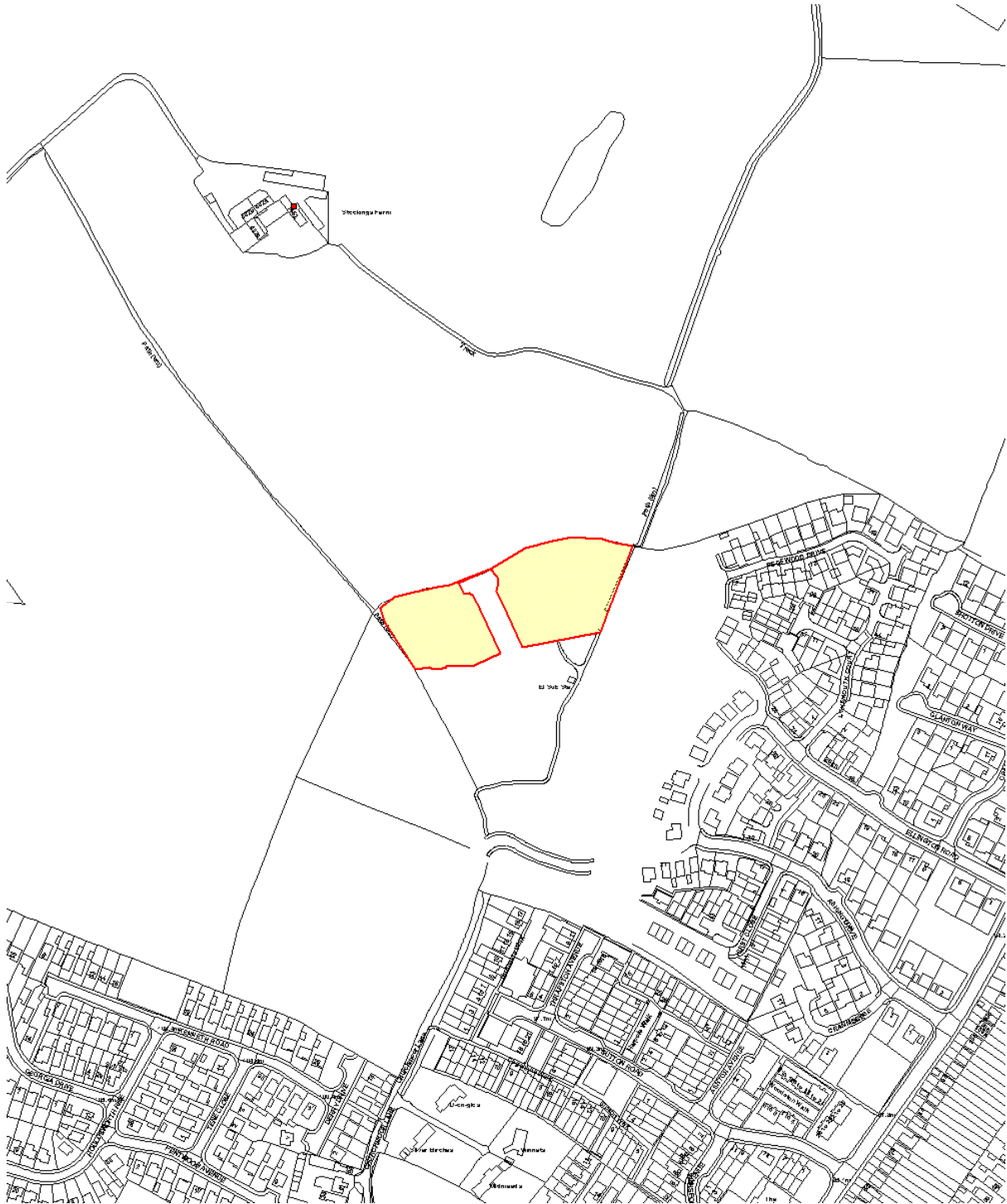


# Planning Report for 2013/0272

Location :

Stockings Farm Arch Hill Redhill



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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**APPLICATION NO:** 2013/0272

**LOCATION:** Stockings Farm Arch Hill Redhill Nottinghamshire

**PROPOSAL:** Substitution of House types to Plots 321-345 inclusive  
(reserved matters application 2010/0437)

**APPLICANT:** Davidsons Developments Ltd

**AGENT:**

### **Site Description**

This application relates to the site of 25 plots within the north-western part of the previously approved Stockings Farm residential development off Calverton Road, Arnold, under Reserved Matters application no: 2010/0437, which is currently under construction.

