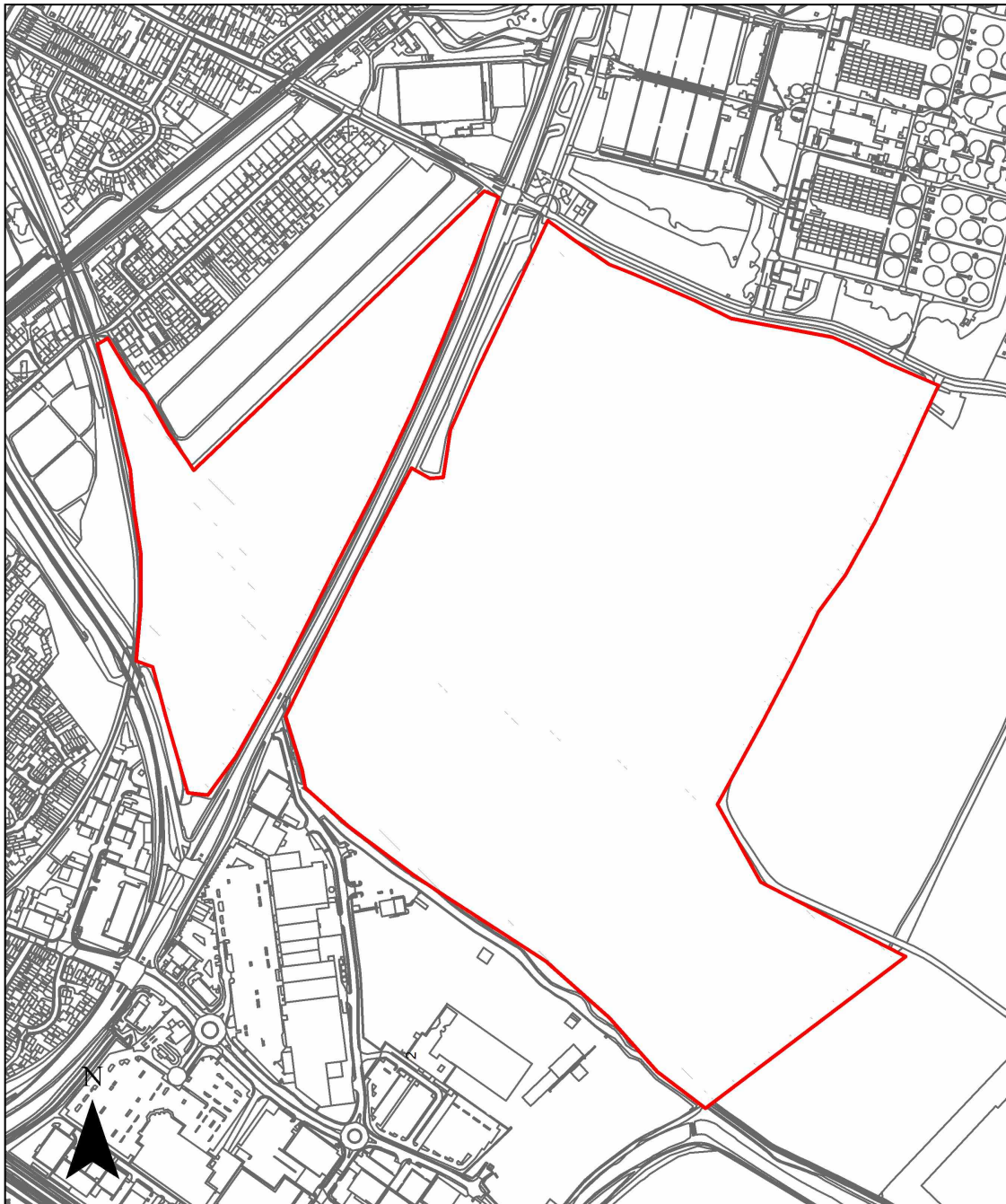




## Planning Report for 2017/00800

1:6,500

Application Number: 2017/0800  
Location Land Off Teal Close  
Netherfield



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:** 2017/0800

**Location:** Land Off Teal Close Netherfield Nottinghamshire

**Proposal:** Reserved Matters Application for the erection of 199 dwellings (C3), including 10 affordable units, and the associated infrastructure including landscaping, community uses/changing rooms (D2), playing pitches, a NEAP and public open space and an ecological park.

