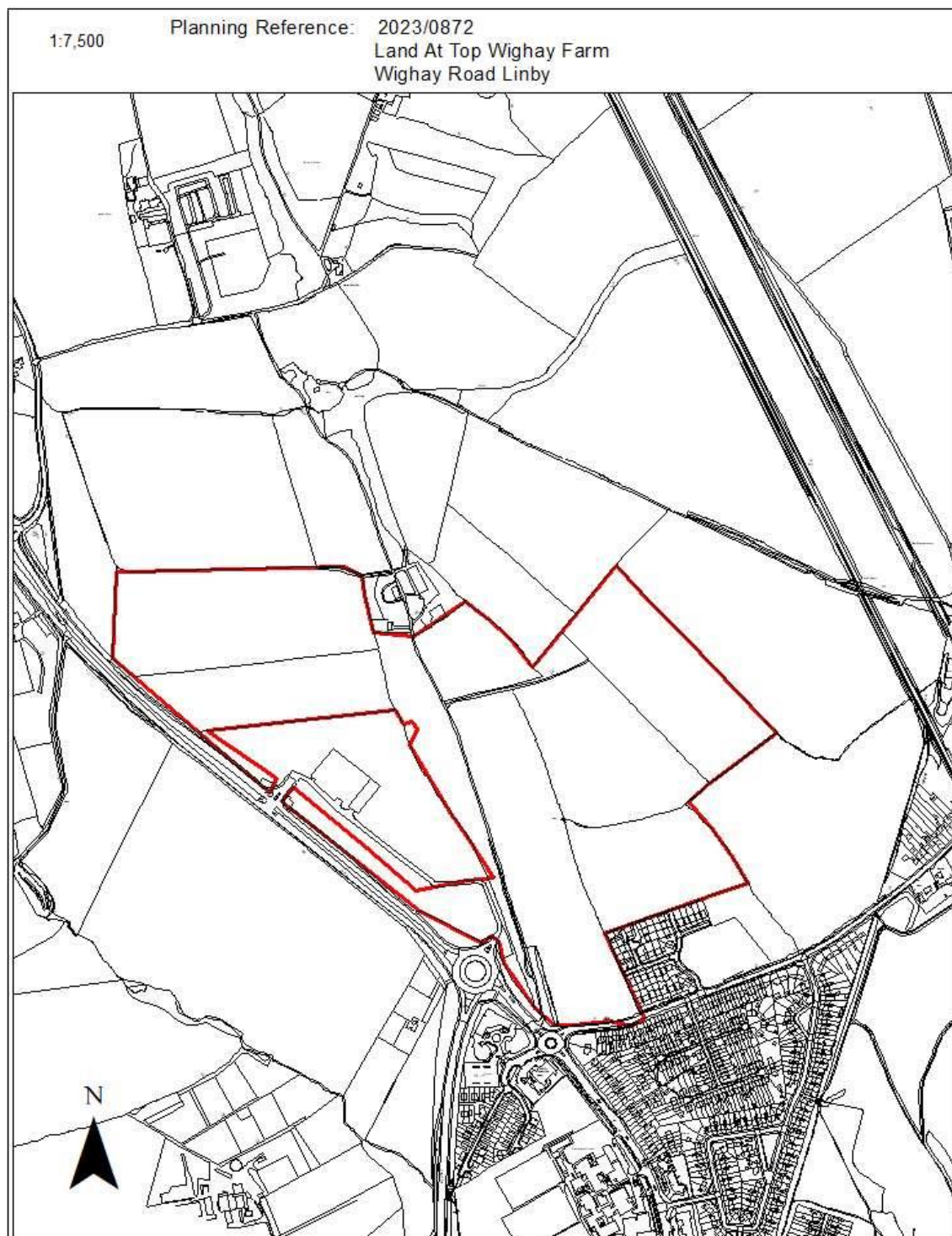


## Planning Report for 2023/0872



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**

<b>Application No:</b>	<b>2023/0872</b>
<b>Location:</b>	<b>Top Wighay Farm, Linby</b>
<b>Proposal:</b>	<b>Reserved Matters Application (including scale, layout, appearance and landscaping) for the erection of 763 dwellings, including details of Public Open Space, Community Hub/ Multi Use Games Area, bell mouth entrances and associated infrastructure pursuant to outline permission Ref: 2020/0050.</b>
<b>Applicant:</b>	<b>Vistry Partnerships Ltd</b>
<b>Agent</b>	<b>Countryside Partnerships</b>
<b>Case Officer:</b>	<b>Craig Miles</b>

**The application is referred to Planning Committee to comply with the Councils constitution as the development proposes more than 9 dwellings.**

**1. Site Description**

- 1.1 The larger outline application site comprises an area of land covering 40.347 hectares, the current reserved matters application covers an area of 33.34 hectares and only excludes the employment land, local centre and school. It is located to the north of Linby and Hucknall and is bound by Wighay Road to the south and Annesley Road to the west.
- 1.2 The actual application site includes no buildings on it in that the agricultural buildings associated with Top Wighay Farm, whilst in the same ownership of the applicant, actually fall to the immediate north of the application site. As a result, the application site comprises a number of agricultural fields marked by hedgerows and an access track to the farmstead, which is raised above the surrounding fields. Whilst the majority of the site is intensively farmed there is one Local Wildlife Site within it, Top Wighay Farm Drive. Since the determination of the outline application an access point from Annesley Road for construction traffic is in situ and development has commenced on the building for Nottinghamshire County Council, referred to in section 2.5 of this report.
- 1.3 The application site is allocated for a mixed-use development under policy 2 of the Aligned Core Strategy and Gedling Borough Council have also produced a Top Wighay Farm Development Brief Supplementary Planning Document (SPD) to guide the overall development. The site is strategically located to the edge of Hucknall and the wider Nottingham conurbation and falls next to the administrative boundary of Ashfield District Council.

## 2. Background

- 2.1 The application site is allocated within the Aligned Core Strategy under Policy 2 (The Spatial Strategy). Gedling Borough Council prepared and adopted a Development Brief Supplementary Planning Document for the Top Wighay Farm site in 2017.
- 2.2 In 2020, Nottinghamshire County Council submitted an outline application for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m<sup>2</sup> of B1/B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m<sup>2</sup>), a 1.5 form entry Primary School and associated infrastructure, open space and landscaping (EIA Development) (REF: 2020/0050).
- 2.3 The resolution to grant planning permission was made by Gedling Borough Councils Planning Committee in March 2021 and the outline application was subsequently granted permission on 25th March 2022 following the completion of the S106 Legal Agreement.
- 2.4 Permission was granted subject to conditions which require the development be carried out in accordance with details provided at the outline stage including an Illustrative Masterplan and Parameter Plan. These plans set out where certain land uses would be located on the wider site and how much be provided.
- 2.5 Since the grant of planning permission, Nottinghamshire County Council gained full planning permission for the erection of an office building on the land identified for employment development within the outline planning permission (Application Ref:FR3/4371). This development has started and is due to be complete at the end of 2024.
- 2.6 Separately, prior to the submission of the outline application, Strata Homes also obtained full planning permission for the erection of 38 dwellings on land adjacent the site, to the east along Wighay Road. This development is complete and fully occupied.
- 2.7 Nottinghamshire County Council made a request to change the existing Section 106 Agreement (the Agreement) at Top Wighay Farm which was considered at Planning Committee in June 2024. The matter related to a change to the form of open space, in essence 2x 9 a-side pitched would be formed instead of 2 x 11 a-side pitches. It should be noted that there would be no less open space provided compared to the approved outline application and associated illustrative masterplan. 2.8 In Part 2 of the Local Plan, adjoining the site to the north and east are areas defined as being "Safeguarded Land" for possible future development. They have no status for development at this time, but there is a requirement for connection to be made available to them as part of the layout.

### **3. Relevant Planning History**

- 3.1 2024/0063 - Variation of section 106 Legal Agreement (Schedule 5 Provision of Open Spaces - Definitions Section) for outline planning permission 2020/0050. Approved June 2024.
- 3.2 2023/0823 - Approval of details reserved by condition 4 (Phasing Plan) of outline planning permission 2020/0050. Approved January 2024
- 3.3 2020/0050 - Outline planning application for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m<sup>2</sup> of B1/B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m<sup>2</sup>), a 1.5 form entry Primary School and associated infrastructure, open space and landscaping (EIA Development). Approved March 2022.

### **4. Proposed development**

- 4.1 This application seeks reserved matters approval for the development of 763 dwellings and apartments within the residential parcels as detailed in the Parameter Plan, including bell mouth entrances for the school and Local Centre, Public Open space, comprising of informal games area, 3No. Locally Equipment Area for Play, and a Community Hub / Multi use games area and associated infrastructure.
- 4.2 The matters for which approval is sought include layout, scale, landscaping and appearance. The matter of access (from the public road) was secured as part of the outline planning permission and is therefore not considered at his reserved matters stage, save for the internal highway layout.
- 4.3 In accordance with the illustrative masterplan and parameter plan approved at the outline stage, for the residential parcels of the site, the outer areas of the site can be up to 2.5 storeys (10.5m in height) with the inner areas being up to 3 storeys (12m in height). The properties have been designed to comply with these upper height limits for all areas of the site. In terms of the quantum of development proposed, this reserved matters application proposes 763 of the approved dwellings (805). The remainder of the dwellings is likely to be delivered as part of the local centre development e.g. residential units above a shop. The proposal is to create four phases of development; Phase 3A, Phase 3B, Phase 5B and Phase 5A (which includes the central Public Open Space and a Multi-Use games area).
- 4.4 Phase 3A (Linden Homes) would contain 288 dwellings and will be accessed from the road leading beyond the new office development.
- 4.5 Phase 3B (Bovis Homes) would contain the entrance landscaping and Local Wildlife site with 158 dwellings beyond including an attenuation basin and proposed play space. Phase 5B and the dwellings within Phase 5A (Countryside Partnerships) contain 317 dwellings and a further attenuation basin to support the relevant catchment area. Overall, there would be a broad mix of dwelling sizes ranging from 1 bed to 5 bed. The major of units (49%) would be 3 bedroom dwellings.

- 4.6 The remainder of Phase 5A would contain the Primary School Land, central area Play and Open Space, which includes playing pitches, the community hub and the attenuation basin.
- 4.7 In terms of the creation of public open space and landscaping, the proposed development includes three play spaces (LEAPs) integrated within the residential layout as well as the central open space area opposite the school site which includes playing pitches and provision.
- 4.8 The proposed playing pitches are to cater for 9 v9 football and will be laid out and maintained to an appropriate standard to ensure year-round use.
- 4.9 Existing hedgerow lines and established trees are retained where possible with further incidental landscape planting woven around the residential parcels to enhance the sense of place and soften the appearance of street scenes. The ditch course running along the eastern boundary will have white railings running along its length similar to those running through central Linby.
- 4.10 In terms of the drainage it is proposed that across the site, the development would be served by a sustainable urban drainage system which includes above and below ground surface water attenuation, flow and discharge control and permeable paving. Catchment areas would be created, and surface water collected, stored and discharged appropriately at greenfield run off rates.
- 4.11 In terms of layout, it is proposed that there is a main spine road through the development, the secondary and tertiary roads as well as the access designs to the school and local centre. The main spine road will extend from the roundabout in front of the office development which is currently under construction. The spine road will loop around the site and link to the dormant fourth arm of the Annesley Road round about. Access is provided to the safeguarded land to the north through the development parcels.
- 4.12 The main spine road itself would be 6.5m in width with 3m shared pedestrian/cycle footways on either side with a further 1m wide margin adjacent the footpath edge. The secondary spine road would have a carriageway width of 6.2m with a 3m wide shared cycle/pedestrian footway one side and a 2.5m wide shared cycle/pedestrian footway on the other.
- 4.13 Although the outline planning permission granted consent for the remaining employment development, a primary school and local centre, these elements of the original outline consent are not being delivered by the applicant and does not form part of this reserved matters application. Separate reserved matters applications will be required by others for the development of a primary school and local centre and employment development. Although it should be noted that the primary school development is being delivered by Nottinghamshire County Council using funds deriving from the S106 Agreement for the site.
- 4.14 Sufficient space would be retained for the potential future provision of an extension to Nottingham Express Transit so that it would serve the future residents and occupiers of the site.

4.15 Overall, 95 affordable rented homes and 40 shared ownership homes would be delivered throughout the site in accordance with the outline planning permission

## 5. Consultations

### Members of the Public

5.1 A number of site notices were displayed, and neighbour notification letters posted. The application has been advertised in the press in that it is a major application. As a result of consultation undertaken no letters of objection were received from the general public and 2 letters were received neither objecting nor supporting the application. A summary of the responses received are drafted below;

- The proposed dwellings on the southern part of the site should be limited to two storeys in height to limit direct overlooking into the existing Strata Homes development to the south.
- Clarity required about who would be responsible for maintaining the existing dividing hedge
- The existing footpath on Wighay Road should be increased as it not particularly wide.
- Additional parking should be provided for the should the tram be extended into the site
- Pedestrian crossing on Wighay Road should be upgraded
- There should be a traffic light system for cars to limit speed to and from the proposed site.

5.2 Linby Parish Council– have submitted representation objecting to the proposals on the basis that:

- The proposed development is contrary to policy EMP2 Employment in the Linby Neighbourhood Plan, by virtue of being piecemeal development without a masterplan for the wider site.
- The proposed development is poorly designed and not specific to the site and context and fails to meet national, local or Neighbourhood Plan policy requirements. It has ignored the guidance in the National Model Design Code.
- The proposal represents piecemeal development, and there is concern that the rate of housing development will not be matched by the provision of essential employment or service infrastructure.
- It fails to meet design requirements of the NPPF, National Model Design Code, LNP, Draft Gedling Borough Design Framework or the Top Wighay Farm Development Brief SPD. Encourage the applicant to consider this design guidance and revise the proposed scheme reflecting the local

character of Linby, rather than a non-site specific design and layout that fails to positively respond to the character of Linby Parish, a historic rural community.

- There is still no clear indication how surface water drainage will be dealt with. The Parish Council submitted additional representations specifically in relation to surface water flooding and the submitted design proposals together with the findings of their independent report in April 2024. They are still awaiting a response from the applicant.
- There is nothing requiring the timed or guaranteed implementation of the wider pedestrian/ cycle connectivity within the whole area of the outline application as shown on the approved illustrative masterplan. There is concern that users of this development will not have sustainable travel options readily available that are sufficient to encourage and enable their use.
- The scheme is unsustainable, as it will not offer sufficient options for sustainable and active travel.

5.3 Strategic housing – Based on the most recent need the Strategic Housing Manager confirms that based on a split of house types/by tenure of 70% affordable rent and 30% affordable home ownership (shared ownership) there would be a requirement for 95 affordable rented homes and 40 shared ownership homes. They raise no objection to the application as they have confirmed that the appropriate units and specific sizes have already been identified on the site (these are outlined in more detail in the affordable housing section of this report).

5.4 Sport England – Object to the proposals on the basis that there is a lack of changing rooms for the proposed sport pitches. However, they note that “if an appropriate mechanism is put in place to secure the delivery of the changing room facility, the proposal would accord with Sport England’s Planning Objective 10 “Provide sport and physical activity provision which is fit for purpose and well designed.” If the Council is minded to approve the application they suggest a condition for the delivery of the changing room facility and a minimum specification for this facility which complies with Sport England/ NGB design guidance. They also request a condition requiring the submission and approval of detailed pitch works, including construction specification for the playing pitch to ensure that the construction and design of the natural turf playing pitches is fit for purpose.

5.5 Nottinghamshire County Council Highways – The Highway Authority raise no objection to the application subject to the imposition of conditions (as set out at paragraphs 2, 4 and 5 of the “Conditions” section of this report)

5.6 Lead Flood Authority – Confirm that they have reviewed the reserved matters application and based on the submitted information they have no objection and can recommend the approval of the reserved matters application. They note that any surface water management conditions on the outline approval will still require discharging.



5.7 GBC Parks and Street Care – Following receipt of amended plans in respect of the main area of sports provision, they raise no objection to the application, with it noted that the other two play areas would need to be approved through the S106 and approval of the open space scheme.

5.8 Active Travel England - Comment that significant alterations are required to the design of streets within the development to meet national and local standards. These are required to provide an attractive choice for people to walk, wheel or cycle and for the development to play a part in meeting the Government's objective for half of all journeys to be made using active modes by 2030. They recommend that the application should not be determined until amendments to address these concerns are submitted and that they are not in a position to support this application and requests further assessment, evidence, revisions and/or dialogue.

The above comments were received on the original consultation, but they have not responded to the consultation on the revised layout.

5.9 NCC Transport and Travel - Advise that bus stop provision would be required throughout the development. They confirm that updated plan showing location and vehicle tracking for new stops is broadly acceptable but recommend a planning condition requiring the design to include real time bus stop flags, poles & displays including low voltage power source to the real time information pole location; polycarbonate bus shelter; solar or electrical lighting in bus shelter; raised kerbs; enforceable bus stop clearway; lowered access kerbs; additional hard stand and a timescale for installation.

5.10 The Environment Agency – Confirm that they do not have any new comments to make at this reserved matters stage.

5.11 Environmental Health Officer (Contamination and air quality)– confirms that only the comments submitted in 2020 for the outline would still apply, which included conditions in respect of a Construction and Environmental Management Plan and Electrical Vehicle Charging Points.

5.12 Conservation Officer – notes that the housing types appear to be well considered and does not object to the application. He advises that the proposed dwellings with a mix of render and brick or stone, and those with wholly of brick or stone and the detailing on them would add interest and reflect more traditional built forms. However, he raises some concerns about the overuse of all rendered properties and suggest that they should be reduced in number and interspersed with a greater number of wholly stone buildings and stone mixed with the stone coloured render particularly on the eastern character area closest to the conservation area.

5.13 Environmental Health Officer (Noise) – Having considered that the noise impact assessment they recommend that it should be a condition of the planning permission being granted that the mitigation measures suggested in the noise impact assessment should be adopted to mitigate any noise issues from the Annesley Road and Wighay Road.



- 5.14 Nottingham Express Transit Project Officer - Advises that safeguarding route should be retained and be reduced to 12.5 along the eastern edge of the site. They highlight that a section of safeguarded alignment coincides with the route of a ditch – this is the only available space in which the tram route and tram stop can be accommodated within the submitted proposals, without the realignment of roads or buildings. NET advise that it is possible for a drainage channel to be culverted beneath a tram alignment, although not preferable.

## **6.0 Assessment of Planning Considerations**

- 6.1 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'.

## **6.0 Development Plan Policies**

- 6.1 The following policies are relevant to the application:

### **6.2 National Planning Policy Framework 2023 (NPPF)**

The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2023 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG). Sections 5 (Delivering a wide choice of high quality homes), 6 (building a strong and competitive economy), 9, (promoting sustainable transport) 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (conserving and enhancing the natural environment) and 16 (Conserving and enhancing the historic environment) are particularly pertinent.

- 6.3 The following policies of The Adopted Greater Nottingham Core Strategy (ACS) Part 1 Local Plan 2014 are pertinent to the determination of the application:

- 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 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 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.
- Policy 11: The Historic Environment – sets out the criteria for assessing application affecting the historic environment and heritage assets and their settings
- Policy 16: Green Infrastructure, Parks and Open Space
  - 
  - Policy 17: Biodiversity – sets out the approach to ecological interests

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

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

- LPD3: Managing Flood Risk – identifies the thresholds whereby particular developments may be considered acceptable in a particular flood zone and mitigation that may be required in terms of a site specific flood information e.g. a flood risk assessment.
- LPD4: Surface Water Management - sets out the approach to surface water management.
- LPD5: Managing water quality – identifies that planning permission will be granted for development that does not have an adverse effect on water quality through pollution of surface water.
- LPD6: Aquifer protection – identifies that development will be granted for proposals that do not cause contamination of ground water aquifers.
- LPD10: Pollution – notes permission will not be granted for development which result in pollution and may impacts sites allocated in the ACS or LPD or detrimentally impact the historic or natural environment.
- LPD11: 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.
- LPD18: 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.
- LPD19: 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.
- LPD21: 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.
- LPD26: Heritage assets - highlights the criteria against which applications that affect heritage assets will be assessed along with the need to consider wider public benefits and other mitigation that may be advanced.
- LPD27: Listed Buildings – identifies the need to consider impacts to listed buildings from the development proposed, as well as on their setting.
- LPD28: Conservation Areas – identifies that applications should preserve or enhance the character of a Conservation Area, and identifies a number of criteria against which to asses applications.

- LPD29: Historic landscapes, parks and gardens – identifies that such features should be retained and not be detrimentally impacted by a development, including the setting of the Heritage Asset.
- LPD30: Archaeology - sets out the measures to protect sites with archaeological potential.
- LPD32: Amenity - planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.
- LPD33: Residential density - outlines the level of residential density that is likely to be acceptable in various locals within the Borough.
- LPD35: 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.
- LPD36: Affordable Housing - sets out the thresholds whereby affordable housing will be required on a scheme.
- LPD37: Housing type, size and tenure - states that planning permission will be granted for residential development that provides for an appropriate mix of housing.
- LPD48: Local Labour Agreements - identifies the threshold for seeking Local Labour Agreements.
- LPD57: Parking Standards - sets out parking standards for developments.
- LPD61: 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.
- LPD71: Employment allocations – identifies employment allocations in the Borough, along with the types of uses and amount of land that are allocated.

6.5 The relevant policies from the Linby Parish Neighbourhood Plan 2018 – 2032 are:

- Policy HSG1: Housing – identifies that for developments of 15 or more dwellings there would need to be a suitable housing mix, including a mix tenure, demand for smaller housing and elderly/disabled people,
- Policy DES1: Place – identifies a number of design principles that would need to be adhered to including a suitable layout, scale, attractive form of development; appropriate parking and a distinction between public and private space.
- Policy CBH1: Designation of Local Green Spaces – identifies areas that are protected from development, save for under very special circumstances.
- Policy CBH2: Historic Character – recognises that application would need to respect the historic character of the area through the design use of appropriate materials e.g. Bulwell stone
- Policy NE1: Habitats, Trees and Hedgerows – There should not be a net loss of habitat and where existing vegetation is removed this would need to be mitigated with appropriate new planting.

- Policy NE2: Landscape and Rural Character - Development should respect its rural and landscape character through Sustainable Urban Drainage features incorporated within the landscape and appropriate boundary treatments.
- Policy TRA1: Traffic and Transport – new development should have sustainable transport provision through roads that have capacity and the encouragement of public transport modes, including cycling and walking
- Policy EMP2: Employment and Infrastructure – identifies that on the Top Wighay Farm Site an overall masterplan for the site should be approved prior to individual applications being approved.
- Policy COM1: Community Facilities and Assets – identifies the criteria against which new application for community facilities will be assessed along with those that are to be protected.
- Policy DC1: Developer Contributions – recognises that through CIL and Section 106 Legal Agreements contributions should be sought to improve education, health, footpath provision and public transport.

## 6.5 Other Guidance

Parking Provision for Residential Developments Supplementary Planning Document (May 2012) and Requirement for Parking Provision in Residential and Non-Residential Developments – Appendix D of the adopted Local Planning Document Part 2 Local Plan set out parking standards for residential uses; Affordable Housing SPD; Open Space Provision for New Housing Development SPG; Air quality and Emissions mitigation. Low Carbon Planning Guidance for Gedling Borough (May 2021) - provides guidance on sustainable design and construction. Top Wighay Farm Development Brief Supplementary Planning Document February (adopted 2017).

## 7.0 Planning Considerations

### Principle of the development

- 7.1 The application site is identified as a strategic allocation under policy 2 (3bii) of the ACS. The policy recognises that up to 1,000 homes could be erected on the land whilst noting that the site is available for housing or other development where specified. Subsequent to the adoption of the ACS, Gedling Borough Council (the Council) adopted the LPD, with policy 71(E3) allocating the employment land and the Top Wighay Farm Development Brief SPD, which guides the overall development of the site, was adopted in February 2017. The Linby Neighbourhood Plan also notes that the land is allocated in the development plan. Outline permission has already been granted for the development of the site by Gedling Borough Council and the purpose of his application is to determine whether or not the reserved matters (being layout, scale, landscaping and appearance) is acceptable because the principle of development is already established. Whilst the principle of development is supported there are numerous facets of the development that need to be considered in accordance with the development plan, unless other material considerations indicate otherwise. and these are considered in turn later in this report.

## Layout, scale and appearance

- 7.2 The design and layout of the application site is influenced by the Top Wighay Farm Development Brief Supplementary Planning Document February (adopted 2017), and importantly the Illustrative Masterplan and Parameter Plan that were approved as part of the outline planning application.
- 7.3 The Illustrative Masterplan demonstrated a framework for how the site could be developed taking account of Development Brief Supplementary Planning Document. It broadly included: -
- A residential-led development, split into distinct neighbourhoods, responding to the existing context;
  - A mix of uses, including land for a Local Centre and a Primary School (including land safeguarded for expansion), at the heart of the site, and employment land adjacent to Annesley Road;
  - Vehicular connectivity to the surrounding network via two proposed access points off Annesley Road;
  - Potential future connectivity to the Safeguarded Land, allowing for its development in the future;
  - An indicative alignment for the Primary Street connecting the two access points through the site, and potential links towards the Safeguarded Land;
  - A network of pedestrian and cycle routes through the development and potential connection points to the adjacent development;
  - Indicative access points to the development parcels;
  - A corridor safeguarded for the potential NET extension route (circa 12.5m);
  - Sustainable urban drainage and the retention of the existing watercourse;
  - The location of a variety of play spaces, including equipped play, playing pitches and a community hub; and
  - Existing planting to be retained and proposed planting.
- 7.4 The Parameter Plan also accompanied the outline application which separated out parcels of the site to be developed. The parameters identified included rules on:
- Built form parameters: that clearly demarcating areas that can be developed with built form and areas which cannot, including the distribution of other uses and the maximum height of the development. The extents of the built form responding to the site constraints. Within these areas locations of the residential parcels are indicated as part of a holistic site wide strategy for creating a new community.
  - Access and Movement parameters: that detail two points of vehicular access into the site are required and a Primary Road through the site. Additionally, it includes a corridor safeguarded from development for a potential future NET link.
- Landscape parameters: detail that the existing landscape features be protected retaining existing trees and hedgerows within green links

around the site, as well as embedding soft landscaping throughout the development proposals. The landscape parameters also required a legible hierarchy of public open spaces and movement corridors are created including green links that expand into larger public open spaces, and frontages facing over the proposed areas of public open space.

- Drainage parameters: Indicative locations are shown for the drainage ponds, and the location of existing watercourse within the site that would be retained.

7.5 The submission of this reserved matters application has carefully followed the requirement of both the illustrative masterplan and the parameter plan.

7.6 In terms of design (forming scale and appearance), there would be 3 broad character areas, the northern area which has smaller unit types and the use of brick detailing, render and chimneys at key locations. We then have the central and eastern area which has the use of stone and render around the loop road with 3 storey frontages, this then buffers outwards towards the open countryside/Linby area to a more typical semi-rural feel with continued use of stone and chimneys to reflect the style of Linby. To the South there would be larger and more detached units with the use of stone to reflect the character of Linby.

7.7 The layout accords with the indicative layout and masterplan that was submitted with the outline application. There are clear character areas that accord with the SPD and masterplan. The character areas have been carefully considered to align with these documents. The overall layout focuses around a clear hierarchy of roads where there is a primary road from the southern access at Wighay Road and connecting through the site to Annesley Road to the west. The secondary roads are clearly connected through footpaths and cycle ways. They also link to areas of opens space, play areas and the Local Centre. Sufficient space has also been safeguarded for NET as required by the outline application.

7.8 The elevation treatments of the proposed dwellings and apartments having a modern architectural style. There is a variety of house type and sizes that include key features of detailing around the windows and doors, some of which will have brick cills, and others stone, which would create visual diversity within the buildings. Some will have render focal points and a number will have porches to break up the front aspect. Furthermore, some of the dwellings have been specifically designed and sited for their context e.g. double fronted dwellings. The external appearance of the dwellings would align with the character of the area sought in the SPD and Parameter Plan and scale and appearance of the development is deemed to comply with policy ASC10 of the aligned core strategy and guidance within the NPPF.

7.9 A materials schedule has been provided that details that each character area would have their own pallet of colours and materials. The materials as identified are acceptable and will respect the character of the area having regard to materials utilised on existing properties in the area and approved on the wider site that benefit from planning permission.

- 7.10 In summary, it is considered that, having regard to the above it is considered that the development would result in a scheme that would respect the character of the existing area and have an appropriate density of development. The layout would provide sufficient amenity standards for future occupiers taking account of the space between dwellings, their associated garden ground and the orientation of windows.
- 7.11 As part of the outline application concerns were raised about the potential impact on noise from vehicle movements along Annesley Road immediately to the west and to a lesser degree along Wighay Road in terms of the potential impact it may have on future residents. The applicant has submitted a noise assessment that concludes that the proposed dwelling backing onto Annesley Road and a proportion of dwellings fronting onto Wighay Road would be marginally affected by road noise of vehicles traveling in both directions. By way of mitigation, (excluding the potential impact future planting will have on noise) it is proposed that acoustic glazing would be provided on these dwellings. This can be secured by way of planning condition. The council; s Environmental Health Officer agrees with the conclusion of the noise impact assessment is agreeable with this approach.
- 7.12 Overall, in the context that the site is allocated for residential development, that the proposal is aligned with both the illustrative masterplan and parameter plan, the application is deemed to comply with Policy 2 (3bii) of the ACS, and policies LPD19, LPD21, LPD32, LPD33, LPD35, LPD36 and LPD37 of the Local Planning Document. The development also complies with Policy NE1, NE2 and DES1 of the Linby Neighbourhood Plan 2018 – 2032.

#### Affordable housing

- 7.13 As part of the consideration for the outline application, it was agreed through the S106 Agreement that 17.64% of dwelling should be affordable, (taking account of viability). Whilst it is also a requirement in the S106 Agreement that a separate Affordable Housing Scheme for each phase to be submitted and agreed with Gedling Borough Council, the applicant have also detailed the mix and location of the affordable units throughout the site on the layout drawing. The house types and tenure have been progressed with the Strategic Housing Officer, and would comprise of 95 affordable units comprising:
- 1 Bed Affordable Rent – 4
  - 2 Bed Affordable Rent House – 38
  - 3 Bed Affordable Rent House – 29
  - 4 Bed Affordable Rent House – 8
  - 5 Bed Affordable Rent House – 2
  - 2 Bed Affordable wheelchair adapted bungalow with level access shower - 10
  - 3 Bed Affordable wheelchair adapted bungalow with level access shower – 4
  
  - 1 Bed shared ownership – 8
  - 2 Bed House shared ownership – 22
  - 3 Bed house shared ownership – 10
- 7.14 This equates to the necessary 17.64% of the dwellings proposed in accordance with outline application and as such complies with Policy



## Open Space

- 7.15 The main central play and open space is located at the heart of the site in compliance with both the approved masterplan and the Top Wighay Farm SPD on the northern boundary adjacent to the existing farm buildings. This would be a multi-use space including a LEAP, a multi-use games area, skate park, sports pitches, table tennis tables, drainage for the north west residential parcels, and car parking. It is overlooked by the adjacent residential parcels ensuring a safe and secure environment and will be a hub of activity for the future development. There would also be space reserved for future changing rooms, if required. It should be noted that allotments have been removed from the proposals so that space is reserved for future changing rooms and to increase the level of parking provision. Allotments could be provided as part of development for the wider site (safeguarded land), should it come forward.
- 7.18 There are also two other proposed local equipped areas for play (LEAP) within the site. They are located centrally in the central green corridor and in the south-eastern corner, adjacent to the proposed attenuation pond. Each play area is proposed adjacent to residential development, with the required offsets from the proposed dwellings, but still allowing providing natural surveillance.
- 7.19 Other areas of open space are also proposed throughout the development that would include the retaining of the existing planting and incorporating the new sustainable urban drainage by the entrance to the development (via Wighay Road).
- 7.20 A green spine would be formed through the middle of the site that incorporates Top Wighay Farm Wildlife Site, this will be a connective thread through the development, providing pedestrian and cycle routes, connecting the northern Community Hub (and residential parcels beyond) to the school, local centre and other residential parcels. Furthermore, it connects the development back to Wighay Road, and the surrounding context. The corridor will allow for the retention of existing vegetation whilst providing opportunities for new soft landscaping.
- 7.21 Along the eastern edge two drainage ponds, which service the residential parcels, and a proposed play space is proposed to help soften the edge of the development adjacent to the existing open countryside and Linby beyond.
- 7.22 Gedling Borough Parks and Streetcare team initially advised that a larger multi use games area (MUGA) be provided but have since accepted that it would be alongside skate park, and when combined would exceed the area required for a MUGA. Following revisions to the layout to include cycle stands, seating, soft landscaping, and the layout, they do not object to the proposals and note that the design and layout of the other LEAP's can be agreed through the open space scheme as part of the S106. On this basis it is considered that the location and size of the open space is considered suitable, and that design of the central area of open space all comply with the requirements of the outline

permission, illustrative masterplan and parameter plan and SPD (with the noted exception that allotment would not be provided).

- 7.23 Sport England have also been consulted regarding the proposals; they have responded to state that they object to the proposals unless changing rooms are provided for the 9 a side pitches. However, there is no requirement in the outline application for changing rooms to be provided and the viability considered as part of the outline application did not include costing for a changing room. Following revisions to the layout plan, a space has been provided immediately to the south of the 9-a-side pitches that could be used for changing rooms, if they are required and funding becomes available. Given that changing rooms were not required as part of the outline application, and space is now available alongside the pitches, it is considered that the request from Sport England cannot be met at this time.
- 7.24 In conclusion, the development would therefore comply with ACS Policy 16: Green Infrastructure, Parks and Open Space, Policy LPD21: Provision of New Open Space which requires that planning permission will be granted for residential development on sites of 0.4ha and above where it provides a minimum of 10% open space, and Paragraph 102 of the Framework notes that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

### Roads and Parking

- 7.25 Although access is not a reserved matter being considered as part of this planning application, the layout of the proposed road network and parking are consideration. Policy LPD57: Parking Standards specifies that planning permission for residential and non-residential development will be granted where development proposals meet the relevant requirements for parking provision. Policy DES1: Design of the Linby Neighbourhood Development Plan, June 2019 sets out the design principles that development proposals must comply with, including; layout and definition of streets and spaces, attractive and safe environments for pedestrians, car parking provision.
- 7.26 At outline stage an Illustrative Masterplan demonstrated a framework which formed the basis of the detailed movement strategy incorporated into the detailed proposals for the site. The access arrangement for the site was designed to serve the proposed community providing two access points into the site, which was submitted to Nottinghamshire County Council in November 2019 (NCC application reference FR3/4054).
- 7.27 A new, signalised junction provides access off Annesley Road, which will primarily serve the employment land and residential parcels in the north-west corner of the site. A separate vehicular access via the Annesley Road roundabout has been constructed, providing vehicular access to the remainder of the residential parcels, the proposed primary school and local centre. These two points are connected by the Primary Street, which leads to a clear hierarchy of streets, creating legible routes around the site, ensuring that the development is easy to navigate, safe and secure with recognisable events along streets that create a distinct location.

- 7.28 The Primary Street consists of a 6.5m carriageway, with 3m shared footpath / cycleways on either side. A 0.5m zone is provided adjacent to the footpaths to accommodate any street lighting or furniture, without reducing the overall width of the proposed cycle/ pedestrian routes. A 1.5m landscape verge is then provided either side, allowing for consistent tree planting on both sides of the Primary Street, creating a boulevard through the heart of the development.
- 7.29 A change of surface is indicated in the two locations where the Top Wighay Farm Drive meets the Primary Street adjacent to the public open space, which aims to notify road users to the proximity of the proposed Primary School, therefore reducing vehicle speeds and enhancing pedestrian connectivity (subject to S38 approval). Two spurs connect the Primary Street to the future Safeguarded Land, which continue to integrate a landscape verge for tree planting and a shared footpath/ cycleway on one side, with a 6.2m carriageway, allowing for a potential bus route in the future.
- 7.30 The Primary Street will lead to lower category secondary streets and lanes serving the residential parcels and a combination of lanes / edge lanes and shared private drives. The different street typologies have been reviewed and agreed with Nottinghamshire County Council Highways prior to submission.
- 7.31 In terms of parking, a variety of car parking treatments are also utilised, including frontage parking, side of plot parking and garages. The majority of allocated parking will be provided on-plot and are generally located to the side of dwellings within private driveways and/or garages. Where possible they are set back from the building line to allow ease of access to dwellings and ensure cars don't visually dominate the street scene. Along the frontages of the dwellings, parking spaces have been grouped and divided by landscaping to provide a green visual break within the street scenes.
- 7.32 Unallocated visitor parking would be provided, primarily integrated within shared private drives; it is envisaged that an amount of visitor parking will be acceptable within the carriageway along the lower category streets.
- 7.33 Cycle parking numbers are also provided in accordance with the appropriate standards, and it is envisaged they can be accommodated within rear gardens, discrete cycle stores for the apartment blocks and/or garages where provided.
- 7.34 In respect of parking provision the Gedling Borough Council Parking Provision SPD sets out parking standards for new residential development. The following parking criteria has been applied throughout the development:
- 1 Bed Maisonettes – 1 car parking space per unit
  - 2 Bed Houses – 2 car parking spaces per unit
  - Bed Houses – 2 car parking spaces per unit (larger detached 3beds also have a large garage)
  - 4+ Bed Houses – 3 Spaces or 2 spaces and a large garage (to accommodate a car) per unit
  - Apartments – Based on unallocated car parking basis detailed in the SPD of 0.8 spaces per apartment. Blocks 1-3 has 33 flat units creating a requirement of 26.4spaces, the parking court has 28 spaces. Blocks

has 21 flat units creating a requirement of 16.8 spaces, the parking court has 17 spaces.

- In terms of visitor spaces there are 68 visitor bays throughout the scheme and a further 36 visitor bay within the north POS.

- 7.34 The proposed parking provision to serve the proposed dwellings therefore complies with the Gedling Borough Council Parking Provision SPD and it is considered that resident parking is well integrated into the scheme.
- 7.35 NCC Transport and Travel have also advised that that bus stop provision would be required throughout the development. They confirm that updated plan showing the location and vehicle tracking for new stops is broadly acceptable but recommend a planning condition requiring the design to include real time bus stop flags, poles & displays including low voltage power source to the real time information pole location; polycarbonate bus shelter; solar or electrical lighting in bus shelter; raised kerbs; enforceable bus stop clearway; lowered access kerbs; additional hard stand and a timescale for installation. This can be secured by way of condition.
- 7.36 In accordance with the initial illustrative master plan and SPD which highlighted a safeguarding area for Nottinghamshire Express Transit safeguarded route, the submitted layout drawing demonstrates that a 14m wide NET Safeguarded Easement would be in place from the Local Centre leading to the west part of the site. In accordance with the advice from NET, this reduces to 12.5 along the eastern edge of the site. Section of safeguarded alignment coincides with the route of a ditch – this is the only available space in which the tram route and tram stop can be accommodated within the submitted proposals, without the realignment of roads or buildings. NET advise that it is possible for a drainage channel to be culverted beneath a tram alignment, although not preferable. Given that the route has been marked on the illustrative masterplan approved as part of the outline application, there is limited ground to deviate from the route, particularly when there is limited space across the site to deliver all of the dwellings in the development plan. Given that a technical solution is possible, it is not considered to be a requirement, at this stage, to provide further details in terms of construction.
- 7.37 As part of the statutory consultation process, Active Travel England have objected to the proposals on the basis that the development should provide an attractive choice for people to walk, wheel or cycle and for the development to play a part in meeting the Government's objective for half of all journeys to be made using active modes by 2030. They recommend that the application should not be determined until amendments to address these concerns, primarily that the scheme should include LTN1/20 – Cycle Infrastructure Design compliant crossings. Amended plans have been received to address some of their concerns.
- 7.38 The main spine road itself will be 6.5m in width with 3m shared pedestrian/cycle footways on either side with a further 1m wide margin adjacent the footpath edge. The secondary spine road will have a carriageway width of 6.2m with a 3m wide shared cycle/pedestrian footway one side and a 2.5m wide shared cycle/pedestrian footway on the other.

- 7.39 The proposed layout includes cycle routes throughout the development. The applicant states that they are unable to amend the geometry any further than slight amendments due to the parameters of the outline planning permission, however on the basis of the requested LTN1/20 – Cycle Infrastructure Design compliant crossings within the highways which consists of raised crossings to allow continuous level access for pedestrians and cyclists, the layout was amended to adopt a traffic calming approach whereby there would be raised tables along the spine road and secondary streets where geometry does not allow for speed reductions. Furthermore, at all junctions with a cycleway/footway we have included an LTN1/20 crossing which forms a small, raised table to ensure the continuous level of cycle/footways at junctions to indicate that they have right of way. Active Travel have been reconsulted but have not yet responded to the revised proposals, nevertheless it is considered that the proposal would provide sufficient cycle routes and space around and through the development site in Policy LPD35: Safe, Accessible and Inclusive Development. Any additional comments received will be reported to the Planning Committee. However, it is considered that their concerns have been addressed and it should be noted that Nottinghamshire County Council as Highway Authority raise no objection to the design and layout, taking account of all cycle routes.
- 7.40 In conclusion Nottingham County Council as Highways Authority have responded to state that they have considered the submitted layout drawings and additional information, and have no objections to the proposals, therefore, subject to conditions, the highway authority raise no objection to the application and deemed to comply with policy LPD61. Likewise, it is considered that with regard to parking provision as required by policy LPD57, along with the recently adopted 'Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document' that the proposed layout demonstrates that each proposed dwelling would have sufficient off-street parking spaces and that there would be sufficient visitor spaces throughout the proposed development.

### Landscaping

- 7.41 As a reserved matter, landscaping is a consideration of this application. An illustrative landscape masterplan has been submitted which detail that the areas of open space would be appropriately landscaped with native species. Primary roads would be tree lined and there would be a separate strategy for each character area. Existing green infrastructure is, where possible, retained and is complimented by additional landscaping weaving through the residential plots.
- 7.42 Structural landscaping is proposed around the play spaces and the central area Multi Use Games Area, and other areas of open space. This, together with the existing green infrastructure will ensure that the development provides a safe, welcoming and attractive public realm. The overall landscape and green infrastructure strategy is based on features of local landscape character including planting belts and hedgerows – to create an overall structure that underpins the essential character of the proposed development. This approach aligns with the commitments set out within Chapter 6 of the Environmental Statement which accompanied the outline planning permission

and complies with the above stated Policies of the ACS, Local Plan Part 2 and the Linby Neighbourhood Plan as well as the NPPF

- 7.43 It is acknowledged that the landscape strategy is a key component for creating a successful development at Top Wighay Farm and that the proposed multi-functional green infrastructure is an integral part of the scheme and creates a strong landscape structure across the site, focussed around the retention and enhancement of existing landscape assets wherever possible.
- 7.44 Given that the site was until recently arable farmed there are few trees of note within this smaller application site that would be affected, save for those with hedgerows. The landscaping scheme as proposed is, to all intents and purposes, the same as previously approved at outline stage. It should be noted that condition 23 of the outline requires the submission and approval of an Arboricultural Assessment prior to development commencing. Having regard to the above it is considered that the landscaping scheme is acceptable and complies with policy LPD18 and guidance within the NPPF. A condition will be required to detail each specific new tree, to ensure that any dying trees are replaced within a 5-year period. It is already a requirement of the outline consent that a landscape management plan be submitted and approved for future maintenance.

### Drainage

- 7.45 The integration of a comprehensive Sustainable Drainage System (SuDs) has been considered from the outset and shaped the development of the layout. The aim of SuDs is to maximise the existing potential of the site to attenuate and clean water, while providing valuable amenity by creating and integrating well-designed landscaped features and promoting a greater diversity of flora and fauna. SuDs manage surface water run-off rates by mimicking natural drainage characteristics to achieve a sustainable drainage solution that balances water quality, water quantity, amenity and biodiversity.
- 7.46 In this instance the application is accompanied by a site wide drainage strategy which echoes the outline application whereby there would be above ground water storage areas, which will have restricted outfall rates. The ultimate outfall for the water will be an existing water course, which heads in an easterly direction just to the south of the proposed local centre and exits the site close to pond four, to the eastern most edge of the site. The watercourse ultimately feeds into the stream that runs through the centre of Linby. The drainage strategy identifies that pre-development greenfield rates can be achieved, taking into account the modelled 1 in 100 year plus 40% climate change storm event. As a result, and subject to final approval of the detailed drainage strategy, the development should ensure that both the site and those downstream of it, would not be at risk of flooding. Foul water would be discharged to the main foul network and the applicant is in discussion with Severn Trent over capacity and improvements that may be required.
- 7.47 The Lead Local Flood Authority have been consulted on the proposals and have since confirmed that they have no objections to the proposals based on additional information being submitted in relation to the proposed suds ponds.

