



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number:	2024/0217
Location:	Land South Of Main Street Calverton
Proposal:	Approval of reserved matters (layout, scale, landscaping and appearance) for erection of 73 dwellings, made pursuant to outline permission 2018/0360
Applicant:	Langridge Homes Ltd
Agent:	Halsall Lloyd Partnership
Case Officer:	Nigel Bryan

1.0 Site Description

- 1.1 The site consists of an area of vacant grassland and a small woodland copse located to the west end of the village of Calverton. The northern site boundary is shared with Main Street and several existing dwellings, the eastern site boundary is shared with residential properties on West End and Long West Croft, the southern boundary is shared with open land, with a public footpath in close proximity to it and the western boundary is shared with Hollinwood Lane.
- 1.2 There are no significant differences in ground level across the site however it is noted that the site level is higher than that of the existing properties on Main Street, West End and Long West Croft. Mature hedgerow is the predominant boundary treatment with a field gate from Main Street.
- 1.3 There are three Oak trees on the boundaries of the site that are protected by a Tree Preservation Order, one located along the boundary with Main Street and two located along the boundary with Hollinwood Lane.
- 1.4 The site area is 3.07 hectares.

2.0 Relevant Planning History

- 2.1 2018/0360 – 'Outline planning application for up to 79 No. dwellings with all matters reserved except access' was considered at the Planning Committee of 27th March 2019 with the permission granted on the 7th April 2021, following the completion of a Section 106 Legal Agreement.

3.0 Proposed Development

- 3.1 The application is a reserved matters approval made pursuant to outline permission 2018/0360. At the outline stage access was committed and identifies that the primary vehicular access would be to the centre of the site and from Main Road. As a result, the matters under consideration as part of this application are layout, appearance, scale and landscaping.
- 3.2 During the course of the application amended plans have been received that make a number of changes to the application from its original submission. Notably the number of dwellings proposed to be erected has reduced from 77 to 73. Other changes include the provision of greater public open space within the site, including providing play equipment toward the southeastern corner of the site, adjacent to properties on West End. Furthermore, the range of house types have altered in that more dual fronted properties have been supplied to aid movement around the site. Further consultation has been undertaken on the amended plans and the application is considered accordingly.
- 3.3 Three areas of Public Open Space (POS) are provided on site, two of which would be along the site frontage. In the south east corner would be the largest POS, which would include play equipment and a SUD's pond. The housing mix would include 20%, or 15 affordable dwellings, the housing mix of which is 5 x 3-bed shared ownership properties and 10 x 2-bed affordable rent properties. A total of 58 open market dwellings would be provided and include 14 x 5-bed properties; 28 x 4-bed properties; 15 x 3-bed properties and 1 x 2-bed bungalow.

4.0 Consultations

- 4.1 Environment Agency – note that the application site falls within flood zone 1 so make no observations on the application.
- 4.2 Nottinghamshire County Council – Lead Local Flood Authority – Object to the application on the grounds of a lack of information having been submitted.
- 4.3 Historic England – On the basis of the information available to date, they do not offer any comments on the application and advice that the Council seek the views of our specialist conservation and archaeological advisers, as relevant.
- 4.4 Gedling Borough Council Conservation Officer – notes that the site is sufficient distance way from heritage assets to not detrimentally affect the setting of the Conservation Area. Noting the site is edge of settlement the development should provide a suitable bridge to the open countryside and utilise materials that are reflective of the local vernacular.
- 4.5 Gedling Borough Council Parks and Street Care – note that 10% POS is to be provided and that the layout indicates play equipment is to be provided too. There is limited information in respect of the play equipment but this could be supplied through the approval of the Open Space Scheme, as part of the S106.

