

Report to Planning Committee

Application Number: 2026/0179

Location: Top Wighay Farm, Linby, Nottinghamshire

Proposal: Reserved matters application for the appearance, landscaping, layout and scale of 158 dwellings (in relation to Phase 3b of outline permission reference: 2020/0050)

Applicant: Mr Robbie Steel of Persimmon Homes

Agent:

Case Officer: Calum Smith

The application is referred to Planning Committee to comply with the Council's Constitution, as it relates to a major residential development

As this is a reserved matters application pursuant to the outline permission (ref. 2020/0050), the principle of development and access have already been established through the outline planning permission. The assessment is therefore limited to layout, scale, appearance and landscaping.

1. Site Description

- 1.1 The larger outline application (ref 2020/0050), which covers the whole allocated site, comprises an area of land covering some 40.347 hectares. The current reserved matters application forms phase 3B of the residential development and covers an area of approximately 5.61 hectares, and excludes the other phases of residential development, employment land, the local centre and school. It is located to the north of Hucknall, west of Linby village. The site is bound by Wighay Road to the south, homes built by Strata to the east, mentioned in paragraph 2.9 of this report, and the larger allocated site to the north and west.
- 1.2 At the time of writing, 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. Additionally, while the site has been cordoned off by metal fencing, only ground works are currently underway. Otherwise, the application site is currently marked by hedgerows and an access track to the farmstead, which is raised above the surrounding land. There is also one Local Wildlife Site within the wider application site, Top Wighay Farm Drive. Since the determination of the outline application, an access point from Annesley Road is in situ and the Nottinghamshire County Council building, referred to in section 2.5 of this report is operational.

- 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 49,500m² of B1/B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m²), a 1.5 form entry Primary School and associated infrastructure, open space and landscaping (EIA Development) (REF: 2020/0050). 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.
- 2.3 Following this, reserved matters application ref 2023/0872 (*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 and Allotments, bell mouth entrances and associated infrastructure pursuant to outline permission Ref: 2020/0050*) was submitted and considered at the Planning Committee on the 26 September 2024. This related to matters pertaining to scale, layout, appearance and landscaping, in particular Public Open Space, Community Hub/ Multi Use Games Area and Allotments, bell mouth entrances and associated infrastructure.
- 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. Since then, application ref no 2023/0823 was submitted, which approved details reserved by condition 4 of planning permission 2020/0050, relating to a phasing plan. The current application site is identified as phase 3B within the approved phasing plan.
- 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 now been completed and the building operational.

- 2.6 In relation to the entire site (that considered at the outline stage), 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.
- 2.7 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 the safeguarded land as part of the layout.
- 2.8 On 29 August 2025, planning permission was granted to vary Schedule 2 – (Affordable Housing) Section 106 Legal Agreement, dated 25th March 2022, in respect of planning permission 2020/0050. This brought about an increase in affordable housing on site to at least 17.64% of the total, as opposed to per phase of the development.
- 2.9 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.

3. Relevant Planning History

- 3.1 2025/0217 - Variation of (Schedule 2 - Affordable Housing) Section 106 Legal Agreement dated 25th March 2022, in respect of app ref: 2020/0050, to include additional obligations to allow the delivery of a larger percentage of Affordable Housing Units and require at least 17.64% Affordable Housing to be delivered across the development site as a whole rather than per phase. Approved, August 2025
- 3.2 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.
- 3.3 2023/0872 - 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 and Allotments, bell

mouth entrances and associated infrastructure pursuant to outline permission Ref: 2020/0050. Approved October 2024

- 3.4 2023/0823 - Approval of details reserved by condition 4 (Phasing Plan) of outline planning permission 2020/0050. Approved January 2024
- 3.5 2020/0050 - Outline planning application for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m² of B1/B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m²), 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 158 dwellings within phase 3B of the development approved under outline planning permission 2020/0050.
- 4.2 Within this area, 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 this reserved matters stage, save for the internal highway layout.
- 4.3 Reserved matters of the nature above have previously been approved under planning permission number 2023/0872. However, this submission forms a plot substitution exercise for this residential parcel. The previously approved 'Vistry' house types have been replaced with 'Persimmon' equivalents, and the overall structure of the scheme remains unchanged. The arrangement of roads, footpaths, development blocks, and public open space is consistent with the previously approved layout, granted planning permission under the aforementioned outline and reserved matters approvals.
- 4.4 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 and transfer of requisite land. The outline permission does not expire until the 25th March 2027.

