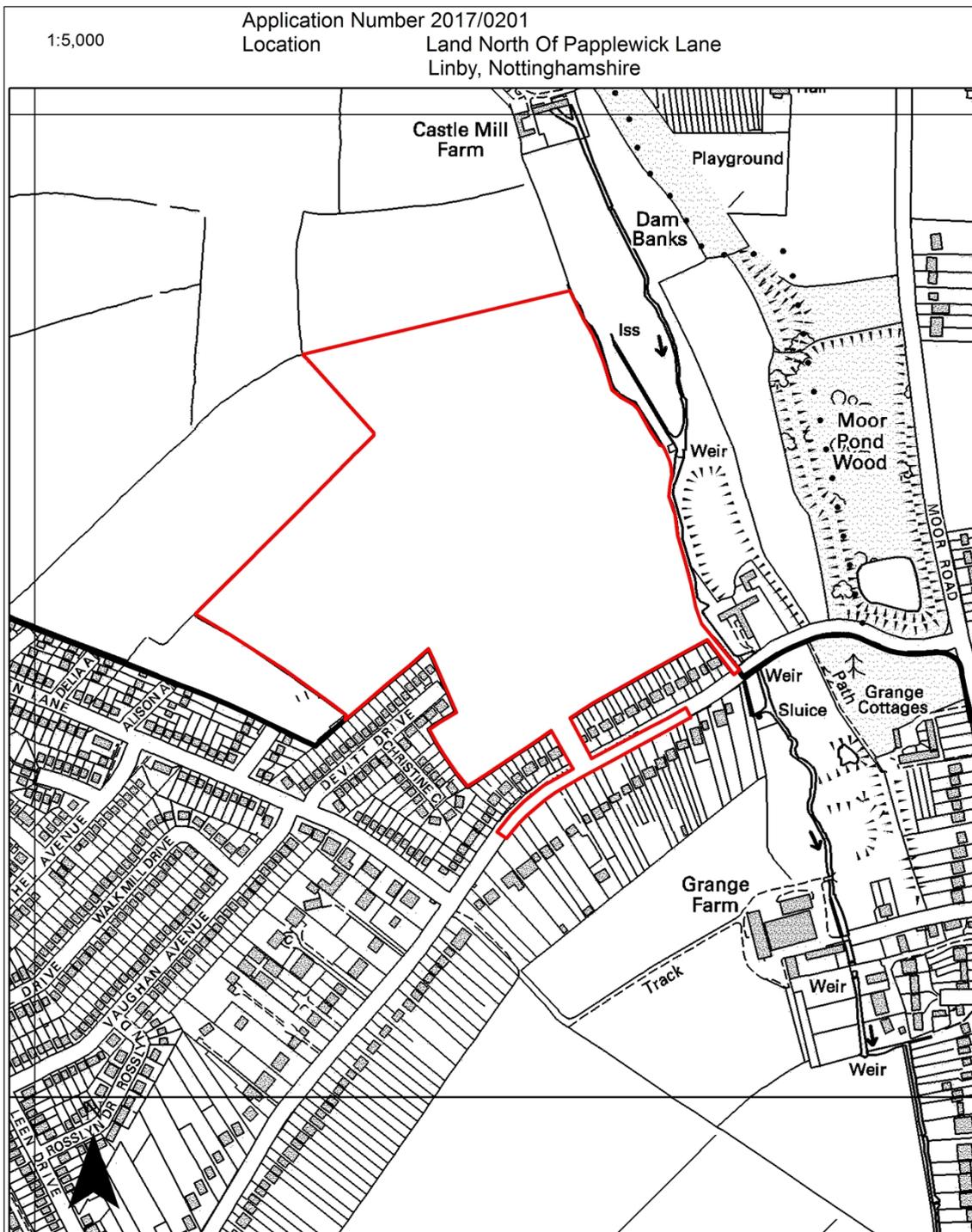


## Planning Report for 2017/0201



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.  
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**Report to Planning Committee**

**Application Number: 2017/0201**

**Location: Land North Of Papplewick Lane Linby  
Nottinghamshire**

**Proposal: Application for Approval of Reserved Matters in  
relation to Appearance, Landscaping, Layout and  
Scale of Outline Planning Permission no: 2013/1406**

**Applicant: Bellway Homes East Midlands Ltd**

**Agent: Armstrong Burton Architects**

**Case Officer: Nick Morley**

**Site Description**

The application site comprises approximately 16 hectares of agricultural land, situated to the north of residential properties on Papplewick Lane, Christine Close and Devitt Drive, Hucknall. The development site falls relatively gently downhill towards the River Leen; by some 6.6 metres, over a distance of around 450 metres from the north-west to the south-east, and by some 8 metres over a distance of around 500 metres, from west to east.

To the west, the site is separated from residential properties on Marion Avenue and Alison Avenue, Hucknall, by an area of copse woodland comprising scrubland and self-seeded trees.

To the north, north-east and west of the site is agricultural land, which separates the site from the villages of Papplewick and Linby. The western edge of the site is bounded by a mature hedgerow and contains a number of mature trees.

The River Leen runs alongside most of the eastern boundary, and is defined by a mature tree and hedge line. Beyond this lies Moor Pond Wood, part of which extends northwards to Linby Lane. Both the River Leen and Moor Pond Wood are designated as Local Wildlife Sites. In addition, Moor Pond Wood is allocated in the emerging Local Planning Document as Protected Open Space and Local Green Space.

The development site is located almost entirely within Flood Zone 1, with approximately 1% of the site adjacent to the River Leen falling within Flood Zones 2 and 3.

Six of the ten hedgerows contained within the site are classed as 'important' under The Hedgerows Regulations 1997.

Approximately 10 hectares of the site is a Strategic Allocation for residential development in the Aligned Core Strategy for Gedling Borough. Within the centre of this area, and separating two fields, is a ditch and broken hedgeline, containing a small number of trees. The northernmost part of the site is located within the Green Belt for Nottingham and is separated from the Strategic Allocation by a hedgerow containing some mature trees and a drain, which constitutes an ordinary watercourse.

The copse woodland to the north-east of Marion Avenue and Alison Avenue also forms part of the Strategic Allocation, but is not included within the current application site.

The agricultural land to the north-east of Delia Avenue and Dorothy Avenue, which is to the north-west of the application site, is allocated for residential development in the emerging Local Planning Document.

The site also falls within the Greenwood Community Forest.

### **Relevant Planning History**

In October, 2015, under application no: 2013/1406, and following the completion of S106 planning obligations, outline planning permission was granted for a residential development of up to 300 dwellings, education provision, public open space and attenuation ponds with access defined.

