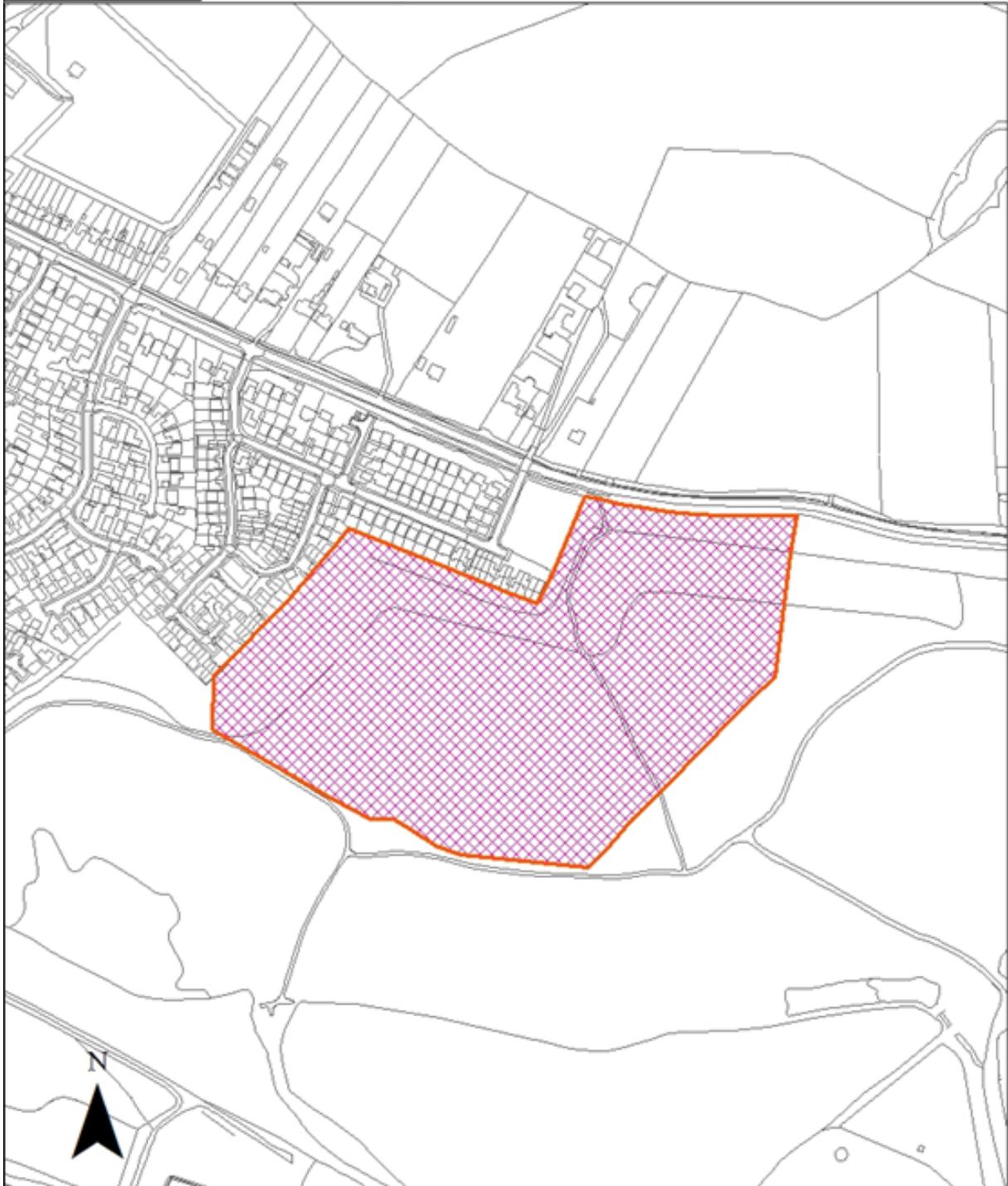


Application Number: 2015/1024
Location: Land Adjacent Bradstone Drive, Spring Lane, Gedling,
Nottinghamshire.



NOTE:

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Report to Planning Committee

Application Number:	2015/1024
Location:	Land Adjacent Bradstone Drive, Spring Lane, Gedling, Nottinghamshire.
Proposal:	Application for the Approval of Reserved Matters in relation to Appearance, Layout and Scale of outline planning permission no: 2014/0740 for the erection of 150 houses.
Applicant:	Bloor Homes Midlands And Harworth Estate Investments Ltd
Agent:	Mr Lee Griffin
Case Officer:	Nick Morley

Site Description

This application relates to approximately 9.5 hectares of former colliery land located in an elevated position on the eastern edge of Mapperley Plains. The site is immediately adjoined to the west by the rear gardens of the new residential properties on Bradstone Drive. The Gedling Country Park is located to the south and west of the site.

The land is elevated and forms a plateau which significantly drops away to the Country Park land to the south and west. The boundaries with the adjacent residential properties consist of trees, whilst mature trees and shrubs form the boundary with Spring Lane.

The site falls within the Gedling Colliery Park/Protected Open Space as identified on the Proposals Map of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).

Relevant Planning History

In May 2015, under hybrid application no: 2014/0740, full planning permission was granted for the construction of a temporary access onto Spring Lane and enabling earthworks within the site to create a development platform and outline planning permission was granted for a residential development of up to 150 dwellings with associated access, landscaping and open space.

This permission was subject to a Section 106 planning obligation with the Borough Council as local planning authority and with the County Council as local highway and education authority for the provision of, or financial contributions towards Affordable Housing, Open Space, Healthcare Facilities, Highways, Educational and Library Facilities.

The works approved under the full element of planning permission no: 2014/0740 are now well advanced.

Proposed Development

This application now seeks approval of the matters reserved in relation to Appearance, Layout and Scale, pursuant to the outline element of planning permission no: 2014/0740.

Landscaping is reserved for subsequent determination and will include details of boundary treatments and means of surfacing. Whilst some illustrative details of these have been submitted with the current application, including a 1.2 metres high timber post and rail fence along the site boundary to the Gedling Country Park, they are not to be determined as part of the current application.

The application is accompanied by supporting drawings and documents, including:

- Location Plan
- Site Plan
- Street Elevations
- Means of Enclosure
- Boundary Details
- Materials Layout
- House Type Planning Pack

During processing of the application, the following revised or additional drawings and documents have been submitted:

- Site Plan (Revised)
- Street Elevations (Revised)
- Means of Enclosure (Revised)
- Materials Layout (Revised)
- House Type Planning Pack (Revised)
- Finished Floor Levels
- Site Sections
- Swept Path Analysis and Horizontal Road Alignment

Vehicular access to the site was approved under application no: 2014/0740 and would be via Spring Lane.

The proposal is for the erection of 150 detached, semi-detached and terraced dwellings with a net density of 30 dwellings per hectare on the developable area of the application site. It would consist of:

- 21 two bedroom properties (all affordable for rent)
- 50 three bedroom properties (42 private; 8 affordable)
- 71 four bedroom properties (70 private; 1 affordable)
- 8 five bedroom properties (all private)

The proposed dwellings would be predominantly two-storeys in height, with eaves heights ranging between 5.0 metres to 5.25 metres and ridge heights ranging between 8.0 metres to 8.8 metres. It is also proposed to construct 6 two and a half storey dwellings, with eaves heights ranging between 5.5 metres to 6.0 metres and ridge heights ranging between 9.6 metres to 10.0 metres.

The proposed dwellings would have off-street parking provision on driveways and garages, or within small parking courts and the design of the proposed roads would accommodate at least 100 unallocated parking spaces, as calculated using the Borough Council's Parking Provision for Residential Developments Supplementary Planning Document.

Although currently subject to a tolerance of +/- 60 millimetres, the Finished Floor Levels drawing indicates that these would be predominantly lower than those shown for illustrative purposes on the Engineering Appraisal submitted with the hybrid application no: 2014/0740. Any subsequent minor adjustments to these levels, when more finalised design level information is available, can be dealt with under a finished floor levels condition attached to the hybrid application.

The Materials Layout indicates that the external elevations of the proposed dwellings would be constructed of a mixture of facing bricks, roughcast white render and plank boarding, with concrete roof tiles.

Minor amendments have been made to the proposed layout during the processing of the application in response to initial comments made by the Highway Authority and Parks and Street Care to improve the design, access and parking arrangements.

Consultations

Local Residents - have been notified by letter, site notices have been posted and the application has been publicised in the local press. Two emails have been received in response, which raise the following objections:

- Whilst not objecting to the housing development, as the housing problems that this country faces is appreciated, it is disappointing that when we purchased our property, we were informed that the land was not going to be built on and we would have full access to the Country Park from the path, which was originally off Spring Lane.
- Objections are raised to the detailed development plans that have been submitted, due to the layout of the development. The main objection is the fact that despite the development being large, the plans have put a large densely populated area in one area of the development. This area has been put opposite Bradstone Drive, where there are 9 proposed houses being squeezed into a small area, which in other areas of the development only see 3/4 houses (including the 3 houses that back on to the 9 houses referred to). There are also another 5 houses that would also be seen from Bradstone Drive, so there would be a total of 14 houses squeezed into this area at the back of the development. This would have a visual impact on the surrounding neighbourhood, as the houses facing it are 4 detached properties and the properties that would be side on to it, overlooking the water balancing area in

the middle, are 2 blocks of semi-detached houses. The proposed 14 houses are terraced houses in blocks of 3, which would change/have an impact on the character of the neighbourhood that is already in place. It is also believed that there would be a significant increase in noise levels due to the fact that the densely populated small area would be facing Bradstone Drive.

- With the development being so large, it is felt that it is wrong to place these houses largely in one small area, that would effect a neighbourhood and community that is already in place and would change the characteristics of that, but instead disperse these house designs throughout the development or put them on the edge of the development, where they would not have an impact on the character of a neighbourhood that is already established.
- The Materials Layout plan has concentrated shared ownership/rental properties within the development, particularly plots 4-17 where there is practically a complete drive of one tenure type. This is extremely poor urban design and goes against a number of studies. Housing types and ownership patterns should be sprinkled, rather than clustered into exclusive enclaves as stated in the Urban Design Compendium (UDC), which was published in August 2000. Since that time, the UDC has become an internationally renowned text for those engaged with the world of urban design. A number of studies globally have also shown that such practice can lead to hot spots for anti-social behaviour, leading to a deterioration of the sense of place.
- It is questioned why the proposed development has been designed like this and why wider consultation was not undertaken with the neighbourhood and community.

No re-consultations have been undertaken with local residents following submission of the revised plans, as these relate to technical highway issues or links to the Country Park and do not significantly change the relationship of the proposed dwellings to existing adjacent dwellings as a consequence.

Friends of Gedling Country Park – have written to Parks and Street Care and asked them to consider a number of points regarding the footpath links to Gedling Country Park from the adjacent Taylor Wimpey development and the proposed development.

Lambley Parish Council – no comments received.

Nottinghamshire County Council (Highway Authority) – initially advised that the proposed layout was unacceptable as it did not address highway issues previously raised at the pre planning application enquiry stage.

A revised layout showing vehicle tracking and refuse collection points has been submitted, but still requires some technical amendments to fully satisfy the requirements of the Highway Authority. The outcome of this will be reported verbally at Committee.

Nottinghamshire County Council (Rights of Way) – comment that no definitive paths are affected by this development, but it is always possible that other public rights of

way exist which have not yet been registered. Attention is drawn to a permissive path on the development to the west of this site, which would benefit with a link to this future proposed development.

Nottinghamshire County Council (Landscape Team) – have made a number of comments with regard to landscaping matters, which have been forwarded to the applicant to help inform preparation of the Reserved Matters application in relation to landscaping.

Nottinghamshire County Council (Lead Local Flood Authority) – comment that as no Flood Risk Assessment has been included, the application does not meet the requirements of the National Planning Policy Framework at the present time.

Environment Agency – no objection to the Reserved Matters application as submitted.

Public Protection (Land Contamination) – recommend that after the earthworks to create the development platform are completed, the assessment for land contamination is re-assessed based on the final soil horizon and master plan: so refining the conceptual site model and ensuring the whole of the site is suitable for use.

Previous studies have also indicated that remedial works will be required to ensure the risk from ground gas has been managed

A number of recommendations have been made with regard to the information which needs to be submitted in this respect.

Public Protection (Air Quality & Emissions) – comments that the proposed development is unlikely to impinge on the Air Quality Management Area, but draws attention to an informal planning guidance document which has been produced to try and define what sustainable development means in the context of air quality, and how it might help decrease levels by incorporating mitigation measures into scheme design as standard.

The potential for increased levels of dust from the site during construction and the need to mitigate this is also re-iterated.

Housing Strategy – have reviewed the site layout, particularly with regard to the location of the affordable housing on the site, and consider that the layout is acceptable.

Parks & Street Care (P&SC) – welcomes the intention to retain the newly constructed path through from Bradstone Drive into Gedling Country Park, and the provision of three new paths into the Country Park from the east side of the development.

However, P&SC considers that two paths would suffice in this area; as long as the applicant is prepared to link them fully back into the Country Park and to join the existing loop path infrastructure at their expense.

Then the Borough Council would be getting like for like, with pedestrian access from Spring Lane and the new estate on the western side of Gedling Country Park.

Planning Considerations

The principle of developing this site for residential purposes has been established through the grant of outline planning permission under hybrid application no: 2014/0740.

