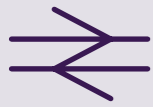


# Gamston Fields – A Sustainable Location for Development

Gamston Fields is allocated in the Local Plan as a sustainable location for development. The site has strong links to nearby centres for employment, access to a full range of services and facilities and is supported by a range of measures to encourage and enhance sustainable transport.

## Sustainable Location



The development is in a sustainable location benefitting from a range of existing amenities, including access to Nottingham railway station, approximately 4km from the site, which provides onward travel to Birmingham New Street, Leeds and London St Pancras.



The site is located approximately 4km south west of Nottingham city centre providing access to employment opportunities and additional amenities.



The development will include enhancements to the local amenities with two new primary schools, a secondary school, as well as new sports and recreational facilities.



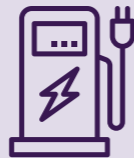
One of the key aims of the development is to create a development which facilitates walking and cycling with key amenities within easy walking distance.

## Facilitating Sustainable Transport

To facilitate sustainable transport and reduce private car use the development will include a range of measures to enhance sustainable travel including:



Primary routes designed to accommodate an extension of the local bus service through the site



Provision of smart EV charging and a number of community charge points



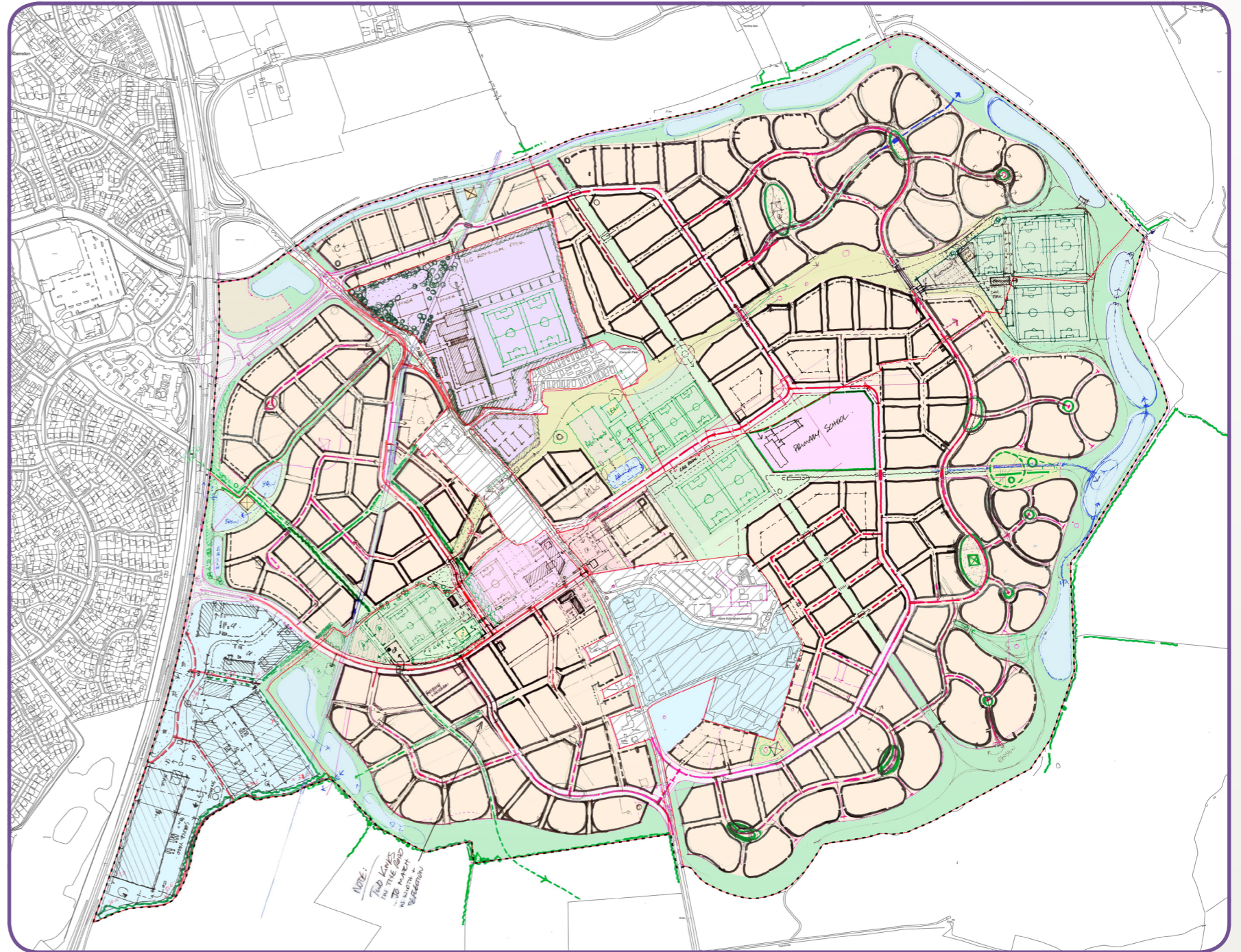
Provision of secure cycle storage in new homes



Ensuring high speed internet connectivity to the development



Homes with home offices and flexible spaces to facilitate homeworking



**Taylor  
Wimpey**

**BARWOOD  
LAND**

**Turley**

# Gamston Fields – Socio-Economic Benefits

The development at Gasmtion Fields will generate a range of socio-economic benefits for residents and those in the wider area, through specific design measures, the creation of new housing and support to the local economy. This will provide significant social and economic benefits for residents, visitors and the local economy.