The Lead Local Flood Authority also considered the response from Libby Parish Council as part of their objection.

- 7.48 The outline permission also considered flood risk and drainage as part of the determination of the application, and it is a requirement of the outline consent that no phase of development shall commence until drainage plans of the disposal of foul sewage and surface water have been submitted to and approved in writing by the local planning authority (conditions 14 and 15). The Environment Agency have provided no further comment and have noted that they wish to be consulted when an application is made to discharge each of these conditions.
- 7.49 Having regard to the above it is considered that the site is at low risk of flooding and a development that accords with the drainage strategy and incorporates SUD's should ensure that the site and adjacent land will not be at risk of flooding. Furthermore, the means of disposal of foul water to the existing mains network is acceptable. The application is, therefore, deemed to comply policies LPD3, LPD4, LPD5 and LPD6.

#### Impact on heritage assets and archaeology

- 7.50 In the outline application Chapters 8 and 9 of the Environmental Statement address the impacts on Cultural Heritage and notes that there are no designated heritage assets that lie within or in the immediate area of the site. The nearest heritage assets are the Grade II\* Registered Annesley Hall Park and Gardens, which is some 270 north-west of the site and Linby Conservation Area, which is 420m to east of the site and contains the Grade II\* Listed Church of St Michael. With regard to Annesley Hall Park it is the setting of the park and gardens that are most important and to this end large parts of the heritage asset are made up of agricultural land, and it is this setting of isolation that contributes to the heritage asset. However, it is not considered that the setting of the asset would be unduly impacted by this development should it be approved given the distance, topography and planting between the two.
- 7.51 In respect of Linby Conservation Area it is noted that the development would be some distance from the heritage asset and that the railway line, and its associated earthworks, runs between the two. Taking into account the existing and proposed planting between the nearest part of the application site and the conservation area (together with listed buildings within it), any potential harmful impact is considered to be negligible.
- 7.52 As confirmed in the design statement, the design of the proposed dwellings on the Eastern Character area reflects the semi-rural context through appropriately lower densities, softer landscaping, larger properties and reduced storey heights to the edges of the development. The applicant states that in the Eastern Character area boundaries would be defined by existing linear hedgerows that would be reinforced by further planting. Generally, the density transitions from higher to the west, adjacent to the Central Character Area and lower to the east, adjacent to the site boundary and closest to Linby. Given the open aspect, the eastern frontage as proposed utilises materials that closely resemble those found in Linby. The majority of the house types along this frontage utilise Marshall's Cromwell Split Faced Reconstituted Stone



(Weathered colour) along their front elevation. On key corner plots, the first floor would be rendered and ridgeline chimneys highlight their prominence within the street scene. Additional use of Roughcast Render in a sandstone colour would be used to define key nodal points along the existing green corridors, key plots or corners and to terminate internal vistas. The applicant has therefore designed this part of the site having regard to the character and appearance of the Linby Conservation Area and has taken steps so that any potential long-distance views are viewed in the context of these sensitively designed dwellings. Whilst it is acknowledged that the conservation officer raises some concern about the overuse of all rendered properties on the eastern part of the site, it is considered that the impact on Linby Conservation Area would be limited, particularly given the distance to the conservation area (420m) and there being a raised railway embankment in between.

- 7.53 Matters relating to archaeology are covered by a pre-commencement planning condition on the outline permission. The applicant has agreed to undertake a Written Scheme of Investigation in accordance with this condition and the county archaeologist is agreeable with this approach.
- 7.54 Having regard to the above, it is not considered that the development would have any undue negative impact on above ground heritage assets, nor mitigation necessary. However, there would be a need to ensure that below ground archaeological features of interest are fully explored as per the requirement of the condition on the outline permission. Having regard to the above, the application is deemed to comply with policies ASC11, LPD26, LPD27, LPD28, LPD29, LPD30, CBH2 and guidance within the NPPF.

#### Other considerations

- 7.55 The outline planning application was accompanied by an Environmental Statement of which Chapter 7 – “Biodiversity” covered biodiversity impacts together with a Shadow Habitat Regulations Assessment (Stage 1 and 2). As required by the outline consent, the applicant confirms that the proposed development has been designed in accordance with Table 7.2 “Mitigation” of the ES Chapter 7, for measures identified to be secured via design. This includes retention of existing hedgerows (where possible) and installation of landscaping features. Furthermore, it is a requirement of the outline consent that a Mitigation Statement in respect of ecology be submitted to and approved at the reserved matters stage. No consultation response has been received from Natural England or Nottingham Wildlife Trust in respect of the mitigation and therefore a condition needs to be replicated to be approved via a discharge of condition.
- 7.56 In accordance with the Low Carbon Planning Guidance for Gedling Borough Supplementary Planning Document it is noted that there would be a need to encourage a development that would lessen the impacts of climate change. EV charging points would be required for each dwelling and encourage electric car usage. The dwellings proposed as part of this re-plan will also have greater insulation over and above current minimum building regulation requirements. The site is also sustainably located with good access to services and has been designed in a manner whereby a bus route could

access the site should safeguarded land come forward, all of which will help to reduce the impact of the development on the environment and assist in reducing climate change.

- 7.57 For the avoidance of doubt, there are a number of other topics that were covered when the outline application was determined. Notably, a Section 106 Legal Agreement secured planning obligations in respect of affordable housing, health care, education, bus service and bus stop improvements, a local labour agreement and maintenance of the Public Open Space. This should mitigate infrastructure concerns relating to this development. Other matters covered by condition on the outline permission include archaeology, ecology, drainage, possible contamination, a Construction Method Statement and others.
- 7.58 Concern has been expressed by local residents about whether the site should be allocated at all and that the site unsustainable; however, the sites suitability has been extensively investigated through the local plan process and is considered to be acceptable, this being reflected in the adoption of the Wighay Farm Development Brief SPD.
- 7.59 It should also be noted as part of the outline application a separate economic benefits report, look at the various economic and social impacts that the development would have, during construction this will be in the form of up to 424 temporary jobs. Once occupied the development is likely to support an estimated 664 net additional jobs in the Gedling economy, generating an estimated £0.7 billion of gross value over its first 10 years since occupation, as well as in the region of £1.1million per annum in business rates. As a result the scheme is considered to have significant economic benefits in the long-term. In respect of social impacts it is considered that the possible negative impacts on education and health can be mitigated against through the contributions sought as well as social benefits in terms affordable housing to be provided. Whilst these figures have not been verified by Gedling Borough Council, there are considered to be significant economic benefits from the development, as well social benefits too which weighs in favor of the development.

## **8.0 Conclusion**

- 8.1 The principle of the development has been established following the grant of outline application 2020/0050; given the fact that the site is allocated for residential development in the Local Planning Document; Access has already been approved with the internal access arrangements also now considered to be acceptable. The density of development is acceptable, and the layout considered to respect the character of the area. The design of the dwellings is acceptable with a mixture of materials and scale of properties, with public open space overlooked and residential amenity respected. Having regard to the above it is considered that The application is, therefore, deemed to comply with policies A, 1, 2, 10, 11, 17 and 19 of the Aligned Core Strategy; policies 3, 4, 7, 11, 18, 19, 21, 26, , 32, 35, 36, 39, 48, 57, 61, 64, 71 and Appendix D of Local Plan Document; policies HSG1, CBH2, NE1 TRA1 and DC1 of the Linby Neighbourhood Plan; Parking Provision for Residential Developments

Supplementary Planning Document (May 2012); Affordable Housing SPD, Air quality and Emissions mitigation; and guidance contained within the NPPF.