### **1.0 Site Description**

- 1.1 The wider site is situated between Stoke Lane to the north and Victoria Park to the south. The site is bounded to the north-west by the A612. The site is bounded to the south-west by the Ouse Dyke. The site is approximately 26 hectares and presently comprises of flat agricultural land, with a slight fall towards the south and east towards the River Trent and is predominantly a mixture of arable farmland and fields, lined with trees and hedgerows.
- 1.2 The Netherfield Lagoons Local Nature Reserve bound along the south. Part of the application site, which is designated as public open space and proposed to accommodate an ecology park and recreational uses, extends into the Green Belt. Across Stoke Lane, further to the north-east, there is a Severn Trent Water Treatment Works and an industrial rendering plant specialising in animal bi-products Sarval (Nottingham) Ltd. Stoke Bardolph village lies approximately 1 kilometre to the east.
- 1.3 A public right of way (Carlton Footpath 9A) runs along the south-east boundary of the site, adjacent to the Ouse Dyke, to the Netherfield Lagoons. At this point it splits into two footpaths, one of which (Stoke Bardolph Footpath 5) heads northwards across the fields to Stoke Lane, passing near to the south-eastern most part of the site and the other spur directs towards to the River Trent.

### **2.0 Relevant Planning History**

- 2.1 The site is allocated for residential development in the Aligned Core Strategy for Gedling Borough as is the wider outline application site. The southern and south-eastern parts are in the Green Belt for Nottingham.
- 2.2 2017/0999, 5 September 2017, Planning application for Variation of Conditions 32, 33, 34 & 35 attached to outline planning application No.

2013/0546 comprising residential development (up to 830 units), employment uses (use classes B1,B2,B8) a community hub (use classes A1-A5 and D1) primary school, hotel (use class C1), care home (use class C2) playing pitches and changing facilities, public open space, allotments, structural landscaping, access arrangements and an ecology park, and demolition of existing structures. This item appears earlier in the agenda.

- 2.3 2013/0546 30 June, 2014, outline planning permission was granted including the provision of or financial contributions towards, Open Space, an Ecology Park, Affordable Housing, Primary Healthcare, Air Quality Monitoring, the Gedling Access Road, Junction Mitigation Measures, public transport, Travel Plan Monitoring and Educational Facilities for a mixed use development on approximately 63 hectares of land (which included the current application site). The outline planning application was accompanied by an Environmental Statement. The outline application comprised of the following key elements:

- ☐ Residential development - up to 830 units (Use Class C3)
- ☐ Employment uses – up to 18,000 square metres (Use Classes B1/B2/B8)
- ☐ Local Centre – up to 2,800 square metres of retail, financial and professional services, food and drink, takeaway, non-residential institutions and leisure uses (Use Classes A1/A2/A3/A4/A5/B1/D2)
- ☐ Community building – up to 500 square metres (Use Classes D1/D2)
- ☐ Hotel – up to 150 beds (Use Class C1)
- ☐ Care home – up to 60 beds (Use Class C2)
- ☐ Primary school – on 1.1 hectares of land (Use Class D1)
- ☐ Sports pitches and changing facilities – on a minimum of 4.2 hectares of land
- ☐ Public open space – including landscaping, children's play areas and allotments.
- ☐ Ecology Park - on a minimum of 10 hectares and a management structure
- ☐ Access arrangements – including new junctions on the A612 and Stoke Lane

- 2.3.1 The employment uses were limited to no more than 4,500 square metres of B1 office use.
- 2.3.2 The outline development also included the demolition of the existing changing facility on the BRSA recreation ground, which would then have been replaced within the proposed Community Building.
- 2.3.3 The Outline application granted consent for access. This involved means of access being provided off the A612 and Stoke Lane. All other matters relating to layout, scale, appearance and landscaping were reserved for future submissions.

### **3.0 Proposed Development**

- 3.1 This application is a reserved matters application following the granting of the outline permission (2013/0546) and seeks approval of the matters relating to layout, scale, appearance and landscaping for the following development: -

### 3.2.1 Residential development for 199 Dwellings and associated works

- 3.2.2 The submission for this phase initially sought to provide up to 204 dwellings. This has been reduced to 199 following changes to the layout and general design. The scheme as currently revised would involve the proposed dwellings being erected off a new Boulevard with a central access road leading to cul-de-sacs and comprise of the following 14 houses types and numbers;

Alnwick (19); Hanbury (23); Rufford (20); Bickleigh (11); Yarm (29); Hatfield (21); Clayton c (5); Roseberry (10); Leicester (12); Kendal (27); Lumley (3); Chedworth (9) Winster (5) and Corfe (5).

- 3.2.3 Ten of the proposed dwellings would be affordable units in accordance with the outline permission. A plan has been provided indicating the location of the affordable housing.
- 3.2.4 The layout plan indicates that the eastern boundary of the site would be adjacent to a new water pumping station and village green which would be provided as part of this development. The western perimeter would form the site of a new primary school. The land along southern boundary would form a new ecological park and the northern part would adjoin a new local centre and a future phase of a further residential development.

