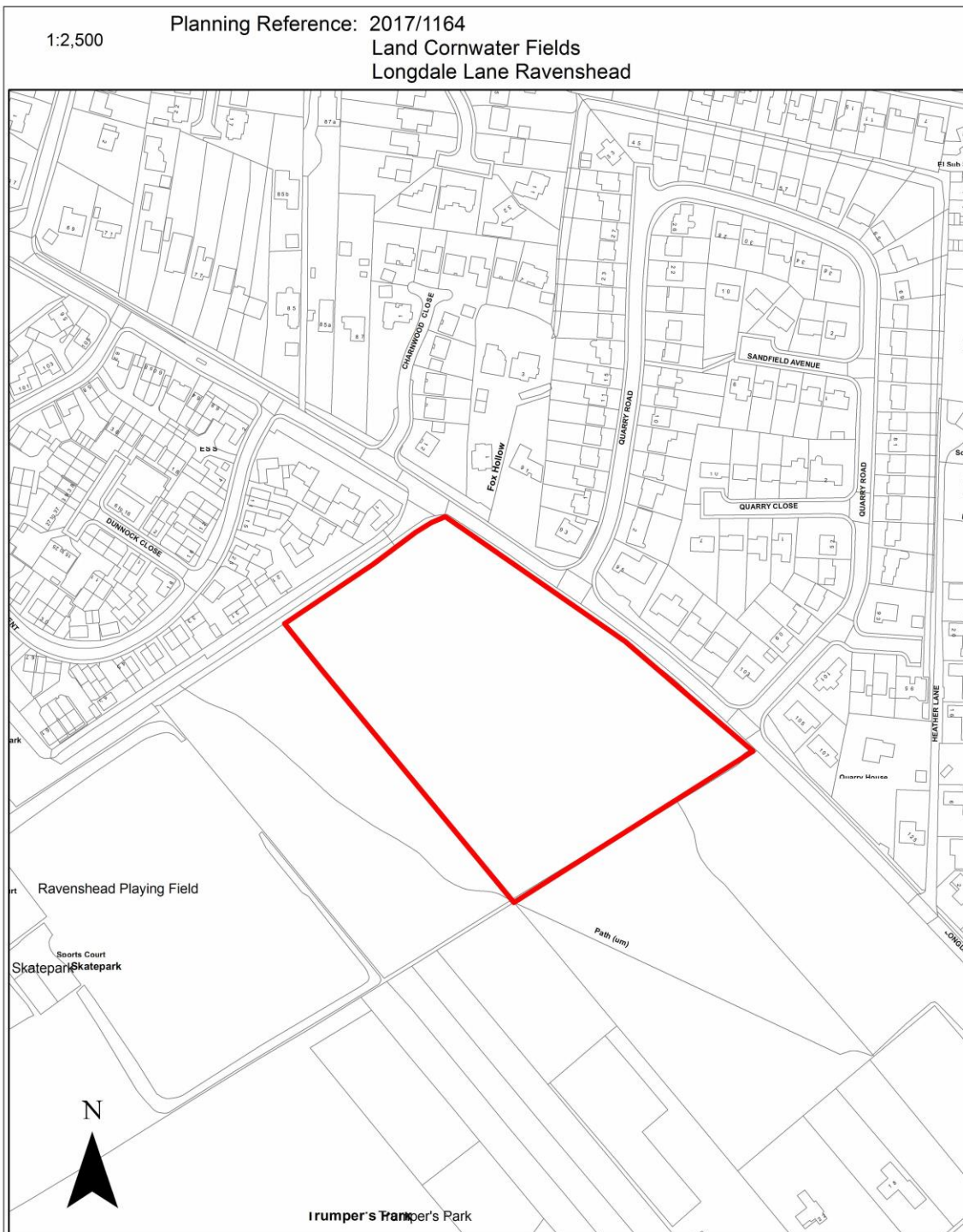


Planning Report for 2017/1164



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. Licence No LA100021248. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Report to Planning Committee

Application Number:	2017/1164
Location:	Land Cornwater Fields Longdale Lane Ravenshead
Proposal:	Reserved matters application relation to appearance, scale, layout and landscaping for the erection of 47 dwellings and associated works attached to outline planning application No. 2013/0836.
Applicant:	Messrs Cutts And Lane.
Agent:	Prangley Planning
Case Officer:	Paula Daley

1.0 Site Description

- 1.1 The site is located on the southern edge of the main built up area of the settlement of Ravenshead. There is no formal public access within the site but the site is open and there are informal footways cross the site. The site mainly consists of grassland with a number of trees within the site and a row of mature trees and hedging lies along the eastern boundary of the site, There is some variation in topography with the lowest point of the site adjacent to Longdale Lane (119 AOD) and the highest point along the sites western/south western boundary (128m AOD). The gross site area is 2.2 hectares. There are no protected trees on the site.
- 1.2 The site is bound to the north-east by Longdale Lane and to the south-east by Trumpers Wood. To the north-west of the site lies an access road that leads up to the Ravenshead Leisure Centre. Beyond the access track is a modern residential estate, accessed off Swallow Crescent. To the south-west lies further agricultural fields that have been allocated for housing development under policy H17.