- 4.6 Gedling Borough Council Strategic Housing – No comments received.
- 4.7 Gedling Borough Council Scientific Officer – note that conditions in respect of contamination are on the outline permission (conditions 6 and 7). Conditions should be added in respect of electric vehicle charging points (this is covered by condition 9 on the outline). A Construction Emission Management Plan should also be approved (this is covered by condition 10 on the outline).
- 4.8 Forestry Officer – following submission of an updated Tree Method Statement and Tree Protection Plan, no objection is raised to the layout as proposed.
- 4.9 Nottinghamshire County Council Highways – following receipt of additional information, raise no objection to the application, subject to conditions.
- 4.10 Calverton Parish Council – No objection.
- 4.11 Members of the Public
- 4.12 A press notice was published, site notice posted and neighbour notification letters sent to all properties adjacent to the application site. Following receipt of amended plans, further consultation was undertaken too. All responses received objected to the application. A total of 5 letters of objection have been received. A summary of the objections received are outlined below;
- ☐ This part of Calverton is being disproportionately targeted for excessive development;
 - ☐ Infrastructure of the village is not sufficient to support a new development;
 - ☐ Lack of public transport, distance to shops and surgery;
 - ☐ Insufficient parking for village amenities;
 - ☐ Increase in traffic with the access not acceptable;
 - ☐ Parking provision is not acceptable and will lead to overflow;
 - ☐ Concerns about drainage and flooding;
 - ☐ Noise pollution, particularly during construction;
 - ☐ Density and property types not in keeping;
 - ☐ Number of single storey properties should be increased;
 - ☐ More bungalows should be on site, particularly on the eastern edge of the site
- Adverse effect on property values;
- ☐ Land is not flat;
 - ☐ The proposal would lead to a loss of light and be overbearing;
 - ☐ Mental stress and anxiety during construction work;
 - ☐ Road congestion;
 - ☐ Access points would be dangerous;
 - ☐ Removal of large sections of hedgerow;
 - ☐ Loss of wildlife;
 - ☐ Trees and hedgerows should not be removed; and
 - ☐ Contrary to Calverton Neighbourhood Plan.
- 4.13 Following the submission of new plans which reduced the number of dwellings and amended the scheme as outlined in paragraphs 3.0-3.3 of this report, one additional letter of objection was received. The objection

specifically referenced plot 66 and felt it should be a bungalow; the site and neighbouring properties could be flooded and the play equipment should not be near the SUD's pond.

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 2024 (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 2024

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 7: Contaminated Land – sets out the approach to land that is potentially contaminated.

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 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 36: Affordable Housing – sets out that a 20% affordable housing provision will be required in Carlton but that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this.

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 48: Local Labour Agreements – sets out the thresholds where a Local Labour Agreement will be required.

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 66: Housing Allocations– identifies the majority of the application site as housing allocation H15, for approximately 75 new dwellings.

6.5 Calverton Neighbourhood Plan

The Calverton Neighbourhood Plan was adopted by Gedling Borough Council on 31 January 2018. As such the Calverton Neighbourhood Plan forms part of the Development Plan for Gedling Borough.

Policy G2: Developer Contributions – sets out that developer contributions will be sought towards education provision (nursery, primary, secondary, 16-18), primary GP healthcare provision and village centre environmental improvements

Policy G5: Housing Mix – states that development should include a mix of dwelling sizes, that planning permission will be granted for developments which provide bungalow and other types of accommodation for elderly and disabled people, that proposals for major development that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused, that on all major development schemes, planning permission will be granted for the provision of plots for self-build subject to other policies in the development plan and that affordable housing should be designed and delivered to be indistinguishable from market housing and should be distributed throughout the development as a whole.

Policy ISF1: Sustainable Transport – states that opportunities for the use of sustainable modes of transport must be maximised.

Policy ISF2: Car Parking – states that any new development outside of the Village Centre will only be permitted where it has sufficient parking provision.

Policy ISF3 – Highway Impact – sets out the criteria for assessing highway impact.

Policy ISF4: Infrastructure Provision – states that residential developments will be required to provide the necessary infrastructure, such as education provision, healthcare provision, open space and drainage provision.