Other key elements of this application include the following:

### 3.3 Provision of an ecological park

- 3.3.1 The previously approved outline application, sought to allocate a minimum of 10 hectares to form a new ecological Park. This would be created along the southern boundary of the proposed housing and would be adjacent to the existing Netherfield lagoons. The future maintenance and management of the ecology park has been secured through the Section 106 agreement at outline stage.

### 3.4 Provision of playing pitches/changing facilities/ Neighbourhood Equipped Area of Play (NEAP) / car parking

- 3.4.1 The previously approved outline application, sought to provide replacement sports pitches and a changing room on a minimum of 4.2 hectares of land. These facilities would be sited along the south western and western perimeter of the site. Four playing pitches would be provided. The changing facility would be a single storey pitched roof structure. A NEAP would be provided along the western perimeter and a new parking area would be also created to serve these facilities.

## 4.0 Consultations

- 4.1 Stoke Bardolph Parish Council – Comment many local residents have viewed the plans, concern expressed about the potential extra volume of traffic on the

A612 approaching the Victoria retail Park. The “Bus – Plug” should be reopened.

- 4.2 Burton Joyce Parish Council – Concerns raised regarding potential traffic implications particularly around Victoria Retail Park, pressure and demand for limited school places, consider 20% affordable homes to be more appropriate.
- 4.3 Local Residents/occupiers – Nearby occupiers have been notified by letter, site notices have been displayed and the proposal has been publicised in the press. Four representations were received as a result, the comments are outlined below:
  - 4.3.1 Representations were received from a resident which raised objections with regard to historic flood risk related issues arising on and near the development site and that careful consideration should be given. They also raise concern that the land should be checked to ensure it is safe for human habitation as diseased animals may have been buried on the site. The site may also contain unexploded WW2 bombs. Concern is also raised regarding existing traffic problems and capacity related matters with air quality being exacerbated.
  - 4.3.2 A letter of representation has been received stating that a nearby business has invested in the plant at Colwick Industrial Estate to control pollutive emissions and the applicants have ignored them. The existing industrial activities around the site could adversely impact upon the potential occupiers of the site primarily through smell and also through noise and disturbance as they operate unrestricted deliveries by HGVs.
  - 4.3.3 A letter of representation has been received which raises no objection to the principle of the development but expresses concern with regard to the impact on Netherfield Lagoons and that the Ecology Park could act as conduit for dog walkers to access the Lagoons through new footpaths disturbing the wildlife. It is also questioned whether the Management Company set up to look after the Ecology Park would be suitable for the long term maintenance of the ecology park.
  - 4.3.4 A separate letter of representation supports the principle of the development and a bus plug.
- 4.4 Gedling Conservation Trust - request that further consideration be given towards a financial contribution to the Netherfields Lagoon site. Also consider that the proposed Management Structure of the Ecology Park should be designed to be inclusive and demonstrate sensitivity to governance and be effective for the long term.
- 4.5 NCC Arboricultural Officer – No objections subject to tree protection measures being provided.
- 4.6 NCC – Lead Flood Authority – Confirm they have met with the applicants and have no objection to the proposed surface water drainage proposals from their perspective.

- 4.7.1 Sport England – Advise that the replacement playing area and facilities should be fit for propose. Consider insufficient design information has been submitted. The proposal should aim to meet with their prescribed regulations and processes. Object, subject to details required by conditions to ensure compliance with Sport England’s requirements. Sports England request base line details of the ground conditions; a management company for maintenance; details of lighting; and a community use agreement.
- 4.8 Natural England – No objection. Considers that the proposed development would not result in any adverse impacts on designated sites.
- 4.9 Trent Valley Internal Drainage Board – Raise no objection.
- 4.10 GBC – Parks and Street Care – Advises that the proposals should provide car parking, a community building with changing facilities and football pitches to meet Sport England’s requirements.
- 4.11 GBC – Economic Development - Advise an Employment & Skills Plan would be required.
- 4.12 GBC – Conservation Officer – Supports the principle of the revised layout which is considered to be an improvement.
- 4.13 GBC – Public Protection – request applicant to provide charging points for electric cars and dedicated parking spaces for low emission vehicles.
- 4.14 NCC – Rights of Way Officer – Would require assurances footpaths would not be affected unless appropriate diversion/closure measures are put into place and would also like details of planting programme and hard surfacing details.
- 4.15 Nottinghamshire Wildlife Trust – (Revised Ecology Park Plan) – Pleased to see the retention of hedges and habitats around the periphery of the park. Advise baseline ecological surveys may need updating and any recommendations taken into account.
- 4.16 Severn Trent Water – at the outline stage raised no objection to the proposal, provided the drainage plans for the disposal of surface water and foul sewage were satisfactory.
- 4.17 NCC – Highway Authority – Have no objections to the revised plans having met with the developers, subject to satisfactory Section 38 adoption.

## **5.0 Planning Considerations**

- 5.1 The principle of the various elements of this scheme and access was established through the granting of the of the outline permission for the development. This application only relates to the matters of layout, scale, appearance and landscaping in respect of the first phase of residential developments, the ecology park, playing pitches, NEAP, and car park as described above.

## **6.0 Policy Context**

### **6.1 National Planning Policy**

6.2 The relevant planning policy guidance in respect of this application is set out in the National Planning Policy Framework (March 2012). The core planning principles set out in the guidance is a presumption in favour of sustainable development. In particular the following chapters are relevant in considering this application:

- ☐ 6. Delivering a wide choice of quality homes
- ☐ 7. Requiring good design

6.3 Section 6 of the NPPF states inter-alia that housing applications should be considered in the context of the presumption in favour of sustainable development. Section 7 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings... decisions should aim to ensure developments, amongst other things, respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

### **6.4 Development Plan Policies**

6.5 Gedling Borough Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10<sup>th</sup> September 2014 and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Replacement Local Plan (adopted 2005) (GBRLP) referred to in Appendix E of the GBACS.

6.6 It is considered that the following policies contained within the GBACS are relevant to this application:

- ☐ ACS Policy 1 (Climate Change)
- ☐ ACS Policy 2 (The Spatial Strategy); and
- ☐ ACS Policy 10 (Design and Local Identity).

6.7 In accordance with paragraphs 214 – 215 of the NPPF due weight should be given to the policies of the GBRLP in accordance to their degree of consistency with the framework. Consideration will also need to be given to whether policies are out of date in line with paragraph 14 of the NPPF.

6.8 It is considered that the following policies from the GBRLP are relevant to this application:

- ☐ RLP Policy ENV1 (Development Criteria);
- ☐ RLP Policy H8 (Residential Development);
- ☐ RLP Policy R3 (Provision of Open Space with New Residential Development);

6.9 Weight can be given to emerging policies depending on a number of factors (stage of preparation, extent to which there are unresolved objections and

degree of consistency with the NPPF). Where LPD policies meet the requirements set out in Paragraph 216 (i.e. they have no substantive objections) they are afforded “moderate” weight. Where the LPD policies have outstanding objections, they are afforded “limited” weight. The following policies of the emerging Local Planning Document are relevant:

- ☐ Policy LPD 4 – Surface Water Management (moderate weight);
- ☐ Policy LPD 32 – Amenity (moderate weight);
- ☐ Policy LPD 35 – Safe, Accessible and Inclusive Development (limited weight).

6.10 Additionally the following supplementary planning documents are considered to be of relevance to this application:

- ☐ Gedling Borough Affordable Housing SPD adopted 2009;
- ☐ Gedling Borough Parking Provision SPD adopted 2012; and
- ☐ Gedling Borough Open Space Provision SPD adopted 2001.

## **7.0 Principle of Development**

7.1 The Illustrative Masterplan at outline stage indicated that only the proposed recreational playing pitches, drainage infrastructure and parkland, including an Ecology Park, would be located on land within the Green Belt. It was considered at that stage there would be no material change to the land formation, as the proposed uses would maintain the openness of the Green Belt in this location.

7.2 The previously approved outline scheme has established the principle of the proposed development as set out above. There are therefore no objections to the individual uses proposed. Details of access have already been approved. Members should note that only matters relating to scale, appearance, layout and landscaping are being considered with this current submission in relation to the development proposed.

## **8.0 Design**

8.1 With regard to the impact on character, the main site is currently used for agricultural purposes. The boundary is marked by mature hedging/planting/trees forming an established landscaped border. It is important that new residential development is of high quality to enhance and reinforce good urban design characteristics. It is accepted that this proposal would have an impact on the present character and general appearance of the area following the principle of residential being established at outline planning permission stage. However, the design of the development needs to create a well-designed and well-connected environment that effectively creates a sense of place with its own identity.

8.2 This proposal comprises mainly of two-storey dwellings, some with accommodation in the roof, and I consider the design of the elevations / house types utilised complement each other and would help achieve a sense of place. Key changes requested and secured by Planning Officers have included: -



- A dual aspect dwelling being provided at plot 1 to provide a more pleasing entrance to the housing site
- The siting of some of the original key plots being aligned to provide a more organic building line across the scheme.
- The repositioning of key focal buildings at the head of each road to act as a vista stop.
- Cul-de-sac at plots 95 to 102 have been re-planned to provide a more aesthetically pleasing outlook and remove the impression of a congested area.
- Parking court removed in area of plots 37-47 now creating an improved cul-de-sac.
- Plots 137, 159 and 174 have also been re-arranged to provide a better appearance.

8.3 Following negotiations with the applicant, the proposed housing has been revised in terms of layout, appearance and general design to produce a scheme based on good urban design principles. The numbers of units were reduced from 204 to 199 dwellings. The changes secured have created increased opportunities for soft landscaping and a good variety of semi mature street trees being introduced. More fenestration details have been added to each of the individual house types. The range of house types has also been varied. Significant dwellings would be sited on key vistas within the site. Each dwelling would also benefit from its own usable sized private garden area and I would also note that the development would provide on-site public open space, an Ecology Park, local play facilities and sports provision for the enjoyment of existing near-by residents and new residents.

8.5 The applicants have sought to develop the scheme on good urban design principles working closely with planning officers. Privacy within the proposed development between individual dwellings is protected and has been improved due to the positioning of the dwellings and distances between opposing windows.

8.6 Care would still need to be taken with the materials to be used on external elevations and the hard surfacing of footpaths, driveways and un-adopted roads; these specific details would be subject to further negotiations to discharge the proposed attached conditions.

8.7 The principle of residential development has been previously accepted and this proposal would not detract from the principles previously granted. The affordable housing contribution of 10 units comprising of eight dwellings for social rent and two for intermediate of the total units on this phase is considered acceptable. These units have been designed to be undistinguishable from the other dwellings. A layout plan showing the location of the proposed affordable housing has been submitted and is considered acceptable as the houses are split into three groups and are not all within the same location.

## **9.0 Ecology Park**

9.1 The design of the Ecology Park would comply with the policy objectives and indicative plans detailed at the outline stage. Following the submission of the

reserved matters application concerns raised were addressed by the applicant. This resulted in revised plans being submitted which diverted one direct linkage to the adjacent Netherfield Lagoons and also addresses the concerns of the Wildlife Trust. The design of the footpaths within the ecology park also incorporates a circular route that could be utilised by dog walkers in a convenient manner without entering into the Netherfield Lagoons site. The provision of public open space and a commuted sum for its maintenance, together with the provision of an Ecology Park and the mechanism for its management were agreed at outline stage. Final details of a management company responsible for the maintenance of Ecology Park will be finalised in accordance with the Section 106 Agreement agreed at outline stage. It is considered that the appearance size and layout of the proposed Ecology Park is acceptable and the design would result in an attractive and ecologically diverse open space for the benefit of residents. The most ecologically valuable parts of the site would remain protected and enhanced and positive comments have been received from the Wildlife Trust with regards to the areas that are to be retained and enhanced.

- 9.2 I note the comments received with regards to the future maintenance of the ecology park and the request for financial contribution towards Netherfield Lagoons. I would note that the future management of the site and the ecology park have already been secured through the mechanism of a Section 106 agreement entered into prior to the grant of outline approval. I am therefore satisfied that appropriate management of the Ecology Park would be secured by the management company.
- 9.3 With respect to the financial contribution towards Netherfield Lagoons, 'planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind' – Regulation 122 of the Community Infrastructure Levy Regulations 2010 and paragraph 204 of the NPPF. Planning obligations therefore cannot be sought where they are clearly not necessary to make the development acceptable in planning terms.
- 9.4 The development does result in the requirement for new public open space which will be provided by way of the provision of sports pitches and an Ecology Park. It is therefore my opinion, that the request for obligations relating to a financial contribution towards the maintenance of the Netherfield Lagoons does not meet the tests as set out in the Community Infrastructure Levy Regulations in that they are not: (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. Furthermore planning obligations cannot, however, now be negotiated as part of this reserved matters submission.

## **10.0 Playing pitches/ changing rooms/NEAP/car parking**

- 10.1 The siting of the playing pitches is considered satisfactory and in line with the outline approval. The concerns of Sport England are noted. Conditions are attached to secure their objectives including details of any floodlighting in connection with the proposed activities and the specification of the pitches.

- 10.2 The SPD for open space provision requires 40% of the minimum 10% open space provision should be informal play area or NEAP. Saved Policy R3 of adopted Replacement Gedling Local Plan (2005) requires that residential development on sites above 0.4 hectares should provide a minimum of 10% local open space to serve that development. The development seeks to meet these requirements. The siting of the NEAP, changing rooms and the car parking area have been amended to obtain a better urban design solution and increase natural surveillance to ensure the development is not over dominated by turning circles/hardstanding for car parking or result in an over prominent building visible from the adjacent highway. The Highway Authority has not objected to the location of the car park. Precise details relating to the design of the changing facility would be secured by planning condition attached to this approval.
- 10.3 I note that Sports England have requested that the Sports Pitches are managed by a maintenance agreement and that a community use agreement should be secured, however; I am satisfied that the management and maintenance of sports pitches and open spaces are addressed within the Section 106 Agreement, and the Public Open Space Policy and that the Borough Council would make the spaces available for public use.