2.0 Relevant Planning History

- 2.1 2013/0836 – An outline planning permission was granted for residential development of up to 70 dwellings including access, equipped play area and open space. Matters relating to appearance, landscaping, layout and scale were reserved for subsequent approval. The permission was granted on completion of a Section 106 agreement that secured a financial contribution

towards education and off site highway works, public open space, affordable housing. Furthermore 30% of the units shall consist of bungalows which will be built to lifetime home standards and be restricted to the over 55's.

- 2.2 APP/N3020/S/16/3154302 - An appeal was made by the Applicants under S106 B of the Town and Country Planning Act 1990 against a failure to determine that the S106 agreement be modified to remove the affordable housing requirement due to the affordable housing requirement making the development unviable. The appeal was allowed and the decision stated that for a three year period, from the date of the decision (13th December 2016), the planning obligation dated 13th October 2014 shall be subject to the modifications set out within the schedule of the appeal decision which deleted the requirement for affordable housing.
- 2.3 2019/0738DOC - Submission of details in relation to Condition 15 - Archaeology, Condition 16 - off-site highway works, Condition 17 - Visibility Splays and Condition 18 - Footway details of Planning Permission 2013/0836 – Conditions discharged.
- 2.4 2019/0882DOC - Discharge of conditions 9, 10, 11, 12,19,21,22 of application 2013/0836 – Pending consideration

3.0 Proposed Development

- 3.1 This is a reserved matters application following the granting of the outline permission (2013/0836) and seeks approval of the matters relating to layout, scale, appearance and landscaping.
- 3.2 The outline consent approved a residential development for up to 70 dwellings. The original application was submitted in 2017 for 51 dwellings. This reserved matters application, as currently revised, proposes the erection of 47 dwellings and associated works. Access will be gained via a single access point off Longdale Lane which was approved via the outline consent. The access road leading into the site will consist of a single adopted highway with a turning head adjacent to the north-western boundary which thereafter could provide future access for the adjacent housing allocation identified as H17. Off the main internal access road will be a number of shared private access driveways and feature courtyards.
- 3.3 The layout proposes the erection of 4 single storey bungalows and 29, 2 and 2.5 storey dwellings and 4 maisonettes. The layout provides a mix of housing including:
 - 12 x 2 bed Bungalows
 - 2 x 3 Bed Bungalows
 - 4 x 2 bed Maisonettes
 - 2 x 2 Bed Semi- detached
 - 2 x 3 Bed Semi-detached
 - 3 x 3 Bed Terrace
 - 6 x 3 Bed Semi-detached
 - 9 x 4 Bed Detached
 - 7 x 5 Bed Detached

- 3.4 The dwellings have been individually designed by the Applicants Architect and out of the 47 dwellings proposes, there are 34 individual house types that are not replicated elsewhere within the development.
- 3.5 15.9% of the site is set out as informal public open space with an additional 7.2% set out as incidental open space. The southern strip of the development is intended to provide a multi-functional greenspace designed to be an attractive landscape and to provide reptile habitat, attenuation and infiltration of storm-water, informal play and pedestrian access onto Longdale Lane.
- 3.6 The site is proposed to utilise sustainable urban drainage methods in the form of surface water infiltration attenuation features within the open space area and a series of storm water storage chambers. The Storm Water Storage sizes have been based on an infiltration rate of 3×10^{-5} m/hr.

