

**Planning application for the Construction of a 3.8km long road linking A612 Burton Road and B684 Mapperley Plains Road (Gedling Access Road) at A612 Burton Road/B684 Mapperley Plains Road, Gedling, Nottingham (Reference: 2014/0915)**

This letter is a formal response on behalf of the applicant, the Homes and Communities Agency, to the landscape and built historic environment issues raised within Nottinghamshire County Council Environment and Resources report regarding the above application.

**Heritage**

The principal concern raised by the County Council is that *"there is a lack of appreciation and assessment of the impact of the road cutting and junction with the Burton Road on the landscape setting of the house"* and that there is a definite possibility *"that the road cutting and accompanying highway paraphernalia will be an obvious detractor in the views of the main setting of Gedling House when viewed from the south"*.

The report goes on to state that:

*"It is clear that there needs to be an acknowledgment of the potential impact of the road cutting and junction creation in view of the setting of Gedling House and a clearly demonstrable mitigation strategy to help resolve this. Through detailed design careful planting and design of vertical elements such as signage and lighting can be undertaken to help minimise impact on the landscape setting of Gedling House."*

While our original assessment regarding setting was that *"The immediate setting of the house is the gardens around the building, and the mature trees and vegetation which surround the house. The house sits within historic parkland, although this is now much fragmented and a school has been built within it"* this has been challenged by the concerns noted above.

The listed status of Gedling House gives it a High Value. Nevertheless, the fragmentary nature of the parkland which provides the setting should be taken into account. It is not of Major Sensitivity due to previous impacts and it is not included on the Register of Historic Parks and Gardens.





Seen from the A612 Colwick Loop Road there is a definite issue with views toward the house which sits on the hilltop, framed by trees, and which dominates the landscape as the ground falls away to the north. There is potential for lighting and signage to create a cluster of tall elements around the junction, which will be visible by day and illuminated by night.

During construction the effects on setting will be moderate negative, as it will have a substantial effect on the listed building and will adversely affect its context. The unmitigated significance of effect will therefore be major adverse. However, the nature of the effect will be indirect and temporary, lasting only as long as the construction phase. Effects can be mitigated by control of noise and dust and by restrictions on hours of working.

In the operational phase effects, without mitigation, the magnitude of impact will be substantial negative. The unmitigated significance of effect will therefore be major adverse. The nature of the effect will be direct and permanent.

From the more distant Flood Embankment, Gedling House is a much less prominent element within the landscape, although it can still be identified with the woodland around and behind it. There is no obvious sense extant parkland as setting for the house. Nevertheless, the high value of the house and the potential for visual intrusion, particularly at night, means that the magnitude of impact will be substantial negative. The unmitigated significance of effect will therefore be intermediate adverse. The nature of the effect will be direct and permanent.

During construction the effects on setting will be substantial negative, as it will have a substantial effect on the listed building and will adversely affect its context. The unmitigated significance of effect will therefore be major adverse. However, the nature of the effect will be indirect and temporary, lasting only as long as the construction phase. Effects can be mitigated by control of noise and dust and by restrictions on hours of working.

In the operational phase effects, without mitigation, the magnitude of impact will be substantial negative. The unmitigated significance of effect will therefore be major adverse. The nature of the effect will be direct and permanent.

### **Mitigation of Effect**

At both sites mitigation of effects on the setting of Gedling House during the construction phase can be achieved by control of noise, dust and by restrictions on hours of working.

During the operational stage the visual effects of the junction may be mitigated by design. This may be achieved by planting to disrupt the mass of signage and the upwards thrust of lighting poles when viewed from the house and its surrounds. This would reduce the impact of effect during daylight to Moderate. Planting also has the potential to reduce the effect of illuminated signs and lighting at night. In addition, the type and design of lighting has the potential to limit overspill reducing effect again to Moderate. Mitigation of this sort would serve to reduce the magnitude of impact from Substantial Negative to Intermediate effect.