Policy BE1: Design & Landscaping – states that all development on the edge of Calverton must provide soft landscaping on the approach into the village and sets out criteria to achieve this.

Policy BE2: Local Distinctiveness and Aesthetics – states that development should be designed to a high quality that reinforces local distinctiveness including that buildings on the fringes of major developments should have variations in height, style and position.

Policy BE3: Public Realm – sets out the approach to the public realm and to landscaping.

Policy BE4: Parking Provision – sets out that adequate parking must be provided.

Policy NE3: Flooding- sets out the approach to preventing flooding and to ensure that adequate drainage is provided.

Policy NE4: Green Infrastructure –sets out the approach to green infrastructure and ecological considerations.

Policy NE5: Biodiversity – sets out the approach to biodiversity.

6.6 Other

Open Space Provision SPG (2001) – sets out the open space requirements for new residential development.

Affordable Housing SPD (2009) – sets out the affordable housing requirements for new residential development.

Parking Provision for Residential and Non-Residential Development SPD (2022) sets out the parking provision requirements for new developments.

Low Carbon Planning Guidance for Gedling Borough (2021) sets out sustainability guidance.

Gedling Borough Council Design Guide

7.0 **Planning Considerations**

Principle of the development

- 7.1 The application site is allocated for housing development under H15 of Policy LPD 66 of the Local Planning Document, which was adopted in July 2018. Policy LPD 66 identifies the site as providing approximately 75 dwellings. The site has outline planning permission for up to 79 dwellings and this reserved matters application is for the erection of 73 dwellings. As a result, the principle of development is supported and has already been established through the grant of the outline permission, which accords with the development plan and with the objectives of the National Planning Policy Framework and Aligned Core Strategy.

- 7.2 For the avoidance of doubt, a number of aspects have been considered at the outline stage, namely access, or subsequent approval through discharge of condition applications, including drainage, archaeology and ecology matters. The matters under consideration at the reserved matters stage are layout, appearance, scale and landscaping, which are addressed in turn below.

Layout

- 7.3 The site covers an area of 3.07 hectares and whilst the outline is for 79 dwellings and the allocation for 75, the number of dwellings proposed to be erected is 73. This is as a result of negotiations over the layout to ensure that it respects the character of the area and, most notably, provides adequate Public Open Space (POS). Based on the reduced number of dwellings, this would result in a density of 23.6 dwellings per hectare, slightly below the density of 25 dwellings per hectare identified in policy LPD33. However, given the need to respect the character of the area, residential amenity and fact that the site is adjacent to open countryside, the density of development is considered to be acceptable.
- 7.4 The layout as amended would now have green space to the Main Street frontage, providing an attractive and open aspect to the entrance of the site. The majority of the dwellings facing Main Street would face outward, save for two dwellings, including a double fronted dwelling to step around the corner. A larger area of POS is to be provided in the southeast corner of the site, adjacent to properties on West End, with this space housing the SUD's pond, an area of play equipment and electric sub-station.
- 7.5 The layout, overall, would be based around a simple block structure, which is supported and ensures POS is overlooked. A number of dwellings would be double fronted to step around corners with a mixture of frontage parking and some to the side of dwellings, with the former predominate. To ensure that the layout is not parking dominated, small areas of front gardens and planting will be secured to break up the hard paving.
- 7.5 Overall the layout is considered to be acceptable providing an adequate mix of properties, 2-5 bedrooms, with POS overlooked and corner turners at strategic points within the site. As a result, the application is deemed to comply with policies ASC10, G5, BE1 BE2 and guidance within the Design Code.

Scale

- 7.6 All of the properties, save for one bungalow, are to be two-storey in scale. The housing mix in the area is predominately bungalows on West End, a number of which are dormer-bungalows, with some more conventional two-storey properties facing on to Main Street. Given the mixed scale of properties in the area, a development made up of pre-dominantly two-storey properties is considered to be acceptable. Within the properties there are modest changes in scale, including dwellings that are slightly taller than others, as well as attached garages that are single storey in the streetscape. The scale of development is therefore considered to be acceptable and comply with policies ASC10, G5, BE1 BE2 and guidance within the Design Code.