**9.0 Recommendation: Recommendation: to grant reserved matters approval, subject to the imposition of conditions, as set out in the report:**

**Conditions**

1. This permission shall be read in accordance with the application form and following list of approved drawings:
  - P21-2773\_DE\_005\_N\_1 Planning Layout (1of4)
  - P21-2773\_DE\_005\_N\_2 Planning Layout (2of4 Linden)
  - P21-2773\_DE\_005\_N\_3 Planning Layout (3of4 Bovis)
  - P21-2773\_DE\_005\_N\_4 Planning Layout (4of4 Countryside)
  - P21-2773\_DE\_006\_L\_1 Materials Plan
  - P21-2773\_DE\_006\_L\_2 Materials Plan
  - P21-2773\_DE\_006\_L\_3 Materials Plan
  - P21-2773\_DE\_006\_L\_4 Materials Plan
  - P21-2773\_DE\_007F Boundary Treatment Plan
  - P21-2773\_DE\_008G Hard Landscaping Plan
  - P21-2773\_DE\_015\_D Presentation Layout
  - P21-2773\_EN\_0003\_E\_0003 Northern POS Detailed Soft Landscape Proposal
  - P21-2773\_EN\_0003\_E\_0004 Northern POS Detailed Soft Landscape Proposal
  - P21-2773\_EN\_0003\_E\_0005 Detailed NEAP Proposal
  - 22095-150G Vehicle Tracking Plan
  - 22095-151E Bus and Refuse Vehicle Tracking
  - 22095-152A Tracking Exercise 3
  - P21-2773\_205B - House Type Pack
  - P21-2773\_EN\_0001\_C\_0001 POS Illustrative Landscape Masterplan
  - P21-2773\_EN\_0002\_C\_0001 Plot Landscape Strategy Plan
  - P21-2773\_EN\_0003\_D\_0006 Detailed Skatepark proposals
  - 22095 - M&H Flood Risk Assessment Combined
  - P21-2773\_204A Design Compliance Statement
  - P212773 Planning Statement
  - P21-2773\_DE\_001\_B - Site Location Plan
  - 22095 127 Basin SUDs Plans and Sections
  - Noise Impact Assessment dated 28 November 2023 (Report Reference J004606-7430-RC-02)
2. The multi-use games area shall not be brought into use until the car-park as shown for indicative purposes only on drawing P21-2773\_DE\_005\_N\_1 has been surfaced in a bound material (not loose gravel), with the parking bays clearly delineated, and constructed with provision to prevent the discharge of surface water from the car-park to the public highway. The bound material, bay markings, and provision to prevent the discharge of surface water from the car-park to the public highway shall be maintained for the lifetime of the development.
3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in

writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- I. the parking of vehicles of site operatives and visitors
  - II. loading and unloading of plant and materials
  - III. storage of plant and materials used in constructing the development
  - IV. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - V. wheel washing facilities
  - VI. measures to control the emission of dust and dirt during construction
  - VII. a scheme for recycling/disposing of waste resulting from demolition and construction works
  - VIII. contact details of the site manager being displayed on-site for members of the public to view.
4. No dwelling served from a shared private drive with 5 or more frontages shall be occupied until details of the proposed arrangements and plan for future management and maintenance of the shared private drives including associated drainage have been submitted to and approved in writing by the Local Planning Authority. The shared private drives and drainage shall thereafter be maintained in accordance with the approved management and maintenance details, until such time that a private Management and Maintenance Company has been established.
5. No part of the development hereby permitted shall be brought into use unless or until plans detailing the location of new bus stops within the site have been made to the satisfaction of the Local Planning Authority and shall include any of the following: real time bus stop flags, poles & displays including low voltage power source to the real time information pole location; polycarbonate bus shelter; solar or electrical lighting in bus shelter; raised kerbs; enforceable bus stop clearway; lowered access kerbs; additional hard stand (3.6 metres depth x 8 metres width if required), black top dressing (tarmacadam) and the above to be installed to an agreed timescale. If bus stops are not installed prior to bus services operating the developer will be responsible for the cost of any temporary infrastructure arrangements.
6. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling. The submitted details should identify run-off sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

7. No dwelling hereby approved shall be occupied until such time as all noise mitigation measures as detailed in Section 7 of the submitted Noise Impact Assessment dated 28 November 2023 (Report Reference J004606-7430-RC-02). The mitigation measure shall remain in place for the lifetime of the development.
8. Notwithstanding the provisions of condition 19 of the associated outline consent (ref: 2020/0050), before development commences a detailing planting schedule containing all of the existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development. New soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate together with an implementation programme having regard to the approved Landscaping Scheme pursuant to the Plot Landscape Strategy Plan (Plan Ref: P21-2773\_EN\_0002\_C\_0001), the Illustrative Landscape Masterplan (Plan Reference P21-2773\_EN\_0001\_C\_0001 POS), Northern POS Detailed Soft Landscape Proposal (plan reference P21-2773\_EN\_0003\_E\_0003) and Northern POS Detailed Soft Landscape Proposal (Plan reference P21-2773\_EN\_0003\_E\_0004). All planting hereby approved must be carried out and completed in accordance with the approved details no later than during the first planting season (October - March) following either the substantial completion of the development hereby permitted or it being first brought into use, whichever is sooner. If, within a period of 5 years of from the date of planting, any tree or shrub planted as part of the approved Landscaping Scheme is removed, uprooted, destroyed, dies or become diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal. Once provided all hard landscaping works shall thereafter be permanently retained throughout the lifetime of the development.
9. Notwithstanding the requirements of condition 25 detailed on the outline consent (Ref: 2020/0050) and the submitted Ecology Mitigation statement (Ref: RSE 7184 R1 V2 MS Optimized Ecology), before development commences details of the mitigation measures and timescale for implementation identified in table 7.2 of the Environmental Statement (submitted with the outline application) shall be submitted and approved by the local planning authority that takes account of the layout hereby approved (plan ref: P21-2773\_DE\_005\_N\_1 Planning Layout). The mitigation measures shall be in place for the lifetime of the development and be appropriately managed.

10. No development shall commence until such time as the following documents have been submitted to and approved in writing by the Local Planning Authority:

(i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and

(ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

**Reasons:**

1. To define the permission
2. In the interest of highway safety and to comply with Policy LPD61.
3. In the interest of highway safety and to comply with Policy LPD61.
4. To ensure the shared private drives are maintained to an appropriate standard and to comply with Policy LPD61.
5. To ensure the special location and design of all bus stops and to comply with Policy LPD61
6. To ensure surface water is suitably disposed of and to comply with Policy LPD 4.
7. To ensure that the amenity of proposed occupiers is respected and to comply with Policy LPD32.
8. To ensure that all landscape feature are specified and in place as part of the development of the site and to comply with policy LPD18.
9. To ensure that protected species are respected and to enhance ecology and comply with Policy LPD18.
10. To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy LDP18 and LPD 19.

**NOTES TO APPLICANT:**

A Management and Maintenance Company for the shared private drives must be secured by S.106 Agreement to protect the financial interests of both the future occupiers and County Council. Please contact [hdc.south@nottscc.gov.uk](mailto:hdc.south@nottscc.gov.uk) for details.

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 Nottinghamshire County Council's current highway design guidance and specification for roadworks.

- 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. 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.
- b) 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.

Correspondence with the Highway Authority should be addressed to:  
[hdc.south@notts.gov.uk](mailto:hdc.south@notts.gov.uk)

The applicant is advised that the playing pitches should comply with the relevant industry Technical Guidance, including guidance published by Sport England and National Governing Bodies for Sport.

The applicant is reminded that the conditions associated with the associated outline consent (Ref: 2020/0050) and the provision of the completed S106A still remain applicable as a result of this reserved matters consent.