The proposed development also involved the demolition of two existing dwellings on Papplewick Road, in order to provide access to the site. However, as these properties fall within the jurisdiction of Ashfield District Council, this element of the proposed development was the subject of a separate planning application.

In September, 2014, Ashfield District Council refused outline planning permission for the demolition of two dwellings (181-183 Papplewick Lane) and the formation of a vehicular access, due to its effect on the character and appearance of the area, but this was subsequently allowed on appeal in May, 2015.

In May, 2017, approval of reserved matters for the proposed access (appearance, landscaping, layout and scale) was granted by Ashfield District Council.

An application for the demolition of three dwellings (181-185 Papplewick Lane), instead of the two previously approved, is currently being considered by Ashfield District Council, but the proposed residential development is not dependent on this being approved.

A number of applications have also been submitted to discharge pre-commencement conditions attached to outline planning permission no: 2013/1406.

### **Proposed Development**

This application now seeks approval of the matters reserved in relation to Appearance, Landscaping, Layout and Scale, pursuant to the outline element of planning permission no: 2013/1406.

The application is accompanied by supporting drawings and documents, including:

- Location Plan
- Site Plan
- Streetscenes
- Phasing Plan
- Materials Plan and Palette
- External Works Plan
- Boundary Details
- Engineering Layouts
- House Types and Garages
- Design and Access Statement

During processing of the application, the following revised or additional drawings and documents have been submitted:

- Revised Site, Phasing, Materials and External Works Plans
- Proposed Footpath/Cycle Barrier
- Garage Parking Plans
- Vehicle Tracking through Site
- Arboricultural Method Statement and Tree Protection
- Soft Landscape Proposals
- Surface Water & Flood Risk Response

Reserved matters for access to the site from Papplewick Lane have been approved separately by Ashfield District Council.

The proposal is for the erection of 237, open market detached, semi-detached and terraced dwellings with a net density of 30 dwellings per hectare on the developable area of the application site. It would consist of:

- 72 three bedroom properties
- 148 four bedroom properties
- 17 five bedroom properties

The proposed dwellings would be predominantly two-storeys in height, with eaves heights ranging between 4.5 metres to 5.0 metres and ridge heights ranging between 7.0 metres to 8.25 metres. It is also proposed to construct 45 two and a half storey dwellings, with eaves heights ranging between 5.6 metres to 6.25 metres and ridge heights ranging between 9.3 metres to 9.6 metres.

The proposed development has provision for 670 parking spaces, including 7 unallocated spaces and integral garage parking. In addition, the layout and design of the proposed roads would accommodate at least 125 on-street parking spaces. The Materials Layout indicates that the external elevations of the proposed dwellings would be constructed of a mixture of facing bricks, render and feature brick banding. The proposed drives and parking spaces would be constructed of black tarmac.

The Phasing Plan indicates that work would start on the plots to the rear of Papplewick Lane and Christine Close, but also including the main access to the land for the new school. Work would then continue in a north-west direction across the rest of the site.

A 30 metres wide Ecology Corridor is indicated between the plots on the eastern side of the site and the River Leen. An attenuation pond is proposed within this corridor, located 8 metres away from the top of the bank of the River Leen. A pedestrian and cycle link is also shown from the proposed development across the southern end of this corridor to Papplewick Lane, via the existing field access.

An Ecology Park of 4.8 hectares, including 3 ponds of variable size and depth, is proposed to the north of the residential development. In addition to the ponds, the Park would include a woodland and scrub planting area, wet grassland, tussock grassland and species rich meadow grassland.

A number of amendments have been made to the proposed layout during the processing of the application, in response to comments made following consultation with external bodies and local residents, or to overcome technical issues identified by the applicant.

### **Consultations**

Where consultees, other than local residents, have responded to the revised drawings and additional documents, their original comments which have been superseded have not been included in this report but are available as background papers.

No further re-consultations have been undertaken in respect of the most recent revised drawings and information which have been submitted in order to address technical issues, apart from with the relevant consultee.

### **Responses to Original Drawings & Documents**

Local Residents - have been notified by letter, site notices have been posted and the application has been publicised in the local press.

I received a collective response from 24 residents, the comments of which have been replaced by a further response in respect of the revised drawings and additional documents and which is summarised later.

In addition to the above, I have received 5 individual written representations from, or on behalf of, local residents in response to the original submission, which make the following comments:

- The site boundary is shown incorrectly on the submitted plans and these should be agreed by both parties before allowing development to proceed.
- The External Works Plan appears to show a new footpath connection from the development site onto Devitt Drive. Whilst the footpath itself may stop at the site boundary, the scale of the plan appears to show a connection onto Devitt Drive, which is supported by the Design and Access Statement. The applicant does not own the strip of land between the top of Devitt Drive and the site boundary.
- As there is no pedestrian or cyclist access from the site to the adjacent Vaughan Estate, so pedestrians, cyclists and vehicles will mix at the Papplewick Lane access.

- There is a pedestrian access to the Ecology Corridor, despite previous reports on the sensitivity of the natural habitat, which includes native crayfish. The existing farm track alongside the river is being retained, with no way of stopping people from walking through it.
- With no formal separation, the proposed development will result in disturbance from residents, walkers, dogs and other pets. The proposed cycle path will also run too close to the riverbank.
- It is likely that rubbish will get into the river and block the culvert at the weir and result in flooding.
- A footpath was shown further away from the river bank at the outline stage, giving the river better protection. The buffer was a key part of the plans and this should be respected by the inclusion of a barrier to keep people, cars and activity away from the river, including the area by the weir.
- Flooding of the River Leen and Warp Mill is a concern, as water levels already rise above the level of the culvert on the weir, and this will only get worse with the proposed development.
- The retention ponds were an important part of the proposed development to reduce flood risks, but changes to these are now proposed, probably to reduce costs.
- The original plans had 3 large retention lakes, but the current proposals have a small pond and a few ditches, which are unlikely to be large enough to mitigate flood risk.
- These flood attenuation lakes are shown as the last phase of development, which is concerning as the development is likely to take around 4 years, so there would be no flood mitigation until the end of the development. These lakes should be in place in the first phase and not the last. This also appears to be for financial reasons.
- The Design and Access Statement mentions porous block permeable paving blocks within private curtilages. However, the External Works Plan refers to drives and parking spaces being constructed of black tarmac.
- The proposed yellow/beige materials on some the house types would not fit with the local area.
- The existing hedge line to the south and east of Devitt Drive is shown incorrectly on the submitted plans, and its removal would lead to a loss of privacy.
- Existing boundary hedges are a haven for wildlife and should be retained.
- There is no planting to the rear of properties on Papplewick Lane. Consideration of appropriate landscaping should be made to increase security and privacy for these properties, which are otherwise left exposed.

- The building on Plot 109 is shown as being right up to the boundary of 161 and 163 Papplewick Lane. This would have a significant detrimental impact on many factors of their property and life, including privacy, light reduction and noise.
- This deviates from Bellway's own Design and Access Statement, which refers to the back to back arrangement and says "with a 13 metre buffer line from the boundary to ensure privacy". It also deviates from the Indicative Masterplan submitted as part of the original outline planning application by the Co-op. This shows a different layout, with houses away from the immediate boundary of existing properties, with the specific intention of minimising the "major adverse impact" on the existing residents.
- It is requested that Plot 109 be reviewed, to meet with Bellway's Design Statement, and to avoid any adverse impact minimise on existing residents.

Hucknall Central & North Safer Neighbourhood Committee – consider that the general layout and design is of high quality and good appearance, but have concerns about the proposed layout of footpaths and, in particular, the access onto Devitt Drive and the effect this would have on the quality of life of local residents.

Whilst the provision of footpaths shows good intention and environmental credentials, the reality of such provision rarely has the desired effect and raises a number of issues, including: anti-social behaviour, litter and dog fouling, drug dealing, fly tipping, use by mini-motorbikes and off-road illegal motorbikes and rat-runs for people with criminal intentions.

Papplewick Parish Council – has made the following comments in respect of the proposals for the built environment:

There is a good selection of properties, both in style and appearance. There is a variety of size and height of property, and with good use of green space.

However, the comments about visibility are based on views out of the development. The Parish considers that visual impact should be assessed on the significance and severity in the change of use and its direct impact on the locality. The notes on views of the St Michaels and St James' Church are largely irrelevant, and it is questionable whether St James' is visible at all.

Landscape and Visual Impact should be addressed in accordance with an approved method that effectively evaluates the capacity of a site to be able to accommodate change.

Papplewick Parish Council & the Friends of Moor Pond Woods – have made the following joint comments:

#### *Location of Footpaths*

The proposed development would encourage pedestrians, particularly dog-walkers, onto the river bank, which will adversely affect wildlife, especially water voles. This has already happened with improved access at Papplewick Dam Wood nearby, and concern is expressed that the proposed development will have a similar effect on voles on this stretch of the River Leen.

In the interests of habitat conservation, it would be better if public access to the riverside was restricted in this section.

### *Cycle Paths*

The inclusion of provision for cyclists is noted and approved of. However, the proposed cycle links make little or no reference to national and local approved routes and the strategy for the provision of cycle links is weak and largely inappropriate as a result.

Links are shown with combined pedestrian and cycle use, with little detail on the width and design of these routes to ensure they conform to proper standards.

### *Public Open Space*

There is no reference to background assessment of the need for ecological features, and the scale which these should be in this area.

In this respect, detailed comments have been made about species, habitat creation, the landscape design for the Ecology Park, the maintenance of public open space and the transition between formal and informal areas of open space.

### *Treatment of Surface Water*

The water quality of this reach of the River Leen is vital to protect the priority species, like crayfish and voles.

The Leen Corridor is sensitive to the influences of localised flooding and it is considered that a specific Flood Risk Assessment should be submitted that identifies the zone of influence along the River Leen to appreciate the influence on local flooding posed by this development.

This proposal suggests that storm water is to be captured by two attenuation ponds. The original proposals suggested the additional use of tanked storage of surface water, which now seems to have been omitted. Concern is expressed that a large rainfall event, or long periods of precipitation, would overwhelm the on-site storage which is proposed.

Successful flood avoidance measures should reduce the peak of discharge and increase the lag-time following a precipitation event. Enlarging and straightening the ditches on site, as proposed, would reduce the attenuation ponds lag-time of storm water flow to the river channel, which would surely increase flood risk. Although the attenuation ponds should increase the lag-time initially, once these are full, any further run-off would enter the River Leen directly, so what additional measures will be introduced to mitigate the increased flood risk posed by this development?

The greatest risk of flooding is likely to be during the construction phase, when the infiltration capacity of the surface is being disrupted and so surface water run-off would be maximised. What measures will be introduced at this stage to prevent floodwater, pollution and sediment from reaching the River Leen?

The attenuation ponds will have reduced capacity and effectiveness if the basin floor is above the groundwater-table. There is no evidence that the mean height of the water-table has been considered in this design.

Safeguarding the flood potential and water quality aspects of this part of the River Leen catchment is crucial, and these plans give inadequate re-assurance that these matters have been fully considered.

Natural England – considers that the proposed development would not have significant adverse impacts on designated sites and has no objection.

Housing Strategy – welcomes the proposed development. The affordable housing contribution requirement through the S106 planning obligation attached to the outline planning permission equates to an off-site commuted sum payment of £800,000, equivalent to 30% affordable housing provision.

### **Responses to Revised Drawings & Additional Documents**

I have received a collective response from 24 residents, which is supported by Linby Parish Council, which makes the following comments and objections to some specific aspects of the revised or additional drawings and documents which have been submitted:

#### *Boundary Treatments & Landscaping*

Specific concerns were raised at the outline stage regarding landscape and measures to mitigate the impact on existing residents. The outline stage Landscape Visual Impact Assessment acknowledged that there would be a ‘major, negative, adverse impact’.

The amendment to provide for some planting to the rear of existing properties, where there are no back to back garden arrangements arising from the proposed development, is welcomed. This would afford some protection to those properties, notably on the south-eastern boundary, bordering houses on Papplewick Lane.

It is understood that existing hedges to the eastern border at the end of Devitt Drive and some to the rear of Christine Close, where no back to back gardens arise, would be retained. This again would provide some protection, although confirmation that this is the case would be welcome.

It is understood that the applicant intends to agree arrangements with individual existing residents as to how boundary fences and hedges behind existing houses would be dealt with. Whilst the legend on both the previous and amended External Works Plan refers to this, the amended External Works Plan does not depict the symbol for this along the relevant red boundary lines for Papplewick Lane, Devitt Drive and Christine Close.

The amendment to reposition the proposed 3.7 metres wide cycleway and footpath at the eastern end of the site further away from the existing plots is welcomed. However, the arc of the proposed footpath/cycleway still differs from the outline plan, which would have taken it further away.

The height of any new fences to the rear or side of existing properties should be at the tallest permitted to maximise mitigation.

Concern remains overall about the loss of the screening and landscape mitigation proposals from that shown at the outline stage.

There should be firm planning conditions to ensure that the soft landscaping proposals along existing boundaries and across the whole development are adhered to.

The proposed 3.7m cycleway/footpath adjacent to the River Leen appears to require the removal of the current hedging and verge on the side boundary of 229 Papplewick Lane.

It is not clear on the Soft Landscaping plans which existing trees and hedgerows are to be removed or cut back to allow for construction. This should be clarified, for the avoidance of doubt.

### *Cycleway & Pedestrian Links*

The Design and Access Statement, indicates footpath links to the western side of the site at Devitt Drive and the Copse Woodland area to the north-west. It is not considered that the applicant has any right of way over these two boundaries.

It is noted that the site plan has now been amended to remove the suggested pedestrian link into Devitt Drive.

The Design and Access Statement shows a current overhead power cable running east/west. It does not show the overhead power cables which run north/south along the River Leen ecology buffer area. There is no indication as to what is proposed regarding these overhead power lines.

A pedestrian/cycle way shown at the eastern edge of the site, adjacent to the River Leen, is shown as being 3.7 metres 'with bollards'. This exit is virtually blind and comes out onto Papplewick Lane where there is a very narrow pavement. The exit point is close to a bend on the main road and traffic speed is excessive. It is not considered that the intention to install 4 staggered collapsible bollards is an adequate barrier for pedestrian and cyclist safety.

There is nothing to prevent use of this access/egress point by motorcycles and the proposed width of the tarmac footpath and cycleway seems excessive, which means that there would be little, if any, room for the existing or new soft landscaping on either side. It would run very close to the riverbank and it is unclear as to how the edges of this footpath/cycleway will be treated. The current track has been used by very large farm vehicles over the years so the retention of the hedging should be possible.

It is not understood why there should be a need for access by maintenance vehicles at this point, as access could equally be gained through the main site access and the site road which runs to meet the cycleway/footpath. An emergency access road at this point was ruled out at the outline stage

The River Leen has been spelt incorrectly on the plans.

### *River Leen Ecology Corridor*

The Landscape Masterplan and Design and Access Statement show significant changes to the treatment of this important corridor from that shown at the outline stage.

The Design and Access Statement refers to the 30 metres wide buffer zone and of leaving the first 10 metres “untouched”.

However it appears the intention is to retain the current unpaved farm track which runs immediately alongside the river. It is inferred in the covering letter, dated 12<sup>th</sup> May 2017, that this is to facilitate access by the Environment Agency and for maintenance.

The river is home to protected wildlife species. It has been bordered by a private area of farmland with little disturbance. The proposed development will bring the potential for disturbance from the activity of residents, walkers, dogs, fishing, etc. This must be minimised.

There is also the potential for rubbish going into the river and potential flooding if the weir at Warp Mill becomes blocked.

A publically accessible track along the river bank and the absence of an appropriate barrier will be very detrimental. The outline planning permission referred to a “buffer”.

Some form of barrier to prevent people/dogs getting close to the river bank or into the river is essential. This includes the area adjacent to the weir, next to the proposed pedestrian/cycle exit, where the existing hedge has gaps.

The amendment to show a footpath running to the east of the new houses that would face the river is welcomed. The provision of the knee high rail alongside the footpath should assist in preventing vehicles parking on the ecology buffer and enhance pedestrian safety here and elsewhere on the development.

It is unclear as to how the ecology buffer area can be maintained as an unlit corridor to minimise the impact on wildlife.

Objections are raised due to the design of the ecology corridor adjacent to the Leen and its failure to adequately protect the river bank and its protected wildlife.

### *Water Attenuation Features & Flood Risk Management*

At the outline stage there were considerable concerns about flood risk on Papplewick Lane and run-off into the River Leen.

The incursion into Green Belt land to form the ‘ecology park’ was explicitly to enable appropriate water management.

Concern is raised at the very significant changes to the layout and number of SUDS/lagoons in this area. The capacity appears to have been reduced.

It is noted that the intention is for the River Leen Ecology Corridor to become the 'balancing lagoon' area, but there is no indication of what safeguards are proposed to prevent overflows and potential increased flood risk to the properties on the southern boundary.

If a lagoon is to be created within the 30 metres River Leen protection buffer, concern is expressed at the impact and disturbance close to the river bank during the construction of the proposed lagoon, which should be managed and controlled by conditions.

There is reference in the Design and Access Statement, to the "use of porous block permeable paving blocks within private curtilage and other surface treatments to adoptable areas".

However, the External Works Plan refers to drives and parking spaces being black tarmac and concern is raised at the apparent lack of permeable surfaces and the potential consequences in terms of surface water run-off.

#### *Site Plan - Design & Layout*

The Design and Access Statement refers to the southern edge of the development following the "existing grain of the area with back to back arrangements" and reference is made to a "13 metre buffer line from the boundary to ensure the necessary levels of privacy".

It was understood at the outline stage that the gardens of the new houses on this southern boundary would be 13 metres to help lessen the negative impact on existing properties. It is not clear from the plans that that this will be the case.

In particular, objections are made to the location of the dwelling on Plot 109, which should be removed from the plan. This plot butts immediately to the rear boundary of 163 Papplewick Lane and would have a significant detrimental impact on the existing residents. There is no back to back arrangement at this point and no buffer.

The location of Plot 109 is contrary to the text of Design and Access Statement. It is also a direct contradiction of the indicative layout on the outline plan which showed the buffer on all boundaries bordering existing properties.

The outline stage Landscape Visual Impact Assessment acknowledged that there would be a "major, negative, adverse impact". This specific plot location provides no mitigation whatsoever against that impact. It shows a complete disregard for the amenity of adjacent residents.

The style and materials of the new houses appear reasonable given modern development standards. The general intention to have less of the taller, wider and larger houses immediately adjacent to the existing houses is welcome.

The materials palette and street scenes suggest the predominant property colours will be red/brown which seems to be in keeping with the surrounding area. The

yellow/beige materials on some of the house styles (e.g. Hemington and Lichfield) appear less so.

Along with any other measures to encourage and protect wildlife, the use of integral bird/bat boxes in brickwork should be considered.

Any approval should be accompanied by a range of conditions regarding the management of the development in terms of hours of the day when site clearance and construction work can take place; construction traffic access; limit the use of radios; etc. and other measures to minimise the disturbance to neighbouring residents.

I would also ask that there is a condition for the provision of on-site parking arrangements for all contractor and sub-contractor vehicles during the construction period to avoid parking on existing residential roads.

The development site, having been left largely undisturbed recently, has become a place where lapwings have nested on the ground for the first time in decades. Conditions should be imposed to ensure that development does not commence whilst ground nesting birds are present and rearing their chicks.

I have also received 4 further individual representations in response to the revised drawings and additional documents, which re-iterate comments on hedgerow retention and make the following additional comments:

- The site boundary now appears to be in the correct position.
- Access is not available to maintain the north and west sides of the existing hedge south of Devitt Drive, without the consent of the respective owners. It is unclear who will maintain the eastern hedge line.
- There are still some plans showing a footpath connection to Devitt Drive, which is incorrect, and if it is not required for a connection, there is no need for it in this part of the development. The Design and Access Statement shows pedestrian links from Devitt Drive to the River Leen and a pedestrian and cycle route from Devitt Drive to the site.
- It appears that the existing soft landscaping along the side boundary of the existing field access track and 229 Papplewick Lane would be removed to obtain a 3.7 metres wide opening to create the proposed pedestrian/cycle link. This seems excessive and would leave this property open and less secure. The track has been used for large farm vehicles, so it is difficult to understand why a wider opening is required, which would bring it closer to the adjacent property and the riverbank.
- The track also comes out onto a very narrow stretch of pavement and a sharp bend in the road, so the proposed width and small collapsible bollards would be unsafe for cyclists.
- There are concerns that the track could also be used by motorcyclists.

- The architect's letter refers to the track and collapsible bollards being used as an access point for the Environment Agency, and it is suggested that access could be gained through the main access road within the site, which meets the same point as the proposed pedestrian/cycle link.
- A narrower opening would have less impact on the existing landscape, riverbank and wildlife, and would also be in the interest of safety to users of the track and also the security of the adjacent property.
- Gedling Borough Council is using this development to off-load services onto a different area. There are already no places in local schools or doctor surgeries and the new occupants are not going to go to Arnold for their services.

Linby Parish Council – supports the points made in the collective response from 24 residents above, but also requests that the Parish Council is informed regarding the initial approval, in particular conditions 25 and 26. The Parish Council feels that the development has still not addressed the concerns regarding the impact on traffic volume and safety within the villages of Linby and Papplewick.

This is something the Parish Council is looking at closely within its Neighbourhood Plan.

Environment Agency (EA) – initially objected to the location of the proposed attenuation pond within the Ecology Corridor between the proposed development and the River Leen, and referred consideration of the surface water drainage proposals, including the provision of the attenuation pond, to the County Council as Lead Local Flood Authority (LLFA).

Following confirmation that the LLFA has no objection to the proposed surface water drainage system, the EA has confirmed that it has no objections to the proposed layout, subject to the remaining conditions which fall within the remit of either the EA or LLFA being discharged at a later stage.

The EA's Biodiversity team accept that a well-designed balancing pond would not be an issue in the Ecology Corridor.

Nottinghamshire County Council (Lead Local Flood Authority) – no objections.

Having considered the application, the LLFA have had discussions with the Environment Agency, which is the regulating authority for the River Leen. The developer has provided suitable additional information, and drawing number E680-12 Revision D, to satisfy the requirements for the surface water system. The developer has addressed the concerns regarding the surface water flow path from the north-west of the site, as the overland flow is intercepted by the existing drainage ditch which will remain and is diverted through three cascading wetland areas before out falling into the River Leen.

The developer has further addressed the potential issue of groundwater rising from the base of the lagoon, by lining the lagoon to maintain the attenuation volume. To protect the lagoon from overland flow, a land drain with a vertical fin drain, as shown on drawing E680-12 Revision D, is to be laid to the west of the lagoon to intercept

the overland flow. This land drain will connect into the River Leen and intercepts the flow that already drains into the river naturally.

Nottinghamshire County Council (Highway Authority) – no objections, but requests that an informative note be attached to the decision notice regarding highway matters.

Nottinghamshire County Council (Landscape) – makes the following comments on the detailed landscaping proposals:

- 2 rowan trees are shown to the rear of 4 and 6 Christine Close, between plots 112 and 113. These trees should start to filter views from the upper storeys of these existing houses as they mature.
- Plot 109 is tight against the site boundary and as such there is insufficient space within the site for planting which could visually break up the gable end. However, the relative distance between existing houses and new buildings is similar to that proposed at the rear of 2 and 8 Christine Close. Without a change to the housing layout, only off-site planting (within existing adjacent gardens) can reduce the level of visual impact here.
- A hedge is proposed to the rear of 221, 223, 225, 227 and 229 Papplewick Lane, which is welcomed. However, this is shown as an ornamental hedge which should be changed to a native hedge to reflect its location close to the River Leen. The planting mix should include a high percentage of holly for an evergreen component and to provide some natural defensive planting along this boundary.

Nottinghamshire County Council (Nature Conservation Unit) – initial suggestions made on the detailed landscaping proposals, with regard to species mix and proportions, have been addressed in the revised drawings.

Nottinghamshire Wildlife Trust (NWT) – supports the comments made by the County Council's Nature Conservation Unit.

Nottinghamshire County Council (Forestry Officer) - is satisfied that all the retained trees and hedges will be offered the correct level of protection.

Parks & Street Care (P&SC) - comments that the proposed play area must be provided in accordance with the Supplementary Planning Guidance for Open Space Provision.

The Borough Council's Supplementary Planning Guidance on Open Space Provision for New Housing Development indicates that the size of the proposed development would justify a combination of features, including a Local Area for Play (LAP) for infants, a Neighbourhood Equipped Area for Play (NEAP) for older children, and an Informal Sports Facility in the form of a Multi-Use Games Area (MUGA).

Parks and Street Care has confirmed that the LAP and NEAP could stand in the designated area for play shown on the proposed Site Plan next to the school, as could the MUGA.

## Public Protection

### *Land Contamination*

It is recommended that a Remediation Method Statement is submitted, outlining how identified contamination issues are to be dealt with and verified.

### *Air Quality*

Whilst the proposed development is unlikely to impinge on the Air Quality Management Area, Public Protection would ask that the applicant is mindful of Section 124 of the NPPF; in particular sustaining ‘...compliance with and contribute towards EU limit values...’.

Public Protection would recommend an informative is placed on the decision notice to encourage the applicant to consider mitigation in the form of electric vehicle charging infrastructure.

## Planning Considerations

The principle of developing this site for residential purposes has been established through the grant of outline planning permission under application no: 2013/1406.

The main planning considerations in relation to this application, therefore, are whether the matters submitted for approval in relation to Appearance, Landscaping, Layout and Scale are acceptable, having regard to relevant national and local planning policy.

These planning considerations are assessed below, as are other issues raised.

## Relevant Policies & Background Information

### *National Planning Policies*

National planning policy guidance is set out in the National Planning Policy Framework (NPPF), at the heart of which is a presumption in favour of sustainable development. With regard to delivering sustainable development, the following core planning principles of the NPPF are most relevant to this planning application:

- NPPF Section 6: Delivering a wide choice of high quality homes (paragraphs 47-55)
- NPPF Section 7: Requiring good design (paragraphs 56-68)
- NPPF Section 11: Conserving & enhancing the natural environment (paragraphs 109-125)

In March 2014, National Planning Practice Guidance (NPPG) was published. This provides guidance on how to apply policy contained within the NPPF.

### *Local Planning Policies*

Gedling Borough Council at its meeting on 10th September, 2014, approved the Aligned Core Strategy (ACS) for Gedling Borough, which is now part of the development plan for the area.

It is considered that the following policies of the ACS are most relevant to this planning application:

- ACS Policy 8: Housing Size, Mix and Choice
- ACS Policy 10: Design and Enhancing Local Identity
- ACS Policy 17: Biodiversity

The Gedling Borough Replacement Local Plan (RLP) should now be referred to as the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). The following saved policies of the RLP are most relevant to this planning application:

- RLP Policy ENV1 – Development Criteria
- RLP Policy H8 – Residential Density
- RLP Policy H16 Design of Residential Development
- RLP Policy T10: Highway Design and Parking Guidelines

Additionally, the Parking Provision for Residential Developments SPD (2012), Open Space Provision SPG (2001) and the 6C's Design Guide, which deals with highways and transportation infrastructure for new developments, are relevant.

Most recently, the Local Planning Document Publication Draft (LPD) has been in preparation, published and subject to examination.

Paragraph 216 of the NPPF sets out that from the day of publication, weight may be given to relevant policies in emerging plans depending on how advanced the Plan is and whether there are extant objections. At the present time, it is considered that the following LPD policies are relevant and may be given moderate or limited weight, depending on whether or not there are unresolved objections:

- LPD 32: Amenity (moderate weight)
- LPD 33: Residential Density (moderate weight)
- LPD 35: Safe, Accessible and Inclusive Development (limited weight)
- LPD 37: Housing Type, Size and Tenure (moderate weight)

#### Appearance, Landscaping, Layout & Scale Considerations

As outlined above, the relevant planning policies which need to be considered in relation to appearance, landscaping, layout and scale are set out in Sections 6, 7 and 11 of the NPPF, Policies 8, 10 and 17 of the ACS, Policies ENV1, H8, H16 and T10 of the RLP and Policies 32, 33, 35 and 37 of the LPD.

Section 6 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development and that local planning authorities should plan for a mix of housing.

Section 7 of the NPPF states that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; respond to local character and history; and are visually attractive, as a result of good architecture and appropriate landscaping.

Section 11 of the NPPF advises, at paragraph 118, that when determining planning applications, local planning authorities should aim to conserve and enhance

biodiversity by applying a number of principles, including the encouragement of opportunities to incorporate biodiversity in and around developments.

Policy 8 of the ACS requires that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities.

Policy 10 of the ACS requires all new development to be designed to a high standard and sets out in detail how this should be assessed. All new development should make a positive contribution to the public realm and sense of place and create an attractive, safe, inclusive and healthy environment. The most relevant design elements in this instance include the layout; density and mix; impact on the amenity of nearby residents and the incorporation of features to reduce opportunities for crime and anti-social behaviour.

Policy 17 of the ACS seeks, amongst other things, to ensure that biodiversity will be increased over the Core Strategies period by:

- a) Protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of habitats and species listed in the UK and Nottinghamshire Biodiversity Action Plans;
- b) Ensuring that fragmentation of the Green Infrastructure network is avoided wherever appropriate and improvements to the network benefit biodiversity through the incorporation of existing habitats and the creation of new habitats.
- c) Seeking to ensure that new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;
- d) Supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and
- e) Ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum mitigate or compensate at a level equivalent to the biodiversity value of the habitat lost.

Policy ENV1 of the RLP states, amongst other things, that planning permission will be granted for development provided that it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials. Policy ENV1 also states that development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles.

Policy H8 of the RLP requires developments on sites of more than 0.4 of a hectare to achieve densities of at least 30 dwellings per hectare.

Policy H16 of the RLP re-iterates Policy ENV1, in that proposals should be of a high standard of design, and states that planning permission will be granted for new residential, if the following additional design criteria are met:

- Dwellings should be sited and designed to relate to each other and to the roads, footpaths and open spaces in the surrounding layout;
- Residential development should be laid out and designed in such a way as to reduce the risk of crime;
- Dwellings should conserve energy and use it efficiently.

Policy T10 of the RLP states that in considering proposals for new development, reference will be made to the Highway Authority's design and parking guidelines.

Policy 32 of the LPD sets out the criteria against which a proposed development should be assessed to ensure that it does not have a significant adverse impact upon the amenity of nearby residents.

Policy 33 of the LPD sets out that planning permission will not be granted for residential development of less than 30 dwellings per hectare.

Policy 35 of the LPD sets out a broad range of criteria to ensure that development proposals will create a safe, accessible and inclusive development.

Policy 37 of the LPD states that planning permission will be granted for residential development that provides for an appropriate mix of housing.

### *Design & Layout*

The proposed layout has been designed to ensure that the proposed dwellings would front onto the areas of public open space, which would provide good natural surveillance over these areas and discourage anti-social behaviour. This will help to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour in accordance with the aims of Policy 10 of the ACS and Section 17 of the Crime and Disorder Act 1998.

The proposed attenuation pond would also discourage access from the proposed development into the Ecology Corridor and the riverside.

The revised drawings also show a footpath running to the east of the proposed dwellings that would face the river with a knee rail alongside, which would provide a physical barrier and prevent vehicles from parking within the Ecology Corridor.

I am satisfied, therefore, that pedestrian and cycle access to the Ecology Corridor has been restricted as far as possible on the proposed layout, bearing in mind the need to provide accessibility for alternative modes of travel.

The applicant has confirmed that the proposed drives and parking spaces would be surfaced in black tarmac. I consider that this, and the proposed materials to be used on the external elevations of the proposed dwellings, is acceptable

It is acknowledged that a new residential development of this scale on a greenfield site would have a visual impact on the immediate area. However, I am satisfied that the proposed layout and landscaping, including the retention of existing hedgerows and trees, areas of open space, and a lower density than initially approved at the outline stage, would help mitigate the overall visual impact.

I do not consider it necessary for further amendment to be made to the External Works Plan, as this still states that a '1.8 metres high close board fence or gapping up of existing hedge to boundary where appropriate and agreed between Bellway Homes and adjacent landowners following site review.'

At the current time, the applicant does not have any proposals for fencing on these boundaries and states that this will be determined once a full hedgerow survey has been undertaken. The hedgerow survey will allow a decision to be made as to whether additional planting is required to 'gap up' the hedges, or if ranch style fences would be installed on the plot side of the hedge, which has been done on previous sites. Such a fence would allow a 'physical' boundary to be present for future occupants, but with the ability to still maintain the hedge.

The eastern hedge line adjacent to Devitt Drive will be maintained by the future occupants of these plots or the body responsible for maintained the public open space.

The revised Site Plan clearly indicates that there are no pedestrian links from the site over the Copse Woodland area or to Devitt Drive, and the footpath connection originally shown between the site and Devitt Drive has been removed. However, the proposed layout does not prejudice the possibility of a pedestrian link at some time in the future.

Whilst the application is accompanied by a Design and Access Statement, to help illustrate the process that has led to the proposed development, it is not part of the submitted drawings for approval.

I am satisfied, therefore, that the proposed development would have a high standard of design, would provide a good mix of housing types and size and has regard to the appearance of the area. I consider that it would make a positive contribution to the public realm and create an attractive, safe, inclusive and healthy environment for its residents.

It is considered, therefore, that the design and layout of the proposed development would be in accordance with Sections 6 and 7 of the NPPF, Policies 8 and 10 of the ACS, Policies ENV1, H7, H16 and T10 of the RLP and Policies 32, 35 and 37 of the LPD.

### *Density*

The proposed development of 237 dwellings on 7.87 hectares equates to a density of 30.1 homes per hectare.

This accords with Policy 8 of the RLP and Policy 33 of the LPD.

### *Highways*

I note that the Highway Authority has no objections to the proposed layout shown on the revised drawings.

With regard to parking arrangements, the proposed development would generate a requirement for a total of 664 parking spaces, including 21 unallocated spaces, to

comply with the Borough Council's Parking Provision for Residential Development SPD.

I note that the proposed development has provision for a total of 670 parking spaces, including 7 unallocated spaces and integral garage parking. Bearing in mind the over-provision of allocated spaces, and that the layout and design of the proposed roads would accommodate at least 125 on-street parking spaces, I consider that this would more than compensate for the shortfall in off-street unallocated spaces.

In addition to the main access point, there is also a separate pedestrian footpath and cycleway link onto Papplewick Lane, via the existing field access.

Whilst I note the comments regarding the width of the proposed footpath and cycleway, I would advise that as this would become adopted highway in due course, this would need to be constructed in accordance with the Highway Authority's standards.

In order to enable access to the River Leen for maintenance by the Environment Agency, it is proposed to install 4 demountable staggered bollards across the footpath and cycleway.

I note that the Highway Authority has raised no objections to the proposed bollards across the cycleway.

It is considered, therefore, that the proposed development would provide access, parking and turning arrangements in accordance with Policies ENV1 and T10 of the RLP, the 6C's Design Guide and the Parking Provision for Residential Development SPD.

#### *Surface Water Drainage, Flood Risk & Pollution*

I note the concerns which have been raised in this respect by local residents, the Friends of Moor Pond Woods and Linby and Papplewick Parish Council's about flood risk and run-off into the River Leen.

Although specific details of a surface water drainage scheme are required to be submitted and approved under condition 11 of outline planning permission no: 2013/1406, the fact that one of the proposed attenuation ponds is shown within the 30 metres Ecology Corridor on the proposed site layout plan means that this is also one of the considerations regarding this reserved matters application.

Whilst I note the other comments which have been raised in respect of surface water drainage, specific details of measures to control and minimise surface water run-off, sediments and pollution, and to manage any risk of groundwater flooding or overland flows, are all required to be submitted and approved under conditions 5, 6 and 9 of the outline planning permission.

The applicant's proposals in this respect will be considered separately in due course, in liaison with the Lead Local Flood Authority and/or the Environment Agency, as appropriate.

I note that the County Council as Lead Local Flood Authority has no objections to the proposed surface water drainage system, following the submission of additional

information, and that the Environment Agency has withdrawn its initial objection in response.

As a consequence, there are no objections to the proposed development on surface water drainage and flood risk grounds. Although the attenuation pond within the Ecology Park is shown in Phase 5 of the proposed development, the proposed attenuation pond within the Ecology Corridor is within Phase 2, so this part of the surface water drainage scheme would be constructed and become operational earlier than that required by Condition 11 of the outline planning permission, which requires the scheme to be implemented before the development is completed.

As the River Leen is a Main River, responsibility for its future maintenance will remain with the Environment Agency.

### *Residential Amenity*

Whilst I note the comments of local residents and Linby Parish Council with regard to Plot 109, I would comment that the Design and Access Statement refers specifically to 'back to back' arrangements, which is not the case for this plot, where the proposed dwelling would have a blank side gable wall. Whilst the proposed dwelling on Plot 109 would be sited about 1 metre from the boundary with existing adjacent properties on Papplewick Lane, I note that there are no windows in the side elevation facing these properties and that their main rear elevations are some 22 metres away. As such, I am satisfied the proposed dwelling on Plot 109 would not have an unduly detrimental overbearing or overshadowing impact on these adjacent properties, and that the overall relationship of the proposed development to existing adjacent properties is acceptable.

With regard to potential nuisance during construction, and in addition to separate powers under Environmental Health legislation, there are pre-commencement conditions attached to the outline planning permission requiring details of HGV traffic routes, wheel washing facilities and how impact on the surrounding area during construction in relation to noise, vibration and air quality.

In my opinion, the proposed development would not have an unduly detrimental impact on the amenity of nearby residents in accordance with the aims of Policy 10 of the ACS, Policy ENV1 of the RLP and Policy 32 of the LPD.

### *Public Open Space*

There is ample provision of informal public open space across the proposed development and there is sufficient space to provide a LAP, NEAP and MUGA, in or around, the designated area for play shown on the proposed Site Plan next to the proposed school.

The provision of these facilities will be agreed as part of the required Open Spaces Scheme, under the S106 planning obligation.

This would accord with the Supplementary Planning Guidance on Open Space Provision for New Housing Development.

### *Landscaping*

Detailed landscaping proposals have been submitted and, following revisions, I note that these are acceptable to the County Council's Nature Conservation Unit and the Nottinghamshire Wildlife Trust.

The joint comments made by Papplewick Parish Council and the Friends of Moor Pond Woods, regarding landscaping, biodiversity and public open space were made prior to the receipt of the detailed landscaping drawings and no further comments were received following re-consultation.

The applicant has confirmed that it is intended to retain hedgerows wherever possible, as per the Tree Protection Plan, as these are a natural ecological feature which would create an element of maturity within the new development.

Specific details of which existing trees and hedgerows are to be removed or cut back has been clarified under discharge of condition application no: 2017/0561DOC, regarding hedgerow and tree protection measures.

Although tree and hedgerow planting was indicated to the rear of existing properties on Papplewick Lane at the outline stage, the Engineering Layout plans submitted by the current applicant indicate that there are existing foul and storm sewers running parallel to the south-eastern boundary of the site to properties on Papplewick Lane, which are to be retained. It would be inappropriate to require tree planting within the easements for these.

The development would be required to be constructed in accordance with the approved plans, including soft landscaping.

I am satisfied, therefore, that the proposed landscaping would create a visually attractive development, and enhance biodiversity by creating new habitats, in accordance Section 7 of the NPPF and Policy 35 of the LPD.

### *Ecology*

With regard to biodiversity, the proposed layout includes the creation of an Ecology Park of 4.8 hectares, to the north of the proposed residential development. The Park would include 3 ponds, a woodland and scrub planting area, wet grassland, tussock grassland and species rich meadow grassland.

In addition, conditions 15 and 16 attached to outline planning permission no: 2013/1406 require the submission and approval of a scheme detailing how the lagoons and wildlife ponds would be designed to be of benefit to protected and local biodiversity action plan species, such as water vole, great crested newts and common toads, .

I would also advise that the management of the Ecology Park is being considered under the terms of the S106 planning obligation attached to outline planning permission no: 2013/1406.

The design of the Ecology Corridor between the proposed development and the River Leen has changed since the outline stage, particularly with regard to the

retention of the existing access track and the proposed creation of an attenuation pond within the Corridor.

The applicant's agent has stated that the Ecology Corridor has been chosen as the location for a balancing lagoon, due to it being the lowest part of the application site and because it offers an opportunity, with selected planting, including a wetland grass mixture and pond edge mixture, to enhance this area and encourage a wide variety of wildlife.

I note that there are no objections to the proposed attenuation pond within the Ecology Corridor on biodiversity grounds from the County Council, Nottinghamshire Wildlife Trust or the Environment Agency and consider, therefore, that this feature would enhance biodiversity.

The existing trees and hedgerow that run along the boundary of the River Leen are to be retained.

There is a pre-commencement condition attached to the outline planning permission requiring that no vegetation clearance or ground works shall take place during the bird nesting season, unless pre-commencement checks for nesting birds have been undertaken by an ecologist and appropriate mitigation measures implemented.

There is also a pre-commencement condition regarding ecological enhancement measures, which are to incorporate nesting boxes within the fabric of a proportion of the proposed buildings.

I am satisfied, therefore, that the proposed development would protect existing areas of biodiversity interest and that the landscaping of the proposed development would provide new biodiversity features.

As such, I consider that the proposed development would accord with the aims of Section 11 of the NPPF and Policy 17 of the ACS.

#### Other Issues

With regard to the impact of traffic on Linby and Papplewick, condition 25 of the outline planning permission no: 2013/1406 requires a phasing programme for the highway works to be submitted and approved before development is begun on the residential development. Condition 26 then requires the highway works, including the new junction onto Papplewick Lane, to be completed in accordance with details to be submitted and approved, prior to the commencement of the respective phase.

The Borough Council will be liaising with the County Council as Highway Authority when the above information is submitted.

With regard to the impact of the proposed development on local infrastructure in Hucknall, the S106 planning obligations attached to outline planning permission no: 2013/1406 will provide:

- A new 105 place Primary School on the site and a financial contribution towards the provision of secondary education within 3 miles of the development.

- A Primary Healthcare financial contribution to be used solely towards the provision of healthcare facilities within Hucknall.
- A financial contribution towards enhancing public transport facilities on Papplewick Lane.
- A financial contribution towards the provision of additional books at Hucknall Library.
- The provision of an Ecology Park for the benefit of local residents

The exact position of site boundaries and responsibility for their maintenance is a private legal matter between the applicant and adjacent landowners.

The presence and treatment of overhead power cables is a matter between the applicant and the relevant utilities company.

A Remediation Method Statement is to be submitted, for consideration by Public Protection.

### Conclusions

The planning considerations set out and discussed above indicate that the proposed development would accord with national and local planning policies in relation to Appearance, Landscaping, Layout and Scale.

As this is an application for the Approval of Reserved Matters in connection with outline planning permission no: 2013/1406, the necessary Section 106 planning obligations are already in place and no further action is required in this respect in connection with this application.

Applications for the discharge of the pre-commencement conditions attached to outline planning permission no: 2013/1406 have already been, or are in the process of being, determined.

**Recommendation: GRANT APPROVAL of RESERVED MATTERS, as specified below:**

**Approve the Reserved Matters under planning application no: 2013/1406 in relation to the Appearance, Landscaping, Layout and Scale of the proposed development**

### **Conditions**

1. The development hereby permitted shall be constructed in accordance with the following approved drawings and documents: House Types and Garages, received on 16th February, 2017; Materials Palette, received on 2nd March, 2017; Proposed Boundary Detail (SD-9-05), received on 7th March, 2017; Proposed Footpath/Cycle Barrier (16043-09 Rev: CA), and Garage Parking Plans (16043-10 Rev: CA), received on 12th May, 2017; Proposed Site Plan (16043-01 Rev: CP), Proposed Materials Plan (16043-05 Rev: CK), External Works Plan (16043-08 Rev: CG), and Soft Landscape Proposals, Sheets 1 to

7 (GL0716 03B, GL0716 04B, GL0716 05B, GL0716 06B, GL0716 07B, GL0716 08B, GL0716 09B), received on 30th June, 2017 and Engineering Layout Sheet 3 of 4 (E680-12 Rev: D), received on 6th July, 2017.

## **Reasons**

1. For the avoidance of doubt and to allow a proportionate approach to minor material amendments.

## **Notes to Applicant**

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the 6C's Design Guide in conjunction with Highway Development Control's requirements for Nottinghamshire County Council as the Highway Authority: (a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980; (b) It is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or Borough Council) in writing before any work commences on site.

The applicant's attention is drawn to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how the Borough Council might help decrease levels by incorporating mitigation measures into scheme design as standard. See: <http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/> The Borough Council would also ask that the developer considers the commitment to incorporate provision for an EV (electric vehicle) charging point(s); to allow employees and/or clients/visitors to charge electric/plug-in hybrid vehicles whilst on site. Reference can be made to guidance produced by IET Code of Practice for EV Charging Equipment Installation for details of charging points and plugs specifications.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk). Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy

Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by providing details of issues raised in consultation responses; requesting clarification, additional information or drawings in response to issues raised; and providing updates on the application's progress.