Directly to the north of the site is existing agricultural land within the Green Belt and to the east and south-east new residential properties are under construction, or have been recently completed and occupied.

The site has an area of approximately 1 hectare and falls around 8 metres in level from north to south.

### **Relevant Planning History**

The site is allocated for residential development in the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008, and a Development Brief for the site was adopted for the site in January 2006.

In February 2006, outline planning permission was granted under application no: 2005/0925 for the residential development of the site. This was subject to the completion of Section 106 Agreements with the Borough Council in relation to the provision of open space, affordable housing provision on-site and a contribution towards health care facilities, and with the County Council towards education facilities and integrated transport measures. The Agreements were duly completed and the permission was issued in October 2007.

In September 2010, approval of reserved matters was granted under application no: 2010/0437 for a residential development of 360 dwellings.

In August 2011, planning permission was granted under application no: 2011/0273 for the substitution of house types on plots 146-154 inclusive, with the removal of plots 155-158. This permission had the effect of reducing the number of dwellings on this part of the site from 13 dwellings to 9 dwellings, and reduced the total number of dwellings on the overall development site from 360 dwellings to 356 dwellings.

In November 2011, planning permission was granted under application no: 2011/1096 for the substitution of house types on plots 137-142, 159-161 and plots 198-202, with the deletion of plots 143-145, 168 and 203-204. This permission had the effect of reducing the number of dwellings on this part of the site from 19 dwellings to 13 dwellings, and reduced the total number of dwellings on the overall development site from 356 dwellings to 350 dwellings.

In March 2012, an application was submitted under application no: 2012/0292 for the substitution of house types on plots 137-140 and 198-202. A decision on this application remains pending the completion of a Section 106 Agreement, but this proposal would not result in a reduction in the total numbers of dwellings on the overall development site.

In November 2012, planning permission was granted under application no: 2012/0800 for the substitution of house types on plots 76-136, with the deletion of plots 102 and 127. This permission had the effect of reducing the number of dwellings on this part of the site from 61 dwellings to 59 dwellings, and reduced the total number of dwellings on the overall development site from 350 dwellings to 348 dwellings.

In January 2013, planning permission was granted under application no: 2012/1477 for the substitution of house types on plots 97, 98, 114, 115 and 123-126, with the deletion of plots 99-101 and 113. This permission had the effect of reducing the number of dwellings on this part of the site from 9 dwellings to 8 dwellings, and reduced the total number of dwellings on the overall development site from 348 dwellings to 347 dwellings.

In January 2013, planning permission was granted under application no: 2012/1478 for the substitution of house types on plots 90-95. This permission had the effect of reducing the number of dwellings on this part of the site from 9 dwellings to 6 dwellings, and reduced the total number of dwellings on the overall development site from 347 dwellings to 344 dwellings.

In March 2013, planning permission was granted under application no: 2012/1408 for the substitution of house types on 24 of the 61 plots to which this application related (plots 205-248, 259, 275-279, 286-292 & 357-360), with the deletion of 2 plots, finished floor levels and revisions to plots 205 and 360. This permission had the effect of reducing the number of dwellings on this part of the site from 61 dwellings to 59 dwellings, and reduced the total number of dwellings on the overall development site from 344 dwellings to 342 dwellings.

In May 2013, planning permission was granted under application no: 2013/0257 for the substitution of house type on plot 4.

### **Proposed Development**

Full planning permission is now sought for a substitution of house types on 25 plots which comprise the application site, with alterations to the finished floor levels.

This application would not affect the number of dwellings on this part of the site, so the total number of dwellings on the overall development site would remain at 342 dwellings.

When compared with the dwellings previously approved under application no: 2010/0437, the main changes can be described as follows:

- Some plots re-orientated & re-positioned
- Alterations to the external appearance & materials
- 2 three bedroom semi-detached, instead of none
- No four bedroom semi-detached, instead of 8
- 6 three bedroom detached, instead of none

There are still 15 four bedroom detached dwellings and 2 five bedroom detached dwellings.

There are no affordable houses to be provided within this part of the development.

The new house types on these plots are still traditional in design, but have changed from a Victorian style finish used in earlier phases of the development to a more Georgian style, as previously approved in the revisions to phase 2. The proposed dwellings would be either two or two and a half storeys in height.

The proposed two storey dwellings would have eaves heights of 5 or 5.25 metres and ridge heights ranging between 8 to 9 metres and the proposed two and a half storey dwellings would have a maximum eaves height of 5.5 metres and a maximum ridge height of 9.5 metres. This is a similar range of heights to the development as previously approved.