## **11.0 Employment Opportunities**

- 11.1 It should be noted that the development would meet the threshold for an Employment and Skills Strategy to be secured and implemented in accordance with the Construction Industry Training Board (CITB). The applicant has proactively been liaising with the Council's Economic Development Officer with a view to a securing a Local Employment Agreement. Condition 36 of planning permission 2013/0546 required a local labour agreement to be submitted and approved. The outstanding condition attached to outline approval (2013/0546) must be satisfied along with all other pre commencement conditions prior to the development commencing.

## **12.0 Highways Safety / Design**

- 12.1 In assessing this proposal, at outline stage it is noted that the Highway Authority sought to secure the following:
- ☐ A contribution towards the City Link 2 service.
  - ☐ A contribution towards the improvement to Nottinghamshire County Council's bus services nos. 5 and 73.
  - ☐ A contribution towards Kangaroo travel passes for residents.
  - ☐ A contribution for the Travel Plan monitoring fee.
  - ☐ A contribution towards implementation of the Gedling Access Road.
- 12.2 Following a meeting with officers and Highway Authority, the applicant has supplied further details including tracking information to support their proposal. The concerns raised by the Parish Council on this issue have not been upheld by the Highway Authority and matters relating to traffic flow were addressed at outline stage. I consider adequate car parking provision has been provided in connection with the proposed development and that the scheme as revised

lends itself to be designed to the principles outlined in Manual for Streets. The revised details submitted are considered satisfactory from a planning and highway perspective. Initial concerns over tracking details for refuse vehicles have been addressed.

- 12.3 The road access points have been reduced to improve the urban design.
- 12.4 When referring to the Car Parking SPD the allocation of spaces to individual properties generates an additional need for visitor and on-street car parking. I note that the proposed development provides 366 off street car parking spaces, 59 detached garage spaces, and 61 integral garages; a total of 486 spaces. On average individual dwellings would have 2.4 off street car parking spaces which is over provision of allocated car parking, this situation would still give rise to visitors to the site requiring unallocated car parking provision. I would however note that each individual dwelling has provision for at least 1 off street car parking space with the majority of properties with provision of 3 off street spaces. I also note that the layout and design of the roads conform to the 6C's Highways Design Guide, and given the highway widths and the areas free from driveways there would be provision for intermittent on-street car parking. I note that paragraph 4.4 of the Parking Provision SPD states that where unallocated requirement can be accommodated on-street, this will be acceptable as long as it does not cause an adverse impact on the free flow of traffic. Given that each residential dwelling has at least 1 off-street car parking space, with over provision in most instances, the availability of visitor spaces distributed across the development and the potential for some on-street car parking, I consider that the development would not give rise to unacceptable car parking that would give rise to highway safety concerns.
- 12.5 The proposal as revised would involve a less formal and softer vehicular road being provided and whenever possible unnecessary and expansive turning areas/circles have deliberately kept to a minimum in line with the guidance set out in Manual for Streets.

### **13.0 Other Considerations**

- 13.1 Many of the issues relating to; drainage, flood risk, traffic congestion, land contamination, public transport provision, and noise raised as a result of the public consultation process were addressed during the consideration of the outline application. Paragraph 121 of the NPPF states that planning decisions should ensure that the site is suitable for its new use, taking account of ground conditions, including pollution arising from previous uses, and any proposals for mitigation including land remediation. The applicant is aware of the concerns raised particularly over potential pollutants. Where there is a risk of contamination practicable and effective measures would be taken by the applicant to treat, contain or control any contamination so as not to expose the occupiers of the development and neighbouring land users to any unacceptable risk or threaten the structural integrity of any building built on or adjoining the site. On air quality the observations made by the occupiers of the rendering plant are noted. National Planning Practice Guidance requires local planning authorities to consider whether development would expose people to existing sources of air pollutants. This issue was also addressed at outline stage and it is felt that the submitted scheme is satisfactory.

- 13.2 I note the comments received with regards to the potential impact of odour and noise from Colwick Industrial Estate. I also note that Public Protection have not objected to the proposal on grounds of air quality or noise. In my opinion given the significant distance between the housing and the industrial uses and the location of the Ecology Park creating a buffer, I do not consider there would be an undue impact on the amenities of future residents from the existing industrial estate. Again, this was considered as part of the outline planning application.

## **14.0 Conclusion**

- 14.1 The outline planning permission effectively establishes the principle of the proposed uses on the allocated sites. This proposal forms the first stage of a much larger large sustainable urban extension. The development would effectively reconfigure the housing/employment allocations together with the safeguarded land into a sustainable urban extension. This proposal as presently revised with safeguarding conditions attached would result in a well-designed scheme and would constitute a sustainable form of development. Regard has been had to paragraph 98 of the NPPF which advises that when determining planning applications, local planning authorities should approve the application if impacts are, or can be made, acceptable.

- 14.2 The development is considered acceptable for the following reasons:

- ☐ The principle of residential development is supported in policy.
- ☐ The development would deliver local housing need, contributing significantly to Gedling's requirement to deliver 7,250 homes by 2028.
- ☐ The development is located on an allocated site for housing, avoiding / lessening the need for further Green Belt release in order to deliver the Borough's housing needs, and forms a natural urban extension to Nottingham's urban boundary.
- ☐ The proposal would result in much needed affordable housing.
- ☐ The development results in the provision of nature conservation enhancements with the provision of a new ecology park.
- ☐ The development results in an imaginative layout and design with an acceptable architectural mixture of properties and good landscaping.

- 14.3 In conclusion, the layout, scale, landscaping and appearance as revised in connection with new dwellings, amended paths for the Ecological Park, revised siting for open space, plays areas, and changing rooms are welcomed and are in keeping with the existing character of the area and existing policies. The specification of the sports pitches would require further details to satisfy Sport England and following discussions with the applicant appropriate conditions are attached, including details of future floodlights. The proposals would be sympathetic to the valued characteristics of the locality. In terms of appearance, a revised palette of materials which is to be utilised across the site has been offered by the developers. A range of styles, textures, bricks and tiles would be utilised. This would result in diverse mix of styles and character which would further provide identity to the site and the areas within it. The scale of this site together with its own individual access in the form of a boulevard would provide an environment where the development can create

its own individual character without necessarily replicating the appearance of similar housing estates. The layout also allows a natural passive surveillance over the play area and ecological park.

- 14.4 With regard to landscaping, soft landscaping plans have been submitted to address each of the key elements of the proposal which were established and it is considered that a varied and diverse landscaping scheme has been achieved creating public spaces with street trees and soft landscaping to soften the hard appearance of the housing development.

**15.0 Recommendation: That the Borough Council grants approval for the details set out in the reserved matters relating to layout, scale, appearance and landscaping, subject to the following conditions:**

**Conditions**

- 1 The reserved matters hereby granted shall be constructed in accordance with the following approved plans: TGD/TCG-Ph1/PL1 REV B; TGD/TCG-Ph1/AHP, TGD/TCGN/CS1 REV A, TGD/TCGN/ALN, TGD/TCGN/BIC REV A, TGD/TCGN/CHE REV A, TGD/TCGN/CLA, TGD/TCGN/COR REV B, TGD/TCGN/HAN REV A, TGD/TCGN/HAT REV A, TGD/TCGN/KEN REV A, TGD/TCGN/LEI-FEA REV A, TGD/TCGN/LEI REV A, TGD/TCGN/LUM, TGD/TCGN/ROS, TGD/TCGN/RUF REV A, TGD/TCGN/WIN REV A & TGD/TCGN/YAR received on 30 October 2017 and JBA 16/196 01 Rev A, JBA 16/196 02 Rev A, JBA 16/196 03 Rev A, JBA 16/196 04 Rev A, JBA 16/196 05 Rev A, 16-196-DT01, JBA 16/196 11 Rev B, JBA 16/196 12 Rev B, JBA 16/196 13 Rev B, JBA 16/196 14 Rev C, JBA 16/196 15 Rev C, JBA 16/196 16 Rev C, TEA/PL/06 C, TEA/PL/06 Rev A, SGD-01 REV C and ADC1612-DR-051-P4 received by the Local Planning Authority on the 6, 10 and 13 November 2017.
- 2 Before the development of the sport pitches and associated facilities hereby permitted commences a detailed assessment of ground conditions of the land proposed for the outdoors sports pitches/playing fields shall be undertaken (including drainage and topography) in consultation with Sport England, to identify constraints which could affect playing field quality. Based on the results of this assessment, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority before the development of the sport pitches and associated facilities is to be commenced. The scheme shall ensure that the sports pitches/playing fields would be provided to an acceptable quality and constructed and laid out in accordance with standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England 2011), which shall include where appropriate pitch under drainage and a scheme of maintenance. The sport pitches/playing fields shall thereafter be implemented and maintained in accordance with the approved scheme.
- 3 Before the development of the sport pitches and associated facilities hereby permitted commences, details of the proposed floodlights and columns relating to their siting, design, appearance, height, together with an assessment of light spillage to restrict any predominant spillage of light occurring to neighbouring land including the impact on biodiversity related

matters shall be submitted to and approved in writing by the Local Planning Authority. The floodlights shall be constructed strictly in accordance with the approved details.

- 4 The approved floodlights shall not be operational (illuminated) between 22:00hrs and midnight or between midnight and 07:30 hrs on any day.
- 5 The sports pitches/playing fields hereby permitted shall be used solely for the purposes of outdoor sport and for no other purpose within Class D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that class in statutory instrument revoking and re-enacting that order with or without modification.
- 6 Before development hereby approved is first commenced, precise details and elevations of the community hub / changing rooms development shall be submitted to and approved in writing by the Local Planning Authority. Details of the materials to be used in the construction of the external surfaces of the development hereby permitted (including details of all new external doors/window frames and decorative details), shall be submitted to the Local Planning Authority in writing. The development shall thereafter be completed only in accordance with the approved details and materials.
- 7 No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no. TDGP/TCG-Ph1/PL1 Rev B - Planning Layout Ph1 are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height above carriageway level.
- 8 No part of the development hereby permitted shall be brought into use until the associated parking/turning/servicing areas are surfaced in a hard bound material (not loose gravel) for 5 metres behind the highway boundary. The surfaced parking/turning/ servicing areas shall be maintained in such hard bound material for the life of the development.
- 9 No part of the development hereby permitted shall be brought into use until the access driveway / parking / turning areas is constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway in accordance with details first submitted to and approved in writing by the LPA. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.

## **Reasons**

- 1 For the avoidance of doubt.
- 2 To ensure that the appropriate designed and equipped playing/sports facilities are provided which are fit for purpose and comply with saved Policies ENV1 and R1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014) and Policies 10 and 13 of the Aligned Core

Strategy (September 2014) and comply with the objectives of the National Planning Policy Framework.

- 3 To ensure that the site is not used in a manner likely to cause significant light nuisance or disturbance or loss of visual amenities to nearby and future occupiers and to protect and minimise any potential adverse impacts on biodiversity interests and comply with saved Policies ENV1 and ENV36 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014) and Policies 10 and 17 of the Aligned Core Strategy (September 2014) and the aims and objectives of the National Planning Policy Framework.
- 4 To ensure that the site is not used in a manner likely to cause significant light nuisance or disturbance or loss of visual amenities to nearby and future occupiers and to protect and minimise any potential adverse impacts on biodiversity interests and comply with saved Policies ENV1 and ENV36 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014) and Policies 10 and 17 of the Aligned Core Strategy (September 2014) and the aims and objectives of the National Planning Policy Framework.
- 5 To ensure the facility is managed and maintained to deliver effective and efficient sporting facilities that are fit for purpose, sustainable and meet with the aims and objectives of the National Planning Policy Framework.
- 6 To protect the visual amenities of the locality and nearby residential occupiers and to ensure that the development would be constructed of materials, texture and design quality and comply with saved Policy ENV1 in the Replacement Gedling Borough Council Local Plan (2005) (certain policies Saved 2014).
- 7 In the interests of highway safety.
- 8 To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems in the area.
- 9 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.

## **Reasons for Decision**

### **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. Correspondence with the Highway Authority should be addressed to:- Highways Development Control Section Highways (South)

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 seeks to be proactive and act in a positive manner as required by Paragraphs 186 & 187 of the National Planning Policy Framework. The Borough Council has acted on this advice.

The Borough Council requests that the applicant considers incorporating provision for residential dwellings (with dedicated parking) to have dedicated outside electric power points, to allow residents to charge electric/hybrid vehicles into the future (see IET Code of Practice for EV Charging Equipment Installation). Also, consideration should be given to the installation of Low NOx Boilers: DEFRA, in their document entitled 'improving air quality in the UK' - Tackling nitrogen dioxide in our towns and cities' Dec 2015, are keen to encourage further use of low NOx boilers both in domestic and commercial premises.

This application relates solely to the matters reserved by condition attached to outline planning permission reference 2013/0546 and any subsequent Section 73 application to vary details approved for this phase of development. Prior to development commencing all outstanding pre commencement matters reserved by condition attached to this approval 2017/0800 and any outstanding matters attached to outline planning approval 2013/0546, Section 73 Application 2017/0999 or any subsequent Section 73 application, whichever is relevant, must be approved in writing.

Date Recommended: 30th October 2017