### **Landscape**

NCC raised the following concern relating to the impact upon landscape character:

*"Although the park is not affected directly by the development, the view from the top of the country park looking east has not been included in the viewpoint analysis, yet this is one of the key attractions of the new park. The road cutting is at its widest at this point and represents a significant change in topography and landscape character; depending on the exact location of the path around the summit relative to the new planting, this may be readily visible from above."*



Nottingham County Council kindly provided the attached 'Proposed Paths and Fencing Phase 1 Works' plan for Gedling Country Park to WYG during the LVIA process. This was used to select a representative viewpoint within the proposed park and a viewpoint from the top footpath within the proposed park (where the view was not interrupted by existing vegetation) was chosen. We understand that beyond this top footpath a solar park is to be constructed on the summit of the former spoil heap and therefore there will be no public access to the summit of the former tip. As stated within the LVIA the proposed GAR would be seen on the lower ground on the southern edge of the proposed park.

Woodland planting is establishing well on the eastern side of the former spoil heap within the proposed country park and the top footpath runs immediately adjacent to this woodland along the eastern side of the site. This was considered during analysis of views and a judgement made that this woodland planting would provide some screening of views from the country park to the east (in the direction of the proposed road cutting) with the most direct views available from the park in a general southerly direction (including to the south east and south west). It is accepted however that where there is a break in the woodland planting on the eastern side of the park the proposed GAR would be visible where it runs towards Gedling Wood Farm and the change in topography associated with the proposed cutting to the east of Lambley Lane noticeable. This change would be softened over time by the proposed planting along the GAR.

The attached photograph taken from viewpoint 15 (Gedling Country Park) shows the existing view to the south east. The properties on the lower ground by Lambley Lane and Jessop's Lane can be seen. The view further east is obscured where the woodland planting starts on the eastern side of the former spoil heap and by Glebe Farm which can be seen on the left hand side of the photo. The second photograph shows the extent of woodland planting on the eastern side of the former spoil tip within the country park.

Some comments have also been made on the planting proposals. The landscaping plans submitted were prepared as part of the previous application submitted in 2008 and are therefore purely indicative for the purposes of the latest application. The landscaping proposals will be updated and approved during the process of discharging the conditions of a planning permission. The details of landscape requirements will therefore be fully considered at a later stage of the process, in consultation with Nottinghamshire County Council and Gedling Borough Council.

I trust that this additional information successfully addresses the main issues raised by Nottinghamshire County Council. However, if you do require any further information or assistance please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'David Alderson', with a stylized flourish at the end.

