



Planning Committee

14 June 2018

Planning Appeals

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Report of the Executive Manager - Communities

LOCATION Land At OS Reference 456332 Asher Lane Ruddington Nottinghamshire

APPLICATION REFERENCE 16/03123/OUT

APPEAL REFERENCE APP/P3040/W/17/3185493

PROPOSAL Outline planning application for proposed development of 175 dwellings including vehicular access, pedestrian links, public open space, car parking, landscaping and drainage.

APPEAL DECISION Allowed, subject to conditions and a S106 **DATE** 23 May 2018

PLANNING OFFICERS OBSERVATIONS

The outline planning application for 175 houses on land to the north of Asher Lane, Ruddington was refused in April 2017 on the grounds that the proposal would be inappropriate development within the Green Belt and result in severe impacts on the highway network.

The appellants appealed the Council's decision and a four day Public Inquiry was held at the Rushcliffe Arena on 17-20 April 2018.

With regard to the impacts upon the highway network, the Inspector concluded that the current un-adopted status of (part of) Asher Lane would not prevent suitable access to the proposed development; that the narrowness of the northern adopted part of Asher Lane within the village would be unlikely to give rise to a severe impact on highway safety; and that the proposed development would not result in unacceptable congestion at the A60 junction in the absence of any scheme of mitigation. With regard to the High Street junction, he acknowledged that there may be a necessity to prevent parking and servicing near the junction and this will cause inconvenience and possibly some loss of passing trade to the shop premises in the vicinity of the junction. However, he considered that signalling this junction would not only mitigate the impact of the traffic from the proposed development, but would actually provide betterment in terms of junction capacity and pedestrian safety, which would outweigh any such impacts.

With regard to the Green Belt, the Inspector acknowledged that there would clearly be harm to the Green Belt by reason of inappropriateness, loss of openness and some incursion into the countryside to the south of the village. However, he considered such harm would be minimal in terms of the five purposes of the Green Belt as set out in the NPPF. He considered that the harm would be less than that created by the development of the Council's preferred sites, which in themselves demonstrate the need to develop Green Belt sites on the edge of Ruddington. The Inspector attached considerable weight to the Council's current lack of a 5 year housing supply, the fact that Ruddington is a key settlement identified for growth in the Core Strategy and that this site would provide 175 of the 250 homes as set out in Policy 3 of the Core Strategy. He concluded that very special circumstances had been successfully demonstrated to outweigh the identified harm.

He allowed the appeal subject to conditions and a S106 which includes; the provision of 30% affordable housing; provision of on-site open space; and contributions towards primary and secondary education, health, library, sports and public transport.