



Image Courtesy of Corstorphine and Wright Architects

Continuing our work with McCarthy Stone Retirement Lifestyles Limited, Planning Potential secured planning approval for the redevelopment of the Friar Tuck, a destination amenity public house and restaurant in Arnold, into a new retirement living development, approved in February 2025.

Ahead of the planning submission, Planning Potential led pre-application talks with Gedling Borough Council in June 2024 and conducted a community consultation, receiving 92% positive feedback. Key concerns, like the loss of the Friar Tuck and local congestion, were addressed. By clarifying the pub as a “destination amenity” rather than a traditional public house, we gained Council support while demonstrating alternative community provisions. Following the August 2024 application submission, we maintained a strong dialogue with officers, making design tweaks and negotiating planning obligations to keep the development viable.

The proposals secured the full and efficient redevelopment of a recently vacated brownfield land in a prominent location in the centre of Arnold. Principles of brownfield regeneration; meeting the most acute housing needs; place-making and sustainable development are fundamental to our proposals and are core themes of the NPPF.

Summary of achievements

- A coordinated public consultation exercise, securing 92% support for the proposals
- Preparation and submission of a comprehensive planning application
- Project management of the consultant team
- Negotiation / liaison with Local Planning Authority on design and S106 matters

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