4.0 Consultations

- 4.1 Gedling Borough Council Tree Officer – No objection to tree protection and method statement subject a condition that all tree protection methods are adhered to. Soft landscaping - The proposed landscape plan is also improved, and I would be satisfied with this plan.
- 4.2 Gedling Borough Council Parks – The arrangement for the public open space areas is acceptable.
- 4.3 Nottinghamshire County Council Highways – Satisfied with the amended details, so subsequently have no objections subject to conditions.
- 4.4 Nottinghamshire County Council Nature Conservation (Comments relate to the application as initially submitted and no comments have been received on the amended scheme.)The landscaping proposals appears to be acceptable, and generally in accordance with recommendations made in the Ecological Appraisal. Unclear why a section of hedgerow is omitted from the western corner of the site; this gap should be filled with a section of Native Mixed Hedgerow.
- 4.5 Nottinghamshire County Council Lead Flood Authority – No objections
- 4.6 Environment Agency – No objections
- 4.7 Natural England - No comment to make on the reserved matters application
- 4.8 Severn Trent Water - Foul is proposed to connect into the public foul water sewer, which will be subject to a formal section 106 sewer connection approval. Surface water to discharge to storm water attenuation and infiltration feature, which we have no comment. Informative suggested.
- 4.9 Nottinghamshire Wildlife Trust (Comments related to the application as originally submitted and no comments have been received on the amended scheme) - Landscape and Ecological Management Plan appears to cover the necessary prescriptions to implement and manage the landscaping as shown on the Soft Landscape proposals plans. In general, the recommendations

appear appropriate for the site and in accordance with previous ecological work.

Suggested amendment regarding the proposed species mix for Native Structural Planting.

4.10 Ravenshead Parish Council - No objections to this application. However, concerns were raised regarding;

- Flooding- The water run off procedure needs to be satisfactory and not to add to the already flooding issues on Longdale Lane
- A clause is in place for the bungalows to remain for the over 55's (purchase and selling on)
- The Parish Council would like assurances that the landscape management plan is in place moving forward.
- The area next to the Leisure Centre splay – Bracken needs to be removed for satisfactory visibility down Longdale Lane

4.11 Members of the Public

A press notice was published and a site notices were displayed and neighbour notification letters were posted, 8 objections have been received with regards to the originally submitted application in 2017 and these are summarised as follows:

- The development should be for the whole of H17. Precedent set by Gedling Borough Council.
- The site entrance should be moved to be opposite Quarry Road and not neighbours drives.
- Where is the play area?
- No mention of pedestrian island
- Concern about the landscaping
- Sighted a sparrow hawk which should be investigated by Natural England
- All trees to be cleared with boundary with leisure centre which will impact on wildlife. Birds congregate in silver birch on boundary and tree should be protected.
- Environmental impact upon Longdale Lane if the tree line was destroyed in terms of wildlife, wind, noise protection and privacy.
- Noise, congestion and dirt on Longdale Lane during construction.
- Impact upon the value of homes.
- Queries regarding accuracy of plan
- Impact upon privacy and sunlight of property on Swallow Crescent.
- Density too high and out of character with the surrounding area
- Development out of scale with properties on Longdale Lane.
- Increase in traffic congestion and increased noise and disturbance.
- Increase accidents on junction of Chapel Lane, Longdale Lane and Kighill Lane.
- Impact upon local services in terms of shops, doctors and schools.

4.12 Following the receipt of amended plans and the removal of Miller Homes as the Applicant, full re-consultation was undertaken consisting of a press notice, a site notice and neighbour notification letters, 5 letters of objection have been received which are summarised below.

- Plots 19-22 will be a 3 storey apartment block impact on privacy and sunlight into property on Swallow Crescent. Ask for layout to be reconsidered and request bungalows for these plots. Questions the location of the bungalows which places homes for elderly away from public amenities.
- Three storey property unsympathetic of the surrounding properties
- Suggestion of conflict of interest as Applicant may be related to a County Councillor.
- Irreplaceable loss of wildlife.
- Loss of green area. How will loss of this amenity be replaced?
- Concern on impact upon climate change.
- Strain on local facilities and services.
- The proposed layout with a new exit onto Longdale Lane juxtaposed against the existing Heather Lane will potentially cause an accident hazard
- Air Quality.
- Noise and vibration.
- Layout not in keeping with the village with properties having curtilage parking, no parking court and poor design creating antisocial behaviour, vandalism and crime.
- Left turn from Longdale Lane into Chapel Lane should be remodelled. Footpath along Chapel Lane should be hard surfaced and maintained.

4.13 Further amended plans were received and a neighbour notifications were undertaken and 4 letters of objection have been received. The comments are summarised as follows:

- Object to scale to plots 19-22 due to privacy and loss of sunlight.
- Requests that plots 19-22 are replaced with a normal sized house.
- Previous plans and decisions set precedents which these plan are breaking
- Objection to parking courts and poor design
- Request officers and members visit the site before approval is given
- Concern with ability of adjacent occupiers accessing driveways during construction.

5.0 Assessment of Planning Considerations

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.

5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2019 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

6.1 The following policies are relevant to the application:

6.2 National Planning Policy Framework 2019

Sets out the national objectives for delivering sustainable development. Sections 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land) and 12 (Achieving well-designed places) are particularly relevant.