Appearance

- 7.7 On the site there would be a mixture of 16 house types, which vary in the number of bedrooms, scale and design. They would include semi-detached and detached properties. The main build material would be red brick under conventional tiled roofs, which is the predominant build material within

Calverton. A number of the house types would be similar to those approved at Dark Lane, given that it is the same developer. As a result, there would be some continuity in house types, which would respect the character of the area. There are also elements of detailing that are welcome and would respect the traditional character of the area, including brick detailing at the eaves and stone cills. As a result, the appearance of the properties are considered to be acceptable and comply with policies ASC10, G5, BE1 BE2 and guidance within the Design Code.

Landscaping

- 7.8 During the processing of the application, a tree Protection Method Statement has been submitted, which the Council's Tree Officer considers to be acceptable. It outlines which trees and hedges are to be retained, with a number of mature trees along the western boundary of the application site, subject of a Tree Preservation Order (TPO). The hedge along the western boundary is to be retained, along with the majority that fronts Main Street, save for that section to be removed to facilitate the access and visibility splay. Protective fencing would need to be erected around the trees and hedges to be retained, which can be secured via a suitably worded condition.
- 7.9 In respect of landscaping, the main areas of public open space would be able to accommodate additional landscaping, as well as planting of a more domestic scale within the front gardens. No detailed landscaping scheme has been submitted but this can be secured via condition and be approved in consultation with the tree officer and will look to secure appropriate native species. Details of boundary treatments for the plots can also be approved through a discharge of condition application. Having regard to the above, and subject to conditions, the application is considered to be acceptable with regard to trees and landscaping and is deemed to comply with policies LPD19 and NE4.

Other considerations

- 7.10 Concern has been raised about the detrimental impact on the amenity of neighbouring residents, particularly to existing residents on West End. Plots 63-65 would have rear gardens not less than 12m in depth, which would provide an adequate distance to ensure any overlooking and overbearing impacts would not be significant, even if raised above existing dwellings. The nearest property to the site boundary, would be plot 66, which would be approximately 2m away but would have its gable facing existing dwellings on West End, which would be approximately 14m away. As a result it is not considered that this would result in a significant overlooking or overbearing impact. The shortest rear garden would be to plot 69 but to address possible overlooking impacts, this is proposed to be a bungalow, which is acceptable and would ensure residential amenity would be respected, as well as enhance the mix of properties available, with the application deemed to comply with policy LPD32.
- 7.11 Play equipment is proposed to be provided in the larger area of POS to the southeast of the site. A total of 5 pieces are shown on the layout, although final details of the equipment are yet to be finalised and would be approved

through the submission of details as part of the S106 legal agreement. The location of the POS is acceptable and would provide the requisite 10%.