The main planning considerations in relation to this application, therefore, are whether the matters submitted for approval in relation to Appearance, Layout and Scale are acceptable, having regard to relevant national and local planning policy.

These planning considerations are assessed below, as are other issues raised.

Relevant Policies & Background Information

National Planning Policies

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. With regard to delivering sustainable development, the following core planning principles of the NPPF are most relevant to this planning application:

- NPPF Section 6: Delivering a wide choice of high quality homes (paragraphs 47-55)
- NPPF Section 7: Requiring good design (paragraphs 56-68)

Local Planning Policies

Gedling Borough Council at its meeting on 10th September approved the Aligned Core Strategy (ACS) for Gedling Borough (September 2014), which is now part of the development plan for the area.

It is considered that the following policies of the ACS are most relevant to this planning application:

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

The Gedling Borough Replacement Local Plan (RLP) should now be referred to as the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014). The following policies of the RLP are most relevant to this planning application:

- RLP Policy ENV1 – Development Criteria
- RLP Policy H8 – Residential Density
- RLP Policy T10: Highway Design and Parking Guidelines

Additionally, the Parking Provision for Residential Developments SPD (2012) and the

6C's Design Guide, which deals with highways and transportation infrastructure for new developments, are relevant.

Appearance, Layout & Scale Considerations

As outlined above, the relevant planning policies which need to be considered in relation to appearance, layout and scale are set out in Policies ENV1, H8 and T10 of the RLP, Policies 8 and 10 of the ACS and Sections 6 and 7 of the NPPF.

Policy ENV1 of the RLP states, amongst other things, that planning permission will be granted for development provided that it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials. Policy ENV1 also states that development proposals should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles.

Policy H8 of the RLP requires developments on sites of more than 0.4 of a hectare to achieve densities of at least 30 dwellings per hectare.

Policy T10 of the RLP states that in considering proposals for new development, reference will be made to the Highway Authority's design and parking guidelines.

Policy 8 of the ACS requires that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities.

Policy 10 of the ACS 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 layout; density and mix; impact on the amenity of nearby residents and the incorporation of features to reduce opportunities for crime and anti-social behaviour.

Section 6 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development and that local planning authorities should plan for a mix of housing.

Section 7 of the NPPF states that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; respond to local character and history; and are visually attractive as a result of good architecture and appropriate landscaping.

I note the comments which have been made by a local resident in respect of the proposed layout and would advise that the 14 houses facing towards part of Bradstone Drive, across the public open space on the adjacent Taylor Wimpey development, are one of three small groups of affordable houses within the proposed development. As this particular group consists solely of two bedroom houses, including 4 terraces of 3 houses, it has a higher density than other parts of the site.

Given the distance of these from existing properties on Bradstone Drive, I do not consider that they would give rise to any significant increase in noise levels or any other undue impact on the residential amenity of these properties.

In addition, it should be noted that the layout has been designed so as to retain existing hedgerows and trees adjacent to the south and south-east boundaries of the Taylor Wimpey development and to avoid the location of a former lagoon on this part of the old Gedling Colliery spoil tip, which is unsuitable for built development and which occupies a large central part of the application site.

As a consequence, the undevelopable areas are being used for public open space and landscaping, with the built development being designed to front onto these and the adjacent Gedling Country Park, which would provide good natural surveillance over these open spaces and discourage anti-social behaviour. This will help to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour in accordance with the aims of Policy 10 of the ACS and Section 17 of the Crime and Disorder Act 1998.

Whilst I also appreciate the comments which have been made with regard to the concentration of affordable houses within the development, I note that the 30 houses for rent are dispersed between three separate areas and that Strategic Housing consider that the layout is acceptable from this perspective.

The proposed layout has been designed so that corner units have two active frontages and comprises a mix of external materials and finishes which would contribute positively to the overall appearance of the proposed development.

I consider that the proposed development would provide a good mix of housing tenures, ranging from two to five bedroom houses, including the provision of 30 affordable houses for rent (20% of the total number of houses).

With regard to highway layout and design matters, I note that following the submission of a revised layout showing vehicle tracking and refuse collection points, the Highway Authority has confirmed that the proposed layout is now acceptable.

With regard to the proposed parking arrangements, I note that there are no objections from the Highway Authority in this respect and I am satisfied that these would comply with the requirements of the Borough Council's Parking Provision for Residential Development SPD, both in terms of off-street parking provision and the availability of unallocated on-street parking, which is generous due the proposed layout. To amplify, under the SPD the development would generate an unallocated requirement of 15 parking spaces, whereas the Swept Path Analysis demonstrates that 28 parking spaces could be accommodated on-street without causing an adverse impact on the free flow of traffic. In practice, the unallocated capacity is likely to be much higher than this.

As part of the proposed layout, new footpath links would be provided from the site and the Taylor Wimpey development to enable access to the Gedling Country Park. These include a replacement for the originally constructed path from Spring Lane close to the site access and a connecting link from the existing path leading from

Axmouth Drive through the development to the Country Park, which has been referred to by the County Council's Rights of Way Officer.

With regard to density, and as noted when the hybrid application was determined, the developable area of the application site is 5 hectares in size and would provide 150 dwellings. This would result in a net density of 30 dwellings per hectare, which meets the density required by Policy H8 of the RLP.

With regard to scale, I am conscious that any form of development on this elevated site would be visible from certain viewpoints within the existing urban area, particularly those looking towards the site from the similarly elevated upper Westdale Lane area. However, this would not be significantly different to the views of other relatively recent residential developments in this part of the Borough and would be mitigated to some extent by the fact that the finished floor levels would be predominantly lower than those originally anticipated when the hybrid application was considered and that the majority of the proposed houses are two storeys in height.

In my overall opinion, the proposed development would function well and would add to the quality of the area. It also has the potential to establish a strong sense of place, optimise the potential of the site to accommodate development and to provide for a mix of housing.

It is considered, therefore, that the Appearance, Layout and Scale of the proposed development would be in accordance with Policies ENV1, H8 and T10 of the RLP, Policies 8 and 10 of the ACS and Sections 6 and 7 of the NPPF and the Parking Provision for Residential Development SPD and the 6C's Design Guide

Other Issues

Flood Risk & Drainage

Whilst I note the comments of the County Council as Lead Local Flood Authority, I would advise Members that this application is for the Approval of Reserved Matters and that the Environment Agency (EA) raised no objections to the hybrid application, which included a Flood Risk Assessment and Drainage Appraisal, and which granted outline planning permission for this residential development.

At that time, the EA requested the imposition of a number of conditions requiring details of a surface water drainage scheme, a remediation strategy to deal with contamination, expected or otherwise, and a scheme to treat and remove suspended solids from surface water run-off. Appropriate conditions in this respect were attached to the hybrid application and these details need to be provided and approved by the Borough Council as part of a separate application for the discharge of conditions, prior to the commencement of the proposed residential development.

Pollution & Contamination

Appropriate conditions and notes in respect of land contamination and air quality were attached to the hybrid application and details of measures to address and remediate any contamination or dust need to be provided and approved by the

Borough Council as part of a separate application for the discharge of conditions, prior to the commencement of the proposed residential development.

The recommendations of Public Protection have been forwarded to the applicant to help inform preparation of the application for the discharge of conditions.

Publicity

Publicity for this application has been carried out in accordance with the statutory requirements and the Borough Council's Statement of Consultation, which was adopted in June 2014.

Conclusions

The planning considerations set out and discussed above indicate that the proposed development would accord with national and local planning policies in relation to Appearance, Layout and Scale.

As this is an application for the Approval of Reserved Matters in connection with outline planning permission no: 2014/0740, the necessary Section 106 agreement is already in place and no further action is required in this respect in connection with this application.

Applications for the Approval of Reserved Matters in relation to Landscaping (including boundary treatments and the means of surfacing), and the discharge of the pre-commencement conditions attached to planning permission no: 2014/0740 in relation to the residential development remain to be submitted for consideration.

Recommendation:

To GRANT APPROVAL of RESERVED MATTERS, as specified below:

Approve the Reserved Matters under planning application no: 2014/0740 in relation to the Appearance, Layout and Scale of the proposed development, and subject to the following condition:

Conditions

1. The development hereby permitted shall be constructed in accordance with the following approved drawings: Finished Floor Levels (MI108-EN-100) and House Type Planning Pack (Rev A), received on 12th November 2015; Site Sections (MI108-EN-001), received on 19th November 2015; Site Plan (MI108-SL-001L) and Materials Layout, excluding surfacing details (MI108-MAT-001D), received on 3rd December 2015.

Reasons

1. For the avoidance of doubt and to allow a proportionate approach to minor material amendments.

Reasons for Decision

Notes to Applicant

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 not payable on the development given that the original outline was granted both prior to this reserved matters approval and to the date from which the CIL regime came into effect. Please note that should the original outline expire, or be re-submitted (including via an extension of time application) that CIL may be applicable.