5. Consultations

Members of the Public

- 5.1 Neighbour notification letters were posted and three site notices were placed around the southern and western peripheries of the application site. The application has been advertised in the press in that it is a major application. As a result of consultation undertaken, two submissions were received from the

general public, one neither objecting nor supporting the application, and the other objecting. A summary of the responses received are drafted below;

- Clarification was sought regarding whether new dwellings were still proposed behind their residential property
- Scale, layout, and cumulative impact of development unacceptable, given lack of positive impact upon Hucknall, which is not in Gedling Borough, and negative impacts in relation to wide range of infrastructure in the former.

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

- The proposed development seeks the removal and material alteration of pedestrian and cycle connections and green amenity space shown on the outline planning permission. Reserved matters cannot materially depart from the approved plans. Proposal also contradicts its aims to ensure that all development within the parameters of the outline consent create and enhance active travel routes, potentially setting undesirable precedent.
- Poor design of proposed dwellings, by virtue of a number of blank/inactive street-facing elevations, close-boarded fences facing the public realm, a cramped layout, large areas of hardstanding, and too little soft landscaping.
- The red line application site does not correspond with the extent of Phase 3B of outline planning permission 2020/0050, giving rise to significant concerns regarding the timing, co-ordination, and delivery of key elements of the previously approved Masterplan.
- Concerns regarding surface water flooding issues, with a consideration that the proposed drainage strategy is inadequate.

5.3 Nottinghamshire County Council Highways – Following receipt of additional information in respect of swept path analysis for refuse vehicles, raise no objection to the application, subject to the imposition of conditions.

5.4 Lead Local Flood Authority – Confirm that they have reviewed the reserved matters application and, based on the submitted information, they have no objections.

5.5 GBC Parks and Street Care – no response as a result of consultation.

5.6 Housing Strategy – no response as a result of consultation.

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

5.8 Conservation Officer – no objections.

5.9 Ecology Officer – Following receipt of amended plans showing boundary treatment details and hedgehog highways, the scheme is considered to be acceptable, subject to the mitigation in the mitigation strategy being

conditioned. It was also requested that the applicant provides the local planning authority with the results of the ecological monitoring surveys for ground nesting birds, detailed in the mitigation statement, and to provide them with details of any updated mitigation requirements for birds or other protected species that might result from these surveys.

- 5.10 Trees Officer (TO) – Following receipt of updated landscaping drawings, to address initial concerns about the planting schedule being shrub led, which would benefit from more trees being incorporated, the TO raises no objection to the application Planning conditions pertaining to works being carried out in line with the relevant submitted documents were also requested.
- 5.11 Ashfield District Council – no observations to make.
- 5.12 NHS – Clarification was sought regarding whether a separate Section 106 agreement for primary healthcare services would be needed as a result of this submission.
- 5.13 Natural England – no comments to make.
- 5.14 Scientific Officer – comments made against outline planning application 2020/0050 still stand.
- 5.16 NCC Planning Policy – No further comments to offer.
- 5.17 Nottinghamshire Fire and Rescue – no response received as a result of consultation.
- 5.19 Severn Trent Water - no response received as a result of consultation.
- 5.20 Wildlife Trust - no response received as a result of consultation.
- 5.21 NCC Archaeology Officer - no response received as a result of consultation.
- 5.22 Architectural Liaison Officer - no response received as a result of consultation.
- 5.23 Historic England – no response received as a result of consultation.
- 5.24 Food, Health, and Safety Officer – no response received as a result of consultation.
- 5.25 Waste Services – no response received as a result of consultation.
- 5.26 Economic Development Officer - no response received as a result of consultation.
- 5.27 Secretary of State : Planning Casework Unit - no response received as a result of consultation.
- 5.28 Environmental Health - in order to provide residents with sufficient protection from noise ingress it is suggested that the recommendations outlined in the noise report are implemented.

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'.
- 6.2 The development plan comprises the Aligned Core Strategy (2014), the Local Planning Document (2018) and the Linby Neighbourhood Plan (2018–2032). Material considerations include the National Planning Policy Framework 2024 (NPPF) and 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 (NPPF)

The most relevant national planning policy guidance in the determination of this application is contained within the NPPF and the additional guidance provided in the NPPG. Sections 5 (Delivering a sufficient supply of 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 locales 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.