6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 17: Biodiversity – sets out the approach to ecological interests.

Policy 19: Developer Contributions – set out the criteria for requiring planning obligations.

6.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 4: Surface Water Management – sets out the approach to surface water management.

LPD 11: Air Quality – states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.

LPD 18 Protecting and Enhancing Biodiversity – sets out that proposals should be supported by an up to date ecological assessment. Any harmful impact should be avoided through design, layout and mitigation or compensation. Where possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around the development and contribute to the establishment of green infrastructure.

LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a

significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD 21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD 33: Residential Density – states that planning permission will not be granted for proposals of less than 30 dwellings per hectare unless there is convincing evidence of a need for a different figure.

LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.

LPD 37: Housing Type, Size and Tenure – states that planning permission will be granted for residential development that provides for an appropriate mix of housing.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

LPD 67: Housing Allocations– identifies the application site as housing allocation H19, for approximately 70 new dwellings.

6.5 Other

Parking Provision for Residential Developments – Supplementary Planning Document 2012– sets out the car parking requirements for new residential development.

7.0 **Planning Considerations**

Principle of the development

- 7.1 The site is allocated as housing site H19 under Policy LPD 67 of the Local Planning Document which was adopted in July 2018. Policy LPD 67 identifies the site as providing approximately 70 dwellings.
- 7.2 Outline application reference 2013/0836 was granted for residential development of up to 70 dwellings including access, equipped play area and open space.
- 7.3 The principle of residential development on this site is established and is not in any event subject to consideration in the determination of this reserved

matters application. Matters relating to appearance, landscaping, layout and scale are the only matters now subject to consideration under this application.

Appearance

- 7.4 The application proposes a mixture of homes including 2, 3, 4 and 5 bedroom homes including bungalows and apartment to meet a wide range of housing needs. A bespoke collection of house types have been produced for the site with a total of 34 different house types across the site. The design intention has been to create buildings that are locally inspired and therefore when combined with the wider landscape strategy for the site will create a sense of place. Inspiration was specifically drawn from the stable block at Annesley Hall (please see Plots 44 and 45) which in turn led to architectural inspiration being drawn from smaller scale agricultural buildings with simple plans and roof forms. Some buildings feature more traditionally inspired proportions, including chimney stack details.
- 7.5 Full details of the materials proposed will be subject to a condition. However the Design and Access Statement states that small format roof tiles are proposed to be used, natural stone, timber and a locally referenced materials palette. Building materials will also reflect the strong landscape led approach with timber and stone prominent. Timber elements will provide a further connection to the wooded character of the area.
- 7.6 The development has been carefully designed to provide bespoke buildings with a series of strong street frontages which minimises blank gables. The dwellings address both Longdale Lane providing an active street frontage and address all of the internal roads and court yards to provide interesting streets, a high quality visual appearance and ensures a high level of natural surveillance.
- 7.7 The development is landscape led with substantial, mature landscaping features within and around the edges of the development to provide a high quality appearance to the development.
- 7.8 It is considered that the proposal consists of a high quality and unique design that is in keeping with the character of the area. The development as proposed is fully in compliance with the National Planning Policy Framework and Aligned Core Strategy Policy 10 and Policy LPD35.

Layout

- 7.9 The layout proposes a total of 47 dwelling which equates to a density of 21.3 dwellings per hectare. Policy LPD 33 states that development in Ravenshead, should be of a minimum density of 20 dwellings per hectare, so the proposed development would meet this policy requirement. It is considered that the density and layout proposed is an appropriate form of development that is in keeping with the character of the area and therefore is appropriate within in its context.