## Social Benefits

The development at Gamston Fields aims to create social benefits to new residents as well as providing benefits to existing nearby residents. To create a sustainable community and enhance the health and wellbeing of new and existing residents the development will include:



Provision of community facilities as part of an inclusive development, including provision of two new primary schools, a secondary school and recreational facilities.



The development will include a mix of homes appropriate to the local market including much needed affordable homes.



The development will include significant areas of formal and informal space, including sports pitches, pavilions and play areas. A path alongside the Grantham Canal including a fitness trail and fitness stations will be developed.



The development will support the health and wellbeing of residents and users, through a network of pedestrian and cycle paths, formal open space and sports provision.

## Economic Benefits

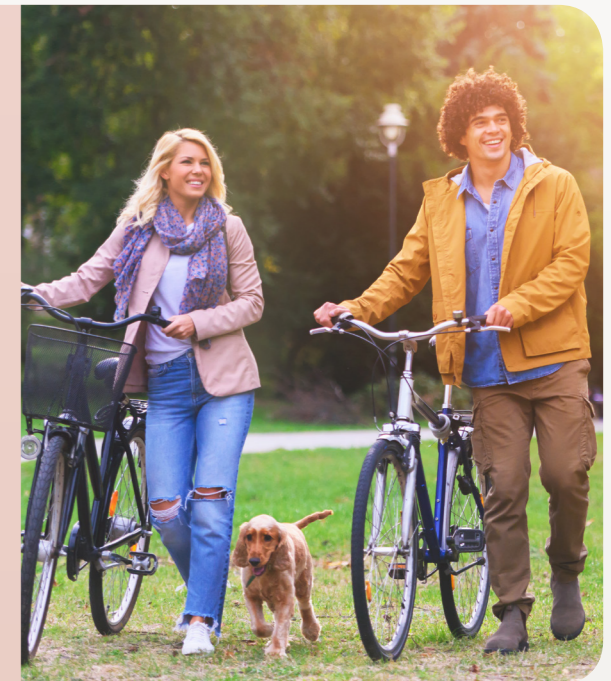
The proposed development will contribute to positive economic growth for the borough through construction and occupation, providing sustainable new homes, and part and full time employment opportunities. Gamston Fields will support the area more widely through provision of commercial and educational uses, and Rushcliffe Borough Council through Council Tax income and the New Homes Bonus.



## Environmental Protection

The development protects and enhances the environment through a range of measures including:

- Design which incorporates the use of sustainable materials, including timber from sustainable sources and materials with low pollution values.
- Consideration of measures to minimise waste and facilitate recycling through construction and operation.
- Protection and enhancement of existing site habitats as well as creation of new site habitats such as ponds to deliver a net gain in biodiversity.
- Protection of Second World War pill boxes, which will become a feature of the development alongside a linear park.



# Gamston Fields - Climate Change Mitigation and Adaptation

Barwood Land and Taylor Wimpey UK Ltd are fully committed to delivering development which reduces carbon emissions and is resilient to the future effects of climate change, supporting Ruschliffe Borough Council's climate emergency declaration. In this context the development at Gamston Fields will incorporate a range of measures to mitigate and adapt to climate change.

## UKCP18

The UKCP18 climate projections show the UK will experience rising annual temperatures, reducing summer rainfall, increasing winter rainfall and an increase in extreme weather events.

The development will be designed to be highly resilient to this future climate and minimise its impact on climate change.



## Carbon Emissions

To mitigate the impact of the development a range of measures will be incorporated to reduce the carbon emissions through construction and operation, including:

- Delivering homes which go beyond the requirements of Part L 2013 and aim to reduce carbon emissions.
- The development will be designed to include low energy infrastructure where possible such as LED street lighting and solar powered shelters and lighting.

The detailed design of the development will explore options for development to make use of additional low carbon, renewable energy systems.



## Water

To reduce the use of potable water new homes and buildings will be designed to reduce water consumption. Measures such as water meters and low flow fittings will be considered, achieving homes designed to achieve a water consumption rate of 105l/p/d.



## Biodiversity

Changing annual temperatures and rainfall have the potential to impact on site habitats and species. To reduce the impact of climate change the landscape strategy will be designed to achieve a net gain in biodiversity, making use of use climate tolerant species where appropriate.



## Overheating

To minimise the risk on increasing summer temperatures and overheating, buildings will undergo thermal dynamic modelling using future climate projections to inform design to minimise overheating.



## Flood Risk

There are no areas at risk of flooding within the site boundary. Gamston Fields will include a comprehensive Sustainable Urban Drainage System (SuDS), which will feature attenuation ponds across the site to manage surface water.