There are only minor changes to the approved road layout and the proposed dwellings would have off-street parking provision on driveways and garages.

Details of proposed 1.8 metres high screen walls to some plots have also been provided.

The application is accompanied by an Addendum to the Design and Access Statement submitted with the previous reserved matters application.

Details of any minor amendments to address the issues raised by the Highway Authority or any additional details to avoid the need for conditions, will be reported verbally.

### **Consultations**

Site notices have been posted and the application has been publicised in the local press. I have received no representations in response.

Nottinghamshire County Council (Highway Authority) – objected to the application as originally submitted because a screen wall obstructed visibility and the layout, length and width of some of the private drives serving the proposed dwellings were not acceptable.

These points have been drawn to the attention of the applicant and details of any minor amendments to address these, together with any further observations from the Highway Authority will be reported verbally.

The Highway Authority also advises that the proposed bollards on the footway fronting plot 335 would be subject to a commuted sum charge.

Nottinghamshire County Council (Planning Policy) – no observations.

Urban Design & Conservation Consultant – no design issues with house type substitutions.

Housing Strategy - no comments.

Public Protection – no further comments.

Environment Agency – no comments.

Severn Trent Water – no objection.

### **Planning Considerations**

As with previous applications to substitute house types within this development, the main planning considerations are whether the proposed development would still make an effective and efficient use of land and whether the proposed changes are acceptable having regard to design, highway safety and residential amenity.

Other considerations relate to the need to abide by the requirements of the original Section 106 Agreements and any relevant planning conditions.

National planning policy guidance is set out in the National Planning Policy Framework (NPPF), at the heart of which is a presumption in favour of sustainable development. The following core planning principles of the NPPF are relevant to this planning application:

- 7. Requiring good design (paragraphs 56-68)

Locally, the following saved policies of the Gedling Borough Replacement Local Plan 2005 (Certain Policies Saved 2008) are relevant to this planning application:

- Policy ENV1 – Development Criteria
- Policy C2 – Community Facilities for New Development
- Policy H2 – Distribution of Residential Development
- Policy H4 – Stockings Farm
- Policy H8 – Residential Density
- Policy H16 – Design of Residential Development
- Policy H18 – Affordable Housing
- Policy R3 – Provision of Open Space with New Residential Development
- Policy T1 – New Developments – Developer Contributions

Gedling Borough Council at its meeting on 13<sup>th</sup> February 2013 approved the Gedling Borough Aligned Core Strategy Submission Documents (ACSSD) which it considers to be sound and ready for independent examination. Consequently, Gedling Borough Council, in determining planning applications may attach greater weight to the policies contained in the ACSSD than to previous stages, as it is at an advanced

stage of preparation. The level of weight given to each policy will be dependent upon the extent to which there are unresolved objections (the less significant the unresolved objections, the greater weight that may be given), and is explored further in the Introduction Report.

The following emerging planning policies are most relevant to this planning application:

- Policy 8 – Housing Size, Mix and Choice
- Policy 10 – Design and Enhancing Local Identity

#### Effective & efficient use of land

The relevant planning policies that need to be considered in relation to how well the development makes effective and efficient use of land are set out in Policies H4 and H8 of the RLP and Policy 8 of the ACSSD.

Policy H4 of the Gedling Borough Local Plan indicates that the Stockings Farm development should provide for 390 dwellings. However, at the time that the reserved matters application no: 2010/0437 was determined, consideration was given to the gradient of the site and also to its relationship to the Mansfield Road quality public transport route. In light of these considerations, it was agreed that a development of 360 dwellings at an overall density of approximately 34 dwellings per hectare was acceptable.

The decision for application no: 2010/0437 also identified that the correct density for the site in policy terms was 30 dwellings per hectare (which equates to 318 dwellings), as no account should be taken of the proximity of the site to the Mansfield quality public transport route, given that the route to this is unlit and unpaved and it was not proposed to be improved. It would therefore be difficult to justify the refusal of planning permission for applications which would result in a total dwelling figure of 318 or above.

As set out in the planning history above, the numbers of dwellings to be provided on the site has subsequently been reduced from 360 to 342. There has therefore been a history of not applying Policy H4 in relation to this site, on the basis that other material considerations have indicated otherwise.

The latest changes to the proposed layout, as a consequence of this application, would not reduce the number of dwellings to be provided on the whole site any further, so the overall density would remain at approximately 32 dwellings per hectare and a net density of approximately 36 dwellings per hectare. This is in accordance with Policy H8 of the RLP, which states that on all sites of 0.4 hectare and above, planning permission will not be granted for residential development with a net density of less than 30 dwellings per hectare, unless physical constraints are demonstrated.