- 7.10 The proposed layout provides for a wide range of housings types and sizes including 2, 3, 4 and 5 bedroom dwellings, bungalows and maisonettes in accordance with LPD37. The layout also incorporates the provision of 14 bungalows which complies with the S106 requirement for 30% of the dwellings to be provided as bungalows to be made available to over 55s.
- 7.11 The site is accessed from Longdale Lane and the access was approved at the outline stage under application 2013/0836. Whilst objectors have requested the positioning of the access be amended, the access is already approved and cannot be amended under this application. The outline approval also secured the provision of appropriate visibility splays and the provision of off-site highway works in the form of a 2m footway along the site frontage of Longdale Lane and a pedestrian refuge within Longdale Lane to ease pedestrian movements from the site. The proposed layout and supporting statements indicates that a 90m section of pine trees will be removed along the site frontage to accommodate the visibility splay and proposed footpath. However the proposed landscape plans providing a hedgerow and 12 oak trees as replacement planting.
- 7.12 The layout provides a single adopted access road with a turning head adjacent to the north-western boundary which could provide access into the adjacent residential allocation identified as H17. Therefore the development as proposed does not prejudice the future of development of the adjacent land. Off the internal access road are a series of private drives and courtyards. Each property has been designed with a minimum of 2 parking spaces per dwelling (an average of 2.4 spaces per dwelling across the site) with the 4 and 5 bedroom dwellings having at least 3 spaces per dwelling which meets the Parking Provision for Residential Developments SPD 2012. 8 additional on street parking bays have been provided within the development in order to provide additional visitor parking.
- 7.13 The proposed development is based around a series of connected and defined streets, public spaces and paths that connect through the site to provide pedestrian connections through the site and out into the adjacent land. New pedestrian paths and connections are provided through and within the site and provide opportunities to connect into the adjacent land with two pedestrian connections onto Longdale Lane and one to the leisure centre access lane. No connections are provided to Trumpers Wood as the woodland is not open to the public, however a strong and clear view corridor is provided across the site.
- 7.14 Buildings follow the edges of blocks, creating simple and effective building lines and a layout where the development addresses the street internally and addresses Longdale Lane.
- 7.15 The layout has been landscape led and aims to connect the new development to the wider landscape setting which is partially achieved by framing views and glimpses of Trumpers Wood through the development. The layout creates a new area of informal open space within the site adjacent from the internal access road and connecting through footpaths and a high quality landscaping area into an area of informal open space which lies adjacent to Trumpers Wood. This area of informal open space also incorporates part of the water

management system for the site including attenuation basins and includes ecological displacement for common lizards in accordance with the outline consent. The layout has been created to ensure that plots 1-7 overlook the open space areas whilst also providing a degree of separation and privacy through appropriate boundary treatments and planting.

- 7.16 The layout and landscaping areas has also been informed by the proposed sustainable urban drainage system. The approach to water management has been to avoid the creation of a large attenuation basins and instead utilise a network of soakaways, absorbing water into the ground as close to source as possible. The sandy earth of the site will result in land being largely dry but with opportunities to create new habitats alongside natural play opportunities.
- 7.17 The layout also provides an appropriate level of private amenity space and adequate separation distance.
- 7.18 It is considered that the proposal consists of a high quality design and layout and is in compliance with the National Planning Policy Framework, Aligned Core Strategy Policy 10, LPP35, LPD57 and LPD61 of the LPD and the Parking Provision for Residential Development SPD.

Scale

- 7.19 The application proposes a range of dwellings of varying scales within the site. The development includes 2.5 storey dwellings with a ridge height of up to 9.1m which are broken up with single storey elements to add interest and variance. A number of two storey dwellings are proposed with a ridge height of 7.2-8.5m. Single storey bungalows with a ridge of 5m-6.2m. The apartment maisonettes block consists of a two storey building with rooms in the roof which measures 9.5m in height.
- 7.20 There is some variation in topography within the site with the lowest point of the site adjacent to Longdale Lane (119 AOD) and the highest point along the sites western/south western boundary (128m AOD). The site levels will be altered slightly to provide a continuous slope which will remain in a western/southern to eastern/north eastern direction. The finished floor levels have been provided which reflect the sloping nature of the site.
- 7.21 Objection has been received with regards to the impact of the scale of plots 19-22 on existing residential properties on Swallows Crescent. It is noted that plots 19-22 consist of 2.5 storey building which provides two ground floor flats and two maisonettes above over 2 floors. Objection has been raised that the scale of this development creates overlooking and overshadowing to the dwellings on Swallow Crescent. One objector requested that this plot be amended to a single storey bungalow. The layout provides a 26m separation distance between the principle windows of no 1 Swallows Crescent and the principle windows within the front elevation of plots 19-22. Between the elevations of plots 19-22 and no 1 Swallows Crescent there is also the proposed private driveway, landscaping planting and the access road to the Leisure Centre. It is considered that adequate separation distance is proposed to ensure that the development would not create an undue issue of

overlooking or overshadowing. In this regards the scale of development of plots 19-22 is acceptable.

- 7.22 It is considered that the proposal is in compliance with Aligned Core Strategy Policy 10 and LPD32.

Landscaping

- 7.23 The layout and design of the development has been landscape led and the landscaping scheme within this site forms part of the character of the development. The landscaping scheme has sought to draw the woodland character of the surroundings into the site through new structural landscaping. 15% (3639m²) of the site is laid out as open space with 7.2% (1657m²) consisting of incidental open space. This is over the 10% required through the outline consent through the S106 agreement and the Supplementary Planning Guidance for Public Open Space. No formal equipped play space is provided on site and therefore the Applicants have agreed to an offsite contribution of £103,224 capital cost for equipment and £46,876 for 10 years maintenance in accordance with the S106 agreement.
- 7.24 Key feature of the landscaping strategy within the site include the following features:
- 90m of the existing pine belt had to be removed to facilitate the approved access, visibility splay and 2m wide footway along the site frontage. The existing trees are retained where possible and this has been replaced with a line of 11 semi mature oak trees and a hedgerow planting scheme to the right of the site entrance and a large feature oak to the left of the site entrance.
 - Trumpers Wood to the south east of the site provides a strong backdrop to the development and the layout has been designed to provide views towards the wood and public access to an area of open space adjacent to the woodland. This area will contain accessible open space, drainage features including attenuation and infiltration basins which will predominantly be dry but will allow storm water to be controlled whilst providing amenity and informal play space along with improved habit for wildlife.
 - The open space area will include a range of wild meadow, wildflower and native woodland shrub planting, timber habitat stack, reptile and amphibian habitat feature, feature boulders, natural timber play beams and seating.
 - This area will be utilised for the displacement of common lizards as required by condition 21 of the outline consent.
 - The layout has been designed for plots 1-7 to overlook into the open space area to provide security and natural surveillance. A 1.2m chestnut post and rail fencing supplemented with woodland and heath planting including thorn species is proposed along the plot boundaries of plots 1-7 to ensure the boundaries are secured whilst maintaining natural surveillance.
 - The woodland character has also formed the landscaping strategy for the site through the incorporation of native tree planting throughout. A number of trees are proposed to be removed from the development although the

- landscape proposal identifies that 55 trees are proposed to be planted through the development including oaks, cherry trees, maples, willows.
- The northern boundary adjacent to the Leisure Centre access road will be formed by a native woodland hedge to provide ecological connectivity in addition to a large oak tree at the end of the main internal access road. A gap is retained along this boundary to allow access from the site onto the leisure centre access road.
 - Internal footpath links are proposed to connect the site, open space area and the leisure centre.
 - Within the central area of the site is a further storm attenuation system running lined with willow trees identified as willow walk.
 - A footpath from this willow walk area connects along the northern side of the development allowing pedestrian circulation along this boundary and back onto Longdale Lane.
 - Brick boundary walls, railings and fences have been used to provide a high quality hard landscaping within the development.
 - Bat and bird boxes are incorporated into the fabric of the building scheme as required by condition 8 of the outline consent. In addition Bird Boxes are also located in retained roadside tree belt.
 - Hard landscaping will consist of a mixture of tarmac, block paving small areas of gravel and self-binding gravel.

7.25 A Tree Survey is submitted with the application which assesses the impact of the proposal on the trees within the site and ensuring the protection of those trees to be retained. The Arboricultural Officer has no objections to the proposal subject a condition. All of the tree species recommended by the Officer have been provided within the landscaping scheme.

7.26 An Open Space Scheme and a Landscape Management Plan is submitted with the application which sets out the maintenance arrangement for the site. This ensures that the areas of open space, incidental open space and private driveways are maintained by the Applicant, via a Management Company in perpetuity. The Parish Council make reference to bracken within the site impacting upon the visibility spay from the Leisure Centre. This will be removed through the landscape management of the site.

7.27 The proposal complies with the objectives of the National Planning Policy Framework, Aligned Core Strategy and policies Policy 10, LPD18, LPD19 and LPD35.

Other issues

7.28 Objections have been raised with regards to the ecology on the site and the sighting of a sparrow hawk. An ecological assessment was submitted with the outline application which concluded that the site is likely to support breeding birds, foraging bats (no roost potential), and common lizard. Conditions were attached to the outline application regarding the provision of bird and bat boxes within the fabric of the proposed buildings and the submission of a biodiversity method statement regarding the displacement of common lizard. A condition discharge application has been submitted for the submission of the biodiversity methods statement which is acceptable and details of bird and bat boxes are identified in the Planning Layout drawing no 100-00-LLR P03.

Within the Biodiversity Method Statement submitted, an additional assessment was undertaken which confirmed that the habitats have largely unchanged since 2013 other than some changes in the diversity of the grasslands as they have had little management and have been subjected to succession. It is noted that Natural England have not objected to this application and the application is acceptable from an ecological point of view.