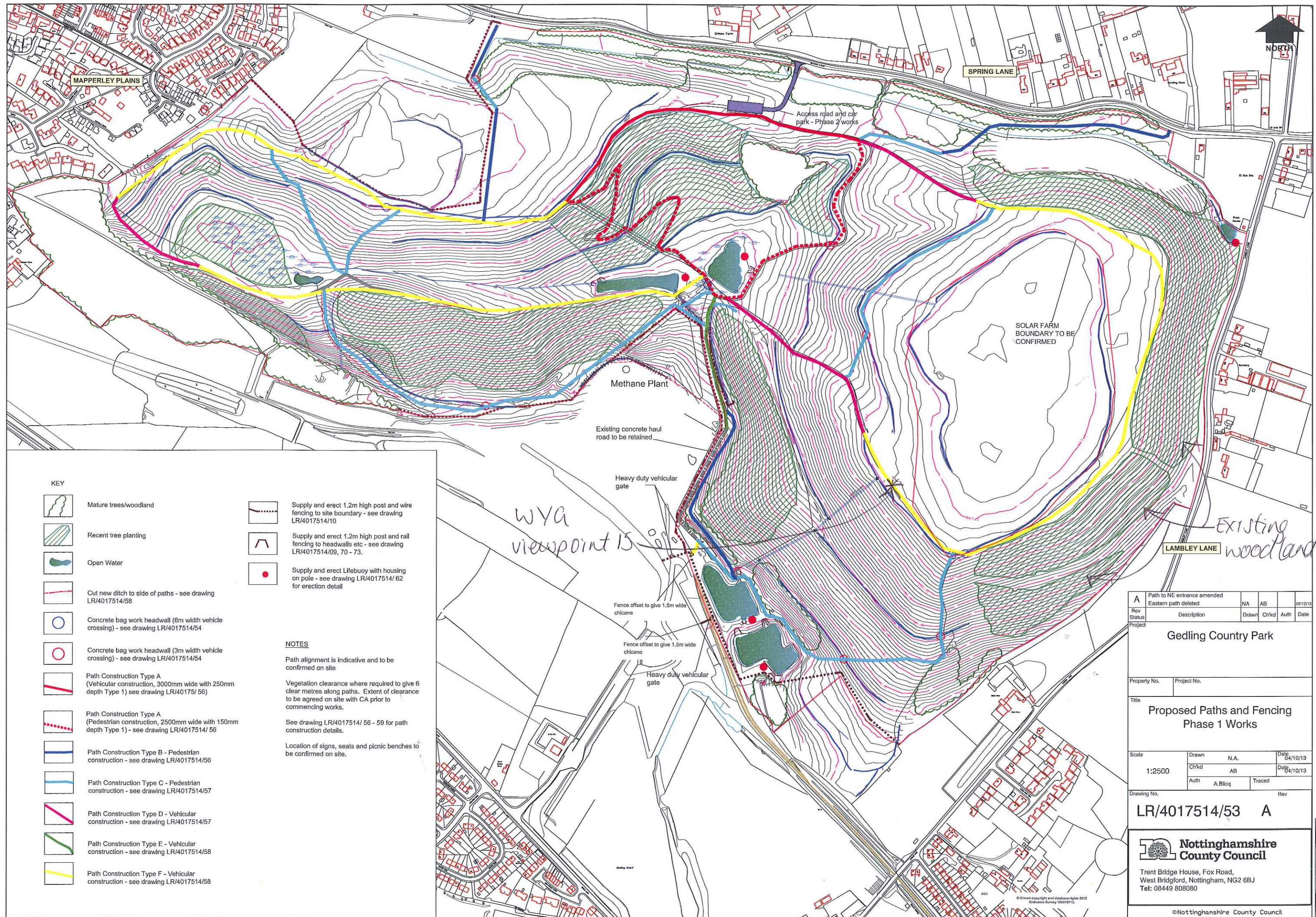
David Alderson

**Director**

For and on behalf of WYG

CC. Mr Nick Morley  
Ms Bev Pearson





KEY



Mature trees/woodland



Recent tree planting



Open Water



Cut new ditch to side of paths - see drawing LR/4017514/58



Concrete bag work headwall (6m width vehicle crossing) - see drawing LR/4017514/54



Concrete bag work headwall (3m width vehicle crossing) - see drawing LR/4017514/54



Path Construction Type A (Vehicular construction, 3000mm wide with 250mm depth Type 1) see drawing LR/4017514/56



Path Construction Type A (Pedestrian construction, 2500mm wide with 150mm depth Type 1) - see drawing LR/4017514/56



Path Construction Type B - Pedestrian construction - see drawing LR/4017514/56



Path Construction Type C - Pedestrian construction - see drawing LR/4017514/57



Path Construction Type D - Vehicular construction - see drawing LR/4017514/57



Path Construction Type E - Vehicular construction - see drawing LR/4017514/58



Path Construction Type F - Vehicular construction - see drawing LR/4017514/58



Supply and erect 1.2m high post and wire fencing to site boundary - see drawing LR/4017514/10



Supply and erect 1.2m high post and rail fencing to headwalls etc - see drawing LR/4017514/09, 70 - 73.



Supply and erect Lifebuoy with housing on pole - see drawing LR/4017514/62 for erection detail

NOTES

Path alignment is indicative and to be confirmed on site

Vegetation clearance where required to give 6 clear metres along paths. Extent of clearance to be agreed on site with CA prior to commencing works.

See drawing LR/4017514/56 - 59 for path construction details.

Location of signs, seats and picnic benches to be confirmed on site.

WYA viewpoint 15

A	Path to NE entrance amended Eastern path deleted	NA	AB		09/12/13
Rev	Description	Drawn	Chkd	Auth	Date
Status					
Project					
Gedling Country Park					
Property No.	Project No.				
Title					
Proposed Paths and Fencing Phase 1 Works					
Scale	Drawn	N.A.	Date	04/10/13	
1:2500	Chkd	AB	Date	04/10/13	
	Auth	A.Blicq	Traced		
Drawing No.	Rev				
LR/4017514/53	A				
Nottinghamshire County Council					
Trent Bridge House, Fox Road, West Bridgford, Nottingham, NG2 6BJ					
Tel: 08449 808080					
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