Policy 8 of the ACSSD requires that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. Affordable housing will be required in new residential developments on appropriate sites.

The current proposal incorporates alterations to the mix of open market housing, providing an increase in the total number of detached dwellings and a consequent reduction in semi-detached properties, but providing 8 three bedroom properties as well as the previously approved 4 and 5 bedroom properties. The scheme therefore provides a better mixture of 3, 4 and 5 bedroom dwellings and no affordable houses were previously proposed on this particular part of the site. As such, I consider that this accords with the requirements of Policy 8 of the ACSSD.

### Design

The relevant planning policies that need to be considered in relation to design are set out in Policies ENV1 and H16 of the RLP, Section 7 of the NPPF and Policy 10 of the ACSSD.

Policy ENV1 and H16 of the RLP both ask for development to have regard to the appearance/surroundings of the area and to not adversely affect it in terms of its scale, bulk, form, layout and materials. Policy H16 also requires dwellings to be sited and designed to relate to each other and for residential development to be laid out and designed so as to reduce crime.

Policy 10 of the ACSSD requires all new development to be designed to a high standard and sets out in detail how this should be assessed. All new development should make a positive contribution to the public realm and sense of place and create an attractive, safe, inclusive and healthy environment. The most relevant design elements in this instance include the site layout, appearance and the incorporation of features to reduce opportunities for crime and anti-social behaviour.

The proposed dwellings have been sited and designed so as to relate to each other and to other new dwellings around this part of the whole site. The current proposals do not propose any significant alterations to the road design and layout as previously approved. The proposed dwellings would face onto the approved areas of open space to the east and west, which would still provide a sense of surveillance to the public realm via active frontages, which is a basic principle of Secured by Design.

Pedestrian access from the Stockings Farm development via the existing public rights of way which connect with Churchmoor Lane has been an integral part of the proposed development since the Development Brief was adopted in January 2006.

As such, I am satisfied that the proposed development would have regard to the appearance of the area, in accordance with Policies ENV1 and H16 of the RLP, and has been designed so as to discourage the potential for crime and disorder in the area in accordance with the aims of section 17 of the Crime and Disorder Act 1998, Policy ENV16 of the RLP and Policy 10 of the ACSSD.

In my opinion, the proposed development would establish a strong sense of place, using streetscapes and buildings to create an attractive and comfortable place in which to live and visit, in accordance with the aims of paragraph 58 of the NPPF and Policy 10 of the ACSSD.

## Highway Safety

As the internal road layout serving this part of the development site remains virtually the same as that previously approved under reserved matters application no: 2010/0437, the main highway issues relate to whether the applicant is able to address the points raised by the Highway Authority, which I will report verbally, and whether the proposed car parking arrangements are acceptable.

The relevant planning guidance that needs to be considered is the Borough Council's 'Parking Provision for Residential Developments' Supplementary Planning Document (SPD), May 2012, although I am mindful that the previous layout was assessed under a different parking regime, based on maximum standards.

A total of 83 allocated parking spaces would be provided as part of the revised layout and new house types. Having regard to the SPD, this level of allocated off-street parking provision would not give rise to any unallocated demand for on-street parking spaces, although this could be accommodated easily, without causing any adverse impact on the free-flow of traffic, due to the width of the roads serving this part of the development. As such, the proposed development is in accordance with the SPD.

## Residential Amenity

The relevant planning policies which need to be considered in relation to residential amenity are set out in Policies ENV1 and H16 of the RLP and Policy 10 of the ACSSD.

Policy ENV1 of the RLP states, amongst other things, that planning permission will be granted for development provided that it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated. This is reflected more broadly in Policy 10 of the ACSSD.

Policy ENV1 and H16 both require development to have regard to the appearance/surroundings of the area and to not adversely affect it in terms of its scale, bulk, form, layout and materials. Policy H16 also requires dwellings to be sited and designed to relate to each other.

None of the plots on which it is proposed to substitute the previously approved house types, or slightly re-site the proposed dwellings, are located directly adjacent to any of the previously dwellings within this part of the site, being separated from these by roads or public open space.

In my opinion, therefore, the layout and house types now proposed would result in a development which would still relate well to the dwellings previously approved. As such, I am satisfied that the form and layout of this part of the development as now proposed would not have any significant adverse effect on other new dwellings around this part of the whole site or the area in general and would comply with the requirements of Policies ENV1 and H16 of the Replacement Local Plan and Policy 10 of the ACSSD.