6.6 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); Gedling Design Code Framework (November 2024) – Major Sites

7.0 Planning Considerations

Principle of the development

- 7.1 The wider application site (that considered as part of planning application 2020/0050) 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, and reserved matters pertaining to scale, layout, appearance, and landscaping, have already been granted for the development of the site by Gedling Borough Council and the purpose of this application is to determine whether or not the amended reserved matters (being layout, scale, landscaping and appearance) are 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; these are considered in turn later in this report.

Layout, scale and appearance

- 7.2 The design and layout of the wider 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. It is also aligned with the approved Reserved Matters application for the site, submitted by Vistry Partnerships Ltd (ref. 2023/0872), with the only departure from this being that the previously approved 'Vistry' house types have been replaced with 'Persimmon' equivalents.
- 7.6 With reference to the submitted Planning Statement, stone fronted properties are used along key vistas including Top Wighay Road, the Spine Road and overlooking the basin to the east. Compared with planning application 2023/0872, the stone faced properties will now be fully so, as opposed to a combination of render and stone.
- 7.7 A variety of house-types and sizes are proposed. The elevational treatment includes key features of detailing around the windows and doors, with the use of stone heads, cills, brick arches and porches/canopies utilised. Several dwellings at key points also feature chimneys consistent with the original scheme. Whilst certain dwellings have also been specifically designed and sited for their context, with double frontages featuring bay windows. Render is also used at key focal points within the layout.
- 7.8 In terms of scale, the dwellings are a maximum of 2.5 storeys in height, with there being a mixture of bungalows, 2 and 2.5 storey homes. This complies with the originally approved Parameter Plan; P19-0346_0005 Rev D. The density remains as previously approved for this parcel and is therefore acceptable.
- 7.9 While comments made by Linby Parish Council are noted in terms of discrepancies of plans, the layout proposed here is considered to accord 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 open space, play areas and the Local Centre. Sufficient space has also been safeguarded for NET as required by the outline application.
- 7.10 A materials schedule has been provided that highlights properties that front the main road will be constructed of stone. Other materials are typically red

brick details. The mixture of materials are considered to be acceptable in that his important location when entering the site.

- 7.11 In summary, it is considered that, having regard to the above, 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.
- 7.12 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, for the scheme specified within this, 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 has 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 27 affordable units comprising:

3- 2 Bed Affordable Rent House
8 - 3 Bed Affordable Rent House
2- 4 Bed Affordable Rent House
6 - 2 Bed Affordable wheelchair adapted bungalow with level access shower

4 - 2 Bed House shared ownership
4 - 3 Bed house shared ownership

- 7.14 This equates to the necessary 17.64% of the dwellings proposed in accordance with outline application and as such complies with Policy LPD36: Affordable Housing of the local Plan Part 1 and Policy HSG1: Housing Mix of Linby Neighbourhood Development Plan, June 2019.

Open Space

- 7.15 The application site is tightly drawn around the dwellings to be erected; therefore, the public open space would remain and not be affected by the application. Rather, on plot planting is identified, which is covered in more detail in the landscaping section of this report.
- 7.16 For clarification, the larger site would have a main central play area and open space located at the heart of the site, in compliance with both the approved masterplan and the Top Wighay Farm SPD, which would sit 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. 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.

- 7.17 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). 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.
- 7.18 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.
- 7.19 In conclusion, the open space secured as outlined in paragraph 7.16-7.18 of this report would remain unaffected in that they fall outside of the application site for this reserved matters application. As a result, the public open space would not be affected by the proposed development and is deemed to comply with ACS Policy 16: Green Infrastructure, Parks and Open Space, Policy LPD21: Provision, along with paragraph 103 of the Framework.

Roads and Parking

- 7.20 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 under 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.
- 7.21 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 has been 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).

- 7.22 In terms of the wider site, 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 will be 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.
- 7.23 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. However, for the avoidance of doubt, the wider highway network would not be affected by this development and the internal highway layout to phase 3B is the same as previously approved under reserved matters application 2023/0827 too. Plans have been submitted showing vehicle tracking for refuse vehicles and these are considered to be acceptable.
- 7.24 In terms of parking, a variety of car parking treatments will be provided and all will be on-plot. This will include frontage parking, side of plot parking and garages. Given the mixture of parking provision, frontage parking will not 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.
- 7.25 Each plot will have at least 2 car parking spaces provided and larger units will have 3 or 4. This breaks down as each 2-bedroom property having 2 parking spaces; 3-bed properties will have a mixture of 2 and 3 spaces available; all 4-bed properties will have 3 spaces available and 5-bed properties will have at least 4 spaces each. The SPD requires 356 allocated spaces and 32 non-allocated. In total 381 spaces will be provided resulting in a modest shortfall of 7 spaces. Given the size of the site and opportunity for on-street parking when required, the parking allocation is, on balance, considered to be acceptable.
- 7.26 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

- 7.27 As a reserved matter, landscaping is a consideration of this application. Detailed landscaping plans have been submitted and show detailed planting within the site, which includes within front gardens and notably within the central swathe of the site, adjacent to the existing properties to the east, where two mature trees are in situ. Amended plans have been submitted that alter the planting schedule to include more native species, which was requested by the Tree Officer, and the updated scheme is now considered to be acceptable.
- 7.28 Landscaping on the wider site, e.g. in areas of public open space and other phases of development, would remain unaffected by the current application. and complies with the above stated Policies of the ACS, Local Plan Part 2 and the Linby Neighbourhood Plan as well as the NPPF
- 7.29 A condition will be required to ensure the implementation of the landscaping scheme and to ensure that any specimens which may die within the first 5 years are replaced. Having regard to the above it is considered that the landscaping scheme is acceptable and complies with policy LPD18 and guidance within the NPPF.

Drainage

- 7.31 Currently pending consideration, planning application 2026/0088DOC seeks to approve the Sustainable Drainage Systems (SuDS) for the wider application site. No objection has been raised by the statutory consultees e.g. the lead Flood Authority and the Environment Agency. The condition is set to be discharged once details in respect of management of private drives have been approved. Matters pertaining to drainage of the sports pitch have been approved as part of application 2025/0572DOC.

Impact on heritage assets and archaeology

- 7.32 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.
- 7.33 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.

- 7.34 Given the minor changes between the previously approved reserved matters and those under consideration, the Conservation Officer raises no objection to the application in respect of setting of adjacent heritage assets.
- 7.35 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.
- 7.36 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, including points made by Linby Parish Council

- 7.37 The wider permeability of the site will not be affected by the application under consideration. The wider highway network and the internal highway network to phase 3B will not be affected by this reserved matters application, rather it is a plot substitution scheme. Similarly, the public open space provision will not be affected by this application.
- 7.38 Concerns about design quality raised by the Parish Council are not shared. Gable treatments, boundary fencing and landscaping are noted but not supported by the design evidence base submitted. There has been substantial supporting information submitted to demonstrate the schemes high quality design with the Design Compliance Statement and CGI images:
- Gable elevations: These have been designed as active frontages where required, with appropriate articulation and detailing. The use of corner-turning dwellings and dual-aspect units ensures natural surveillance and strong street definition.
 - Boundary treatments: Whilst some timber fencing is proposed, this is limited to appropriate secondary/private garden interfaces. Public-facing edges are defined by robust brick and stone boundary treatments, fully in accordance with the Design Code.
 - Landscaping and trees: The scheme includes a comprehensive soft landscaping strategy, and the layout does not result in excessive hardstanding. Parking areas are broken up and softened with planting.
- 7.39 The Parish Council's concerns regarding infrastructure delivery do not reflect the established planning framework governing this development. The delivery of public open space, SuDS, play provision and wider infrastructure is securely

controlled through the Section 106 Agreement, including Schedule 5, which requires:

- Approval of detailed open space schemes prior to commencement; and
- Delivery in accordance with an agreed and enforceable timetable.

These obligations apply to the wider phase and development as a whole, not solely to the red line of an individual reserved matters submission.

Furthermore, the approved phasing plan (Condition 4) ensures coordinated delivery across Phase 3b. The existence of separate landownership or delivery partners does not weaken this position, as the obligations are legally binding on the development and enforceable by the Local Planning Authority.

- 7.40 The Parish Council has raised concerns in respect of drainage and submitted a statement identifying the reasons for their concerns. However, as noted in paragraph 7.31 of this report, the details submitted for drainage of the wider site are considered to be acceptable by pertinent statutory consultees.
- 7.41 It is argued that the adjacent town of Hucknall will not benefit from the wider development inasmuch as its infrastructure will be overwhelmed, whilst not benefitting from the Section 106 Agreement. However, money spent by the occupiers is more likely to be within Hucknall. Furthermore, the legal agreement has secured monies toward schools, public transport and primary health care, which can be spent in the areas most affected by the development, including Hucknall, which is in Ashfield's jurisdiction.
- 7.42 A member of the public queried whether it was still planned to construct bungalows behind their residential property. It is confirmed that this is still the case with 6 proposed as part of this application
- 7.43 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.
- 7.44 It should be noted that on the larger approval of reserved matters (2023/0879) a condition was added in respect of bus stop provision. However, this condition need not be replicated given the application site for phase 3B is drawn tightly around the site and no provision would be provided within this particularly phase; rather, it would be on the main spine road within the site to the north. Similarly, the SUDS features fall outside the red line so condition 6 about long maintenance of the SUDS features need not be replicated.

- 7.45 As required condition 25 of the outline permission, an ecological mitigation statement has been submitted with the application. The details therein in terms of mitigation are considered to be acceptable and a condition requiring their implementation is recommended. A note should also be added to the decision notice requesting the sharing of additional surveys, which the applicant has indicated they are intending to do.
- 7.46 The Section 106 Legal Agreement, which was signed as part of the outline permission (2020/0050), which secured contributions toward affordable housing, education, highway improvements, health, public open space including management arrangements for the open spaces/drainage feature and a local labour agreement, will not be affected by this reserved matters approval application

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: that reserved matters approval be GRANTED for the appearance, landscaping, layout and scale of 158 dwellings (Phase 3B) pursuant to outline permission 2020/0050, subject to the conditions, as set out at section [10] of this report:**

10 Conditions

1. The development hereby permitted with shall be carried out in accordance with the application form and following list of approved drawings:

P26-0029_005 Sheet No. 1 Rev 1 Context Plan
PH/TWF/SLP/01 Site Location Plan Planning
AVE_017_C_DR_911 Fire Appliance Vehicle Tracking
PH_TWF_PL_001 Planning Layout
P26-0029_DE_004_1 Phasing Plan Overlay
AVE_017_C_DR_910 Refuse Vehicle Tracking
PH/TWF/MAT/01 Materials and Boundary Treatments Planning
Top Wighay Farm Planning House Type Pack
P26-0029_EN_0001_S2_C Detailed Soft Landscape Proposals – Top Wighay Farm (Phase 3B)

P26-0029_EN_0001_S1_C Detailed Soft Landscape Proposals – Top Wighay Farm (Phase 3B)

P26-0029_EN_0001_S4_C Detailed Soft Landscape Proposals Composite Plan – Top Wighay Farm (Phase 3B)

P26-0029_EN_0001_S3_C Detailed Soft Landscape Proposals – Top Wighay Farm (Phase 3B)

Noise Impact Assessment dated 5 February 2026 (Report Reference J006051-9336-JW-01)

2. No development shall commence, 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.
3. 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.
4. Occupation of the proposed dwellings shall not take place until their respective driveways / shared access point have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0m behind the highway boundary, and which shall be drained to prevent third party surface water being discharged 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.
5. 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 5 February 2026 (Report Reference J006051-9336-JW-01). The mitigation measure shall remain in place for the lifetime of the development.

6. The development hereby approved for Phase 3b shall be carried out in accordance with the Tree Survey: Arboricultural Impact Assessment, Method Statement and Tree Protection Plan by Rammsanderson dated February 2026 (Ref: RSE_11068_R2_V1_ARB). For the avoidance of doubt this shall include that:
 - All tree protection fencing shall be installed prior to any site clearance or construction works, with fencing retained for the full duration of development.
 - There shall be no unauthorised access, storage of materials, excavation, or level changes within Root Protection Areas.
 - Arboricultural site monitoring shall be undertaken in accordance with chapter 7.5 of the report.
- 7 The approved landscaping shall be completed during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the current or next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority.
- 8 The ecological mitigation measures outlined in the 'Mitigation statement' (ref: RSE_11067_R2_V3_MS3 – April 2026) shall be implemented.

Reasons:

1. To define the permission
2. In the interest of highway safety and to comply with Policy LPD61.
3. To ensure the shared private drives are maintained to an appropriate standard and to comply with Policy LPD61.
4. In the interest of highway safety and to comply with Policy LPD61.
5. To ensure that the amenity of proposed occupiers is respected and to comply with Policy LPD32.
6. To ensure that all landscape features are specified and in place as part of the development of the site and to comply with policy LPD18.
7. To ensure that all landscape features are specified and in place as part of the development of the site and to comply with policy LPD18.
8. To ensure that protected species are respected and to enhance ecology and comply with LPD18.

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 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

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.

Sharing surveys in respect of protected species e.g. ground nesting birds, with the Local Planning Authority is requested.