- 7.29 An objection raised a potential conflict of interest between the Applicant and a Nottinghamshire County Councillor who is not a Member of Gedling Borough Council. This is not a relevant planning consideration in the determination of this application.
- 7.30 Comments regarding the impact of the development upon services was addressed at the outline application stage and appropriate S106 requirements were secured.
- 7.31 With regards to the impact of the development upon noise, congestion and dirt on Longdale Lane during construction, it is noted that a condition was attached to the outline approval requiring details of a wheel wash facility detail of which have been submitted under a condition discharge application 2019/0882DOC. Furthermore, a Construction Management Plan is submitted with this application at the discretion of the Applicant, although it is noted that this does not relate to a reserved matter. This document is considered to demonstrate how the site will be developed whilst seeking to reduce the impact upon adjacent occupiers.
- 7.32 Comment is made with regards to this application not being conformity with previous approvals on this site. The sites layout, appearance, scale and landscaping is in conformity with the outline consent 2013/0836 including the general objectives of the Framework Layout Plan. For the reasons set out above, it is considered that the layout and development proposed is to a high quality design and is acceptable.
- 7.33 The Highway Authority have requested a number of conditions which have been attached with the exception of a condition requiring the completion of a Section 38 agreement with the Highway Authority prior to occupation. This replicates conditions from the outline consent and full details of the road layout has been provided with this application. An informative is attached making the Applicant aware of the need to enter into the S38 agreement with the Highway Authority.
- 7.34 Comments regarding the impact of the development upon the value of homes in the area is not a material planning consideration.

8. Conclusion

- 8.1 The proposed development would provide appropriate landscaping and be of a scale, layout, appearance that would be appropriate in the context of the surrounding area and would not have an adverse impact upon the visual amenities or residential amenity. The proposal provides appropriate and safe access internally and provides an appropriate level of parking. The proposal is therefore considered to meet the objectives of the National Planning Policy

Framework, Aligned Core Strategy 10 and Local Planning Documents Policies LPD4, LPD18, LPD19, LPD32, LPD33, LPD35, LPD37, LPD57 and LPD61 and Parking Provision for Residential Developments SPD 2012.

**Recommendation: CONDITIONALLY APPROVE RESERVED MATTERS
CONSENT PURSUANT TO OUTLINE PERMISSION 2013/0836**

Conditions

- 1 This permission shall be read in accordance with the following plans:

20th November 2019

LLR-House Types and Garages Rev C.

18th November 2019

Open Space Scheme Rev B;

Landscape Management Plan C;

6th November 2019

Design and Access Statement D;

Open Space Scheme drawing no 1081 009 C;

Construction Traffic Management Plan Rev2;

100-00-LLR-Planning Layout P03;

ADC 1803 DR 600 P3 Earthworks Section;

ADC 1803 DR 601 P2 Earthworks Section;

ADC 1803 DR 602 P2 Earthworks Section;

ADC 1803 DR 603 P2 Earthworks Section;

ADC 1803 DR 610 P3 Finished Levels Sheet 1;

ADC 1803 DR 611 P3 Finished Levels Sheet 2;

ADC 1803 DR 800 P3 S38 Kerbing layout;

ADC 1803 DR 801 P3 S38 Construction Layout;

ADC 1803 DR 810 P41 S38 General Arrangement;

1081 008D landscape strategy;

1081 403A sketch section C west boundary;

1081 100B landscape hardworks - sheet layout;

1081 101B landscape hardworks - east;

1081 102B landscape hardworks -south;

1081 103B landscape hardworks - central;

1081 104B landscape hardworks - west;

1081 105B landscape hardworks - north;

1081 110B fencing strategy - sheet layout;

1081 111C fencing strategy - east;

1081 112C fencing strategy - south;

1081 113C fencing strategy - central;

1081 114C fencing strategy - west;

1081 115C fencing strategy - north;

1081 200B landscape softworks - sheet layout;

1081 201B tree retention and removals;

1081 202B landscape softworks - east;

1081 203B landscape softworks - south;

1081 204B landscape softworks - central;

1081 205B landscape softworks - west;
1081 206B landscape softworks - north;
1081 010 C Indicative Landscape Phasing;

Received 4th November 2019
Arboricultural Report Tree Survey;
Protection Plan drawing no TPP/3788/Y/300 Rev A;
Arboricultural Layout drawing no ARB/3778/Y/200 Rev B;

12th September 2019
Biodiversity Method Statement;
Planning Statement
400-00-LLR-Location Plan P021
ADC1803 DR 650 P21 Drainage Strategy
ADC1803 DR 651 P21 Drainage Strategy
ADC1803 DR 670 P1 Drainage Details
ADC 1803 DR 802 P1 S38 Site Clearance Layout
ADC 1803 DR 811 P21 S38 Horizontal Annotation
ADC 1803 DR 812 P1 S38 Vertical Sections
ADC 1803 DR 813 P1 S38 Highways Contours
ADC 1803 DR 815 P1 S38 Highway Details
ADC 1803 DR 1300 P21 S38 Street Lighting Layout
ADC 1803 DR 100 P2 S278 General Arrangement
ADC 1803 DR 105 P1 S278 Highway Contours
ADC 1803 DR 106 P1 S278 Existing Services Plan
ADC 1803 DR 110 P1 S278 Horizontal Annotation
ADC 1803 DR 115 P1 S278 Vertical Alignments
ADC 1803 DR 160 P2 S278 Highway Drainage
ADC 1803 DR 200 P2 S278 Site Clearance Layout
ADC 1803 DR 700 P2 S278 Construction Layout
ADC 1803 DR 730 P1 S278 Construction Details
ADC 1803 DR 1100 P2 S278 Kerbing Layout
1081 902A artists impression - the entrance
1081 301 typical bird box
1081 302 habitat features
1081 401 sketch section A south swale
1081 402 sketch section B central swale
1081 404 typical tree pit - 18-20cmg in SOFT
1081 501 fencing - hedge reinforcement
1081 502 timber post and four rail fencing
1081 503 typical interpretation
Highway Drainage ADC 1803 DR 860 P2

29th August 2019
ADC 1803 DR 620 P1 Isopachyte Contours Sheet 1
ADC 1803 DR 621 P1 Isopachyte Contours Sheet 2

The development shall thereafter be undertaken in accordance with those plans/details.

- 2 The approved landscaping as shown on Drawing Refs:
1081 200B landscape softworks - sheet layout;

1081 202B landscape softworks - east;
1081 203B landscape softworks - south;
1081 204B landscape softworks - central;
1081 205B landscape softworks - west;
1081 206B landscape softworks - north;
Landscape Management Plan C;
Open Space Scheme Rev B;
Open Space Scheme drawing no 1081 009 C;

shall be carried out in the first planting season following the first occupation of that particular phase of development. If within a period of five years beginning with the date of the planting of any tree, hedge, shrub or seeded area, that tree, shrub, hedge or seeded area, or any tree, hedge, shrub or seeded area that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree, shrub or seeded area of the same species and size as that originally planted shall be planted at the same place. The landscaping areas shall thereafter be maintained in accordance with the approved Open Space Scheme, and the Landscape Management Plan in perpetuity.

- 3 No above ground level works shall take place until samples of the elevation and roofing materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 No above ground works shall take place until details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. Prior to the first occupation of each dwelling within the development, the walls (including retaining walls), fences, gates or other means of enclosure for that property shall be erected as approved and shall thereafter be permanently retained and maintained.
- 5 No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.
- 6 No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 7 The development hereby permitted shall be carried out in accordance with the Arboricultural Report Tree Survey, Protection Plan drawing no TPP/3788/Y/300 Rev A and the Arboricultural Layout drawing no ARB/3778/Y/200 Rev B and all protection measures recommended shall be adhered to.

Reasons

- 1 To define the permission, for the avoidance of doubt.
- 2 In the interests of visual amenity.
- 3 In the interests of visual amenity.
- 4 In the interests of visual amenity.
- 5 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc).
- 6 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 7 To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired.

Reasons for Decision

In the opinion of the Borough Council the proposed development would be visually acceptable in the streetscene and in keeping with the character with the area. The proposal would not result in a significant undue impact on the amenity of neighbouring properties. Furthermore the proposal will provide an appropriate layout from a highway safety perspective and appropriate level of parking is provided. Therefore the proposed development would be in accordance with the advice contained within the NPPF (2019), Policy A, 1, 2, 8, 10, 17 & 19 of the ACS (2014) LPD 4, LPD 11, LPD 18, LPD19, LPD21, LPD 32, LPD 33, LPD 35, LPD 37, LPD 57, LPD61 & LPD 67 of the Local Planning Document (2018).

Notes to Applicant

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

The applicant should note that notwithstanding any planning permission, 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 Nottinghamshire County Council's current highway design guidance and specification for roadworks.

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.

No part of the development hereby permitted shall be brought into use until the technical approval under S38 of the Highways Act (or equivalent) has been agreed

with Nottinghamshire County Council for the construction of the roads and associated works within the site. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. All correspondence with the Highway Authority should be addressed to:- NCC (Highways Development Control) (Floor 3) Nottinghamshire County Council County Hall Loughborough Road West Bridgford Nottingham, NG2 7QP

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development.