## Planning Obligations & Conditions

The planning obligations set out in the Section 106 Agreements entered into with the Borough Council and County Council, and which are linked to outline planning permission no: 2005/0925, still need to be met. As with previous applications for the substitution of house types, implementation of the current development will therefore need to abide by the requirements of these Section 106 Agreements, in relation to open space, affordable housing, health care facilities, education facilities and integrated transport measures.

The re-application of the terms of the original obligations, as appropriate, would accord with Policies T1, C2, R3, H2 & H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008 & the Supplementary Planning Documents in relation to Open Space Provision and Affordable Housing. I consider that the imposition of a suitable condition requiring a planning obligation to this effect would be an appropriate mechanism by which to achieve this.

It is also recommended that a condition be imposed to ensure that all the details required to be approved by condition under application nos. 2005/0925 and 2010/0437 will remain applicable and of effect, insofar as they relate to this part of the overall site. This would mean that the details already agreed, such as drainage, would be carried forward, should permission be granted for the current proposal. With regards to potential contamination of the site, I am mindful that the previously submitted details, showing the agreed area where gas protection was required, sits outside the area under consideration in this application.

## Conclusion

The planning considerations set out and discussed above indicate that the proposed development would accord with the relevant national and local planning policies.

**Recommendation: GRANT PLANNING PERMISSION subject to the following conditions:**

## **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.
2. The development hereby approved shall be built in accordance with the approved House Types DH304GE-2, DH313CD-2, DH313CDW-2, DH330G-2, DH400G-2, DH402G-2, DH404G-2, DH413G-2, DH416G-2, DH417G-2, DH418G-2; DH419G-2, DH428G-2, DH501G-2 and DH516G-2; Garage Types DG1, DG2-S, DG3-S, DG4-S and DG14-S, deposited on 12th March 2013; and the revised Planning Layout ER/1042-03 Rev A, received on 22nd April 2013.

3. All details approved by pre-commencement condition, or conditions requiring pre-occupation details, under application nos: 2005/0925 & 2010/0437, other than details being dealt with by condition under this application, shall remain applicable and of effect.
4. No part of the development hereby approved shall be first occupied until a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 has been entered into by all persons with a relevant interest in the site and lodged with the Borough Council to re-apply, as appropriate, the terms of the original planning obligation attached to outline planning permission no: 2005/0925 and the Borough Council as local planning authority has notified in writing the persons submitting the same that they are to the Borough Council's approval.
5. Before development is commenced there shall be submitted to and approved in writing by the Borough Council details of the finished floor levels of the plots hereby permitted in relation to existing levels. The development shall then be completed in accordance with the approved details.
6. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the means of enclosure, including retaining walls, to the individual plot boundaries. The development shall then be completed in accordance with the approved details.
7. Before any part of the development hereby approved is first occupied there shall be submitted to and approved in writing by the Borough Council details of the proposed means of surfacing of the access roads, private drives, pathways and other unbuilt on portions of the site. The development shall then be completed in accordance with the approved details.
8. Before any part of the development hereby approved is first occupied there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted.
9. The approved landscape scheme shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

10. The garages shown to be provided on the approved plan shall remain in use for garage purposes ancillary to the dwelling houses which they serve. They shall be kept available for the accommodation of private vehicles at all times and shall not be used for any other purpose unless otherwise agreed in writing by the Borough Council as local planning authority.
11. No additional windows shall be inserted in the east facing, first floor, side elevations of the dwellings hereby permitted on plots 330, 331 and 327 at any time.

## **Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. For the avoidance of doubt.
4. To secure the provision of contributions towards public open space, affordable housing, health care facilities, education facilities and integrated transport measures in accordance with Policies T1, H2, C2, R3 and H18 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008) and the Supplementary Planning Documents in relation to Open Space Provision and Affordable Housing.
5. To ensure the details of the development are satisfactory, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
6. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
8. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
9. In the interests of visual amenity, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
10. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

11. To protect residential amenity in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

### **Reasons for Decision**

In the opinion of the Borough Council the proposed substitution of house types would achieve an effective and efficient use of land that would have regard to the appearance of the area and would have no significant adverse impact on highway safety or residential amenity. The proposed development meets with the fundamental aims of the National Planning Policy Framework and Policies ENV1, C2, H2, H4, H8, H16, H18, R3 and T1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008). It also accords with the aims of Policies 8 and 10 of the Gedling Borough Aligned Core Strategy Submitted Documents, February 2013.

### **Notes to Applicant**

Your attention is drawn to the attached comments from Nottinghamshire County Council as Highway Authority.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at [www.coal.decc.gov.uk](http://www.coal.decc.gov.uk). Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework.