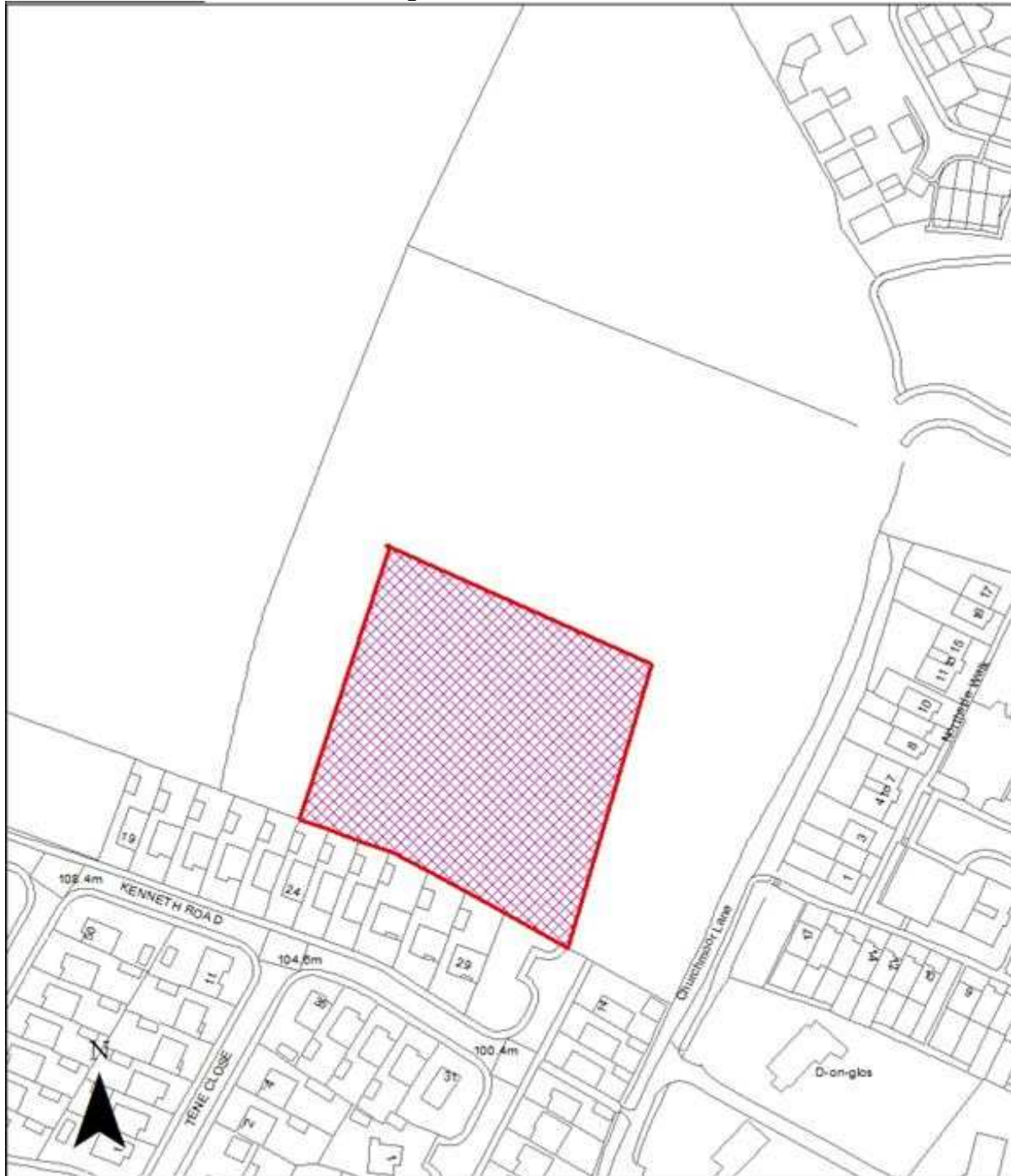




**Application Number:** 2013/1090  
**Location:** Land At Stockings Farm, Calverton Road, Arnold,  
Nottinghamshire.



**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. Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright No. LA 100021248. Unauthorised reproduction infringes Crown copyright and may lead to prosecution of civil proceedings.

## **Report to Planning Committee**

<b>Application Number:</b>	2013/1090
<b>Location:</b>	Land At Stockings Farm, Calverton Road, Arnold, Nottinghamshire.
<b>Proposal:</b>	Phase 3 - substitution of house types, Plots 218, 220, 221, 232, 233, 235, 241, 244, 245 and 246
<b>Applicant:</b>	Bellway Homes East Midlands
<b>Agent:</b>	Mr C Chaplin, Armstong Burton Architects

### **Site Description**

This application relates to the site of 61 plots within the south-western most part of the previously approved Stockings Farm residential development off Calverton Road, Arnold, under Reserved Matters application no: 2010/0437, which is currently under construction.

Directly to the south and east of the site are existing residential properties on Kenneth Road, Derry Drive, Churchmoor Lane, Cogenhoe Walk and Northside Walk. To the west is agricultural land within the Green Belt.

The site has an area of approximately 1.5 hectares and falls around 10 metres in level from west to east.

### **Relevant Planning History**

The site is allocated for residential development in the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008, and a Development Brief for the site was adopted for the site in January 2006.

In February 2006, outline planning permission was granted under application no: 2005/0925 for the residential development of the site. This was subject to the completion of Section 106 Agreements with the Borough Council in relation to the provision of open space, affordable housing provision on-site and a contribution towards healthcare facilities, and with the County Council towards education facilities and integrated transport measures. The Agreements were duly completed and the permission was issued in October 2007.

In September 2010, approval of reserved matters was granted under application no: 2010/0437 for a residential development of 360 dwellings.

In August 2011, planning permission was granted under application no: 2011/0273 for the substitution of house types on plots 146-154 inclusive, with the removal of plots 155–158. This permission had the effect of reducing the number of dwellings on this part of the site from 13 dwellings to 9 dwellings, and reduced the total number of dwellings on the overall development site from 360 dwellings to 356 dwellings.

In November 2011, planning permission was granted under application no: 2011/1096 for the substitution of house types on plots 137-142, 159-161 and plots 198-202, with the deletion of plots 143-145, 168 and 203-204. This permission had the effect of reducing the number of dwellings on this part of the site from 19 dwellings to 13 dwellings, and reduced the total number of dwellings on the overall development site from 356 dwellings to 350 dwellings.

In March 2012, an application was submitted under application no: 2012/0292 for the substitution of house types on plots 137-140 and 198-202. A decision on this application remains pending the completion of a Section 106 Agreement, but this proposal would not result in a reduction in the total numbers of dwellings on the overall development site.

In November 2012, planning permission was granted under application no: 2012/0800 for the substitution of house types on plots 76-136, with the deletion of plots 102 and 127. This permission had the effect of reducing the number of dwellings on this part of the site from 61 dwellings to 59 dwellings, and reduced the total number of dwellings on the overall development site from 350 dwellings to 348 dwellings.

In January 2013, planning permission was granted under application no: 2012/1477 for the substitution of house types on plots 97, 98, 114, 115 and 123-126, with the deletion of plots 99-101 and 113. This permission had the effect of reducing the number of dwellings on this part of the site from 9 dwellings to 8 dwellings, and reduced the total number of dwellings on the overall development site from 348 dwellings to 347 dwellings.

In January 2013, planning permission was granted under application no: 2012/1478 for the substitution of house types on plots 90-95. This permission had the effect of reducing the number of dwellings on this part of the site from 9 dwellings to 6 dwellings, and reduced the total number of dwellings on the overall development site from 347 dwellings to 344 dwellings.

In March 2013 planning permission was granted under planning application no. 2012/1408 for the substitution of house types on 24 of the 61 plots which comprise the application site, with the deletion of 2 plots, finished floor levels and revisions to 2 no. plots. The proposal would reduce the total number of dwellings on the overall development site from 344 dwellings to 342 dwellings. The proposal also included alterations to the external appearance & materials; no four bedroom, terraced dwellings, instead of 3; 3 three bedroom detached dwellings, instead of zero; and 8 four bedroom, semi-detached dwellings instead of 6 three bedroom and 4 four bedroom semis. The approved new house types on 24 plots are still traditional in design and would be either two or two and a half storeys in height.

## **Proposed Development**

Full planning permission is now sought for the substitution of house types on 10 no. plots which comprise the application site and revisions to plot 235 which is handed.

When compared with the dwellings previously approved, the footprints of the proposed dwellings do not significantly change. The main changes can be described as follows:

- 3 no. plots are reduced from three storey to two storey in height and number of bedrooms in each property reduced from 4 no. to 3 no. (plots 218, 232 and 246)
- Plot 235 is handed; and
- alterations to the external appearance of 2 no. plots (plots 233 and 245).

The proposed dwellings would have off-street parking provision on driveways and garages.

Details of the proposed means of enclosure and surfacing have also been provided. External materials are as previously approved.

The application is accompanied by an Addendum to the Design and Access Statement submitted with the previous reserved matters application.

## **Consultations**

Nottinghamshire County Council (Highway Authority) – No objections are raised to the substitution of house types on these plots. It is noted that the private drive between Road 12 and Road 17 will result in 6 dwellings being served by a private drive which is against normal practice. Although the Authority is content to allow this particular layout on this occasion this should not be used as a precedent.

Housing Strategy – Verbally advised that no comments are raised.

Policy – Providing the number of dwellings on site does not fall below 318 then no comments are raised.

Urban Design Consultant – No issues are raised with the substitution of house types.

Nottinghamshire Police (Force Architectural Liaison Officer) – No concerns are raised

Severn Trent Water - No objections are raised to the proposal.

Environment Agency – No objections are raised.

Nottinghamshire County Council (Archaeological Advice) – No observations or recommendations are raised.

Adjoining neighbours have been notified of the proposal and site notices posted. No comments have been received.

### **Planning Considerations**

As with previous applications to substitute house types within this development, the main planning considerations are whether the proposed development would still make an effective and efficient use of land and whether the proposed changes are acceptable having regard to design, highway safety and residential amenity.

Other considerations relate to the need to abide by the requirements of the original Section 106 Agreements and any relevant planning conditions.

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. The following core planning principles of the NPPF are relevant to this planning application:

- 7. Requiring good design (paragraphs 56-68)

Locally, the following saved policies of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008) are relevant to this planning application:

- Policy ENV1 – Development Criteria
- Policy H4 – Stockings Farm
- Policy H8 – Residential Density
- Policy H16 – Design of Residential Development
- Policy T1 – New Developments – Developer Contributions

Gedling Borough Council at its meeting on 13<sup>th</sup> February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents (ACSSD) which it considers to be sound and ready for independent examination. Consequently, Gedling Borough in determining planning applications may attach greater weight to the policies contained in the Aligned Core Strategy Submission Documents as it is at an advanced stage of preparation with the level of weight given to each policy being dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given). It is considered that the following policies are relevant:

- Policy 8 Housing size, Mix and Choice;
- Policy 10 Design and Enhancing Local Identity; and

### **Effective and Efficient Use of Land**

The relevant planning policies that need to be considered in relation to how well the development makes effective and efficient use of land are set out in Policies H4 and H8 of the RLP and Policy 8 of the ACSSD.

As set out in the planning history above, the numbers of dwellings to be provided on the site has subsequently been reduced from 360 to 342. The latest changes do not

alter the layout or the number of dwellings to be provided, retaining an overall density of approximately 32 dwellings per hectare and a net density of approximately 36 dwellings per hectare. This is in accordance with Policy H8 of the RLP which states that on all sites of 0.4 hectare and above, planning permission will not be granted for residential development with a net density of less than 30 dwellings per hectare, unless physical constraints are demonstrated.

Policy 8 of the ACSSD requires that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. Affordable housing will be required in new residential developments on appropriate sites.

The current proposal incorporates alterations to the mix of open market housing, still retaining a mixture of different sized 3, 4 and 5 bedroom dwellings and there is no impact upon the affordable housing. As such, I consider that this accords with the requirements of Policy 8 of the ACSSD.

### Design

The relevant planning policies that need to be considered in relation to design are set out in Policies ENV1 and H16 of the RLP, Section 7 of the NPPF and Policy 10 of the ACSSD.

Policy ENV1 and H16 of the RLP both require development to have regard to the appearance/surroundings of the area and to not adversely affect it in terms of its scale, bulk, form, layout and materials. Policy H16 also requires dwellings to be sited and designed to relate to each other and for residential development to be laid out and designed so as to reduce crime.

Policy 10 of the ACSSD 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 site layout, appearance and the incorporation of features to reduce opportunities for crime and anti-social behaviour.

I note that the Urban Design Consultant has raised no concerns with regards to the design and appearance of the replacement house types.

I am satisfied that the proposed house types would not result any significant alterations to the road design and layout of the site as previously approved and that they relate well to the existing topography of the site.

As such, I am of the view that the proposed development would have regard to the appearance of the area, in accordance with Policies ENV1 and H16 of the RLP, and has been designed so as to discourage the potential for crime and disorder in the area in accordance with the aims of section 17 of the Crime and Disorder Act 1998, Policy ENV16 of the RLP and Policy 10 of the ACSSD.

### Highway Safety

I note that the internal road layout serving this part of the development site remains as previously approved under reserved matters application no: 2010/0437 and 2012/1408.

I am satisfied that the proposed changes would retain appropriate levels of off street parking in accordance with the Borough Council's 'Parking Provision for Residential Developments' Supplementary Planning Document (SPD), May 2012.

I note the comments of the Highway Authority with regards to the number of dwellings served by the private drive between Roads 12 and 17. However, I do not consider this relevant in this instance given that the road layout has previously been approved and the current proposal would not result in any changes.

As such I am satisfied that the proposal would accord with the requirements of the Borough Councils Parking Provision for Residential Development SPD, and policies ENV1 and H16 of the RLP.

### Residential Amenity

The relevant planning policies which need to be considered in relation to residential amenity are set out in Policies ENV1 and H16 of the RLP and Policy 10 of the ACSSD.

Policy ENV1 of the RLP states, amongst other things, that planning permission will be granted for development provided that it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated. This is reflected more broadly in Policy 10 of the ACSSD.

Policy ENV1 and H16 both require development to have regard to the appearance/surroundings of the area and to not adversely affect it in terms of its scale, bulk, form, layout and materials. Policy H16 also requires dwellings to be sited and designed to relate to each other.

I am of the view that the substitute house types relate well to each other and the previously approved and existing adjacent properties and would not result in any undue impact upon residential amenity of other occupants in the area in terms of overbearing, overshadowing or overlooking impact in accordance with the requirements of Policies ENV1 and H16 of the Replacement Local Plan and Policy 10 of the ACSSD.

### Planning Obligations & Conditions

The planning obligations set out in the Section 106 Agreements entered into with the Borough Council and County Council, and which are linked to outline planning permission no: 2005/0925, still need to be met. As with previous applications for the substitution of house types, implementation of the current development will therefore need to abide by the requirements of these Section 106 Agreements, in relation to open space, affordable housing, health care facilities, education facilities and

integrated transport measures.

The re-application of the terms of the original obligations, as appropriate, would accord with Policies T1, C2, R3, H2 & H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 & the Supplementary Planning Documents in relation to Open Space Provision & Affordable Housing. I consider that the imposition of a suitable condition requiring planning obligations to this effect would be an appropriate mechanism by which to achieve this.

It is also recommended that a condition be imposed to ensure that all the details required to be approved by condition under application nos. 2005/0925 and 2010/0437 will remain applicable and of effect, insofar as they relate to this part of the overall site. This would mean that the details already agreed, such as drainage and hedgerow protection and retention, would be carried forward, should permission be granted for the current proposal. With regards to potential contamination of the site, I am mindful that the previously submitted details, showing the agreed area where gas protection was required, sits outside the area under consideration in this application.

### **Conclusion**

The planning considerations set out and discussed above indicate that the proposed development would accord with the relevant national and local planning policies.

### **Recommendation:**

#### **GRANT PLANNING PERMISSION subject to the following conditions:-**

##### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be built in accordance with the approved Walton, Willesley, Laughton, Lichfield and Lowesby house types, Site Planning Layout Phase 3 (12060-01 Rev M) and Street Scenes Phase 3 (12060-02 Rev B) deposited on the 12th September 2013.
3. All details approved by pre-commencement condition, or conditions requiring pre-occupation details, under application nos: 2005/0925 & 2010/0437, other than details being dealt with by condition under this application, shall remain applicable and of effect.
4. No part of the development hereby approved shall be first occupied until a planning obligation pursuant to Section 106 of the Town & Country Planning Act 1990 has been entered into by all persons with a relevant interest in the site & lodged with the Borough Council to re-apply, as appropriate, the terms of the original planning obligation attached to outline planning permission no: 2005/0925 & the Borough Council as local planning authority has notified in writing the persons submitting the same that they are to the Borough Council's approval.
5. Before any part of the development hereby approved is first occupied there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs



- proposed to be planted.
6. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.
  7. The approved means of enclosure & surfacing of the unbuilt on portions of the site shall be completed before the dwellings they serve are first brought into use.

#### **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. For the avoidance of doubt.
4. To secure the provision of contributions towards public open space, affordable housing, health care facilities, education facilities & integrated transport measures in accordance with Policies T1, H2, C2, R3 & H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 & the Supplementary Planning Documents in relation to Open Space Provision & Affordable Housing.
5. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
6. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Replacement Local Plan 2005 (Certain Policies Saved 2008).

#### **Reasons for Decision**

In the opinion of the Borough Council the proposed substitution of house types & reduction in house numbers would achieve an effective & efficient use of land that would have regard to the appearance of the area & would have no significant adverse impact on highway safety or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework & Policies ENV1, C2, H2, H4, H8, H16, H18, R3 & T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008. It also accords with the aims of Policies 8 & 10 of the Gedling Borough Aligned Core Strategy Submission Documents (2013).

#### **Notes to Applicant**

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.

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).