- 7.12 A number of details have already been resolved in respect of archaeology (condition 14 of the outline). Concern has been raised by the Lead Flood Authority about a lack information in respect of flooding and drainage flooding; however, further details would need to be supplied as part of condition 5 of the outline.
- 7.13 The planning obligation secured through the outline application permission will not be affected by this reserved matters application and will secure: 20% Affordable Housing; a commuted sum of £184,557.90 towards off-site POS provision, together with £77,113 for 10 years maintenance (however, this will not now be required given that 10% POS and play equipment is to be provided on site); £285,720 for the provision of primary school place, to be used to extend the local school (St Wilfrid's C of E Primary School) and £195,283 (11 x £17,753) for the provision of secondary school places to mitigate the impact of the development; £42,606 for health facilities as requested by the NHS; £50,000 to provide improvements to the local bus services to serve the site and £15,000 towards bus stop improvements and a Local Labour Agreement.
- 7.14 Impacts on ecology have been considered at the outline stage and condition 11 on the outline secures the provision of ecology enhancements. For clarification, the outline application was determined prior to the adoption of Biodiversity net-gain guidance, which cannot be considered at the reserved matters stage.
- 7.15 In respect of access, the main vehicular access from Main Street has been approved at the outline stage. The Highway Authority have sought changes to the internal highway network to ensure that vehicles can adequately navigate the site, showing swept-path analysis, with the internal highway network now considered to be acceptable.
- 7.16 Furthermore, modest changes to garage sizes have been made and each property will have at least two parking spaces with some of the larger units having three spaces. The application is therefore deemed to comply with policies LPD57 and LPD61.
- 7.17 Concern has been raised about a lack of services to the site and access to infrastructure; however the site is considered to be in a sustainable location, with contributions secured toward education, health and public transport. There is no reason to consider why the site would lead significant noise complaints or mental health issues with the end use residential in nature and the build at the site being temporary in nature. In the unlikely event that noise issues were to arise these could be investigated by Environmental Health. With appropriate fencing and signage to the SUD's pond, there is no reason to consider the proximity of the play equipment to be a safety issue.
- 7.18 In terms of the sustainability credentials of the properties to be erected, it is noted that each property is intended to have solar panels and will have additional roof insulation, which will result in an EPC A rating for each

dwelling, which is considered to comply with the Councils Low Carbon Planning Guidance.

8.0 Conclusion

- 8.1 The principle of the development has been established through the grant of the outline permission and allocation of the land for residential purposes. The matters for consideration at this stage are layout, appearance, scale and landscaping. The layout as proposed would respect the character of the area with requisite public open space. The scale and appearance of the dwellings would assimilate into the local environment and not have a detrimental impact on the amenity of neighbouring properties. The application is therefore deemed to comply with the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and the Calverton Neighbourhood Plan.

Recommendation: Grant reserved matter approval subject to the conditions outlined below

Conditions

1. This permission shall be read in accordance with the application form and following list of approved drawings:

002-P07-Site Layout

2002-P03-Y2 Housetype
2003-P03-YS Housetype
2004-P03-R4 Housetype
2005-P03-JD Housetype
2006-P03-C10 Housetype
2007-P03-C4 Housetype
2008-P03-KA3L Housetype
2009-P03-E21L Housetype
2010-P03-K8L Housetype
2012-P02-BGA3 Housetype
2013-P02-DA3 Housetype
2014-P03-F4 Housetype
2016-P02-BT2A Housetype
2017-P01-A3L Housetype
2018-P01-L4 Housetype
2019-P01-X3 Housetype
2020-P01-XS Housetype

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

2. Prior to above ground works commencing details of materials to be used in the external appearance of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.

3. Occupation of the proposed dwellings shall not take place until their respective driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be constructed with provision to prevent the discharge of third party surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.
4. The tree protection measures identified in the Tree Method Statement shall be erected prior to development commencing on site. The measures shall remain in place until such time as the particular part of development affected is substantially complete.
5. Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.
6. No part of the development shall be brought into use until details of all the boundary treatments proposed for the site including types, height, design and materials, have been submitted to and approved in writing by the local planning authority. The approved boundary treatment for each individual plot on site shall be implemented prior to the occupation of each individual dwelling and shall then be retained in full for a minimum period of 5 years

Reasons

1. For the avoidance of doubt.
3. In the interest of highway safety and to secure enough parking provision, and to comply with policies LPD57 and LPD61.
3. To ensure the character of the area is respected and to comply with policy ACS10.
4. To ensure that the trees and hedgerows are protected and to comply with policies LPD19 and BE1.

5. To ensure that the trees and hedgerows are protected and to comply with policies LPD19 and BE1.
6. To ensure the character of the area is respected and to comply with policy ACS10.

Notes to Applicant

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the 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@nottscc.gov.uk

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil