

Report to Portfolio Holder for Growth and Regeneration

Subject: Consultation Draft Willow Farm Development Brief August 2019

Date: 31st July 2019

Author: Service Manager Planning Policy

Wards Affected

Gedling, Trent Valley

Purpose

To approve the attached Consultation Draft Willow Farm Development Brief for the purposes of public consultation.

Key Decision

No

Recommendation(s)

THAT the Portfolio Holder:

- 1) Approves the attached Consultation Draft Willow Farm Development Brief for the purpose of public consultation.**

1 Background

- 1.1 Willow Farm has been allocated for 110 homes (site H3) in the adopted Local Planning Document (LPD) (2018). The site was subject to considerable level of objections from the local community who were represented at the Local Planning Document examination hearing. The examination largely dealt with the broad principles of development and the allocation was subsequently endorsed by the Inspector. The Consultation

Draft Development Brief for Willow Farm (referred to hereafter as the draft brief) has been prepared to add more policy detail to the H3 allocation in the adopted LPD. The particular opportunities and constraints associated with the Willow Farm site, the willingness of the developer and active community representation has provided a unique opportunity to prepare a development brief in order to increase certainty and drive up design and layout standards on this particular site.

- 1.2 The preparation of the draft brief has involved key stakeholders including the developer, Nottinghamshire County Council and a local residents association, the Willow Farm Action Group who have provided valuable input into the document. Whilst, providing valuable community input into the draft brief it has not been possible to address all the concerns raised by the Willow Farm Action Group.
- 1.3 The consultation is intended to seek responses on the proposed development and design objectives and delivery of the housing scheme. It is not seeking to review the principle of development which has been established through the adoption of the LPD.
- 1.4 Following the consideration of comments and any necessary changes the draft brief will be adopted by Gedling Borough Council as a Supplementary Planning Document which would have significant weight in the decision making on the future planning application for the site.

2 Proposal

It is proposed that the Portfolio Holder approves the attached draft brief for the purpose of public consultation. It is proposed that the consultation period start in late August and last for six weeks. The consultation will need to conform to the regulations which involve statutory consultees but crucially would be targeted at local residents likely to be affected by the development at Willow Farm. Key service providers such as the County Council will also be asked to comment.

- 2.1 The document is structured as follows:
 - Site location and description
 - Planning policy context
 - Site opportunities and constraints

- Development principles
 - Design principles
 - Delivery and phasing
- 2.2 The draft brief has been prepared within the context provided by the National Planning Policy Framework, adopted Aligned Core Strategy and recently adopted LPD. The draft brief contains a useful context plan at figure 2 and an illustrative site layout at figure 3.
- 2.3 Willow Farm is located next to the urban area of Carlton in a sustainable location for new homes with good transport, services and facilities in the immediate locality. Housing delivery from this site would make a significant contribution towards Gedling Borough's housing target. The site has a sloping nature and will require sustainable drainage systems. The site slopes up to the ridge line which screens the urban area to the east with Harvey's Plantation being a key feature in the landscape. The development would not encroach on the setting of this landscape feature. A Local Wildlife site is also present nearby.
- 2.4 The aims of the draft brief include:
- To promote high standards of layout and design;
 - To inform developers and other interested parties of the constraints and opportunities presented by Willow Farm; and
 - To identify the planning policy and guidance framework for the development of Willow Farm.
- 2.5 There are two key objectives firstly, to integrate the development with the adjacent residential areas providing links for pedestrians and cyclists; and secondly, to integrate the development into its landscape setting and the adjacent Local Wildlife Site. The development would provide approximately 110 new homes of which 20% should be for affordable homes and the whole scheme delivered at a minimum density of 30 dwellings per hectare. Contributions to the provision of school places and towards the costs of primary health care would be required. At least 10% of the site area would need to provide open space. Sustainable drainage systems will also be required. Figure 3 indicates that potentially an attenuation pond could be included in the south east corner of the site within a significant area of open space.
- 2.6 Access to the site will be taken from both Grange View Road and Green's Farm Lane. A transport and travel plan will be required and the development will be expected to promote sustainable methods of transport,

such as walking, cycling and public transport.

- 2.7 The draft brief emphasises that the impact on amenity of both new residents and the existing community will be an important consideration. It refers to LPD Policy 32 which seeks to protect amenity including, overshadowing, overlooking and overbearing, noise, traffic, pollution and impact on amenity space. The supporting text to LPD 32 includes detailed guidance about how such impacts will be assessed and potential for mitigation.
- 2.8 Turning to design principles, the draft brief is seeking to achieve a high quality well connected development with a street network that provides safe access and prevents through traffic. The draft brief acknowledges the importance of the use of materials in creating a quality street scene and public realm. The applicants are encouraged to use high quality materials throughout the development. Hedgerows along the outer boundaries of the site are to be retained and a landscape strategy will be required to be submitted alongside the planning application.
- 2.9 The developer will be expected to enter into a Section 106 Agreement to undertake to make contributions to services and facilities needed to support the housing development at Willow Farm.

3 Alternative Options

If the draft brief is to be adopted as a Supplementary Planning Document then consultation is required by the regulations. The alternative would be to approve the draft brief as informal planning guidance which could be undertaken without consultation. However, this would mean it having less weight in terms of decision making and also could be viewed as less legitimate if there was no formal consultation.

4 Financial Implications

None

5 Appendices

Appendix A: Consultation Draft Willow Farm Development Brief August 2019

6 Background Papers

None

7 Reasons for Recommendations

- 7.1 To approve the Consultation Draft Willow Farm Development Brief August 2019 for the purpose of public consultation.