

# 18/02688/REM

**Applicant** William Davis Limited

**Location** Shelford Road Farm Shelford Road Radcliffe On Trent  
Nottinghamshire NG12 1BA

**Proposal** Development of 103 dwelling (Use Class C3), reserved sites for a health centre (Use Class D1) and associated infrastructure, including highway and pedestrian access, open space, structural landscaping and SUDS features (application for approval of matters reserved under outline application ref 13/02329/OUT)

**Ward** Radcliffe On Trent

## THE SITE AND SURROUNDINGS

1. The application site is located on the eastern side of Radcliffe on Trent and forms part of a larger development site with the benefit of outline planning permission under ref: 13/02329/OUT. The site lies to the south of Shelford Road and wraps around a property called Redmile House and adjoins the gardens associated with two residential properties, Grooms Cottage and Hunting Stables to the west of the site. Existing barns are present on the site, which have planning permission to be removed under the Outline Planning Permission. The application site also includes roads linking down to a pond, which is proposed to be used in connection with the Sustainable Drainage Scheme. Agricultural land lies to the east of the site.
2. The site lies within the Nottingham and Derby Green Belt.

## DETAILS OF THE PROPOSAL

3. This is an application for Reserved Matters pursuant to the outline planning permission 13/02329/OUT. Matters relating to appearance, landscaping, layout and scale are all to be considered under this application. Access into the site was approved under the outline planning permission, which comprised a roundabout access into the site. Work on this access has been commenced.
4. The application as originally submitted related to a development of 104 dwellings and incorporates a reserved site for a health centre and associated infrastructure including highway and pedestrian access, open space, structural landscaping and SuDs features. Following negotiations, the number of dwellings now proposed has been reduced to 103 and comprise 72 open market dwellings and 31 Affordable units (30%).
5. The net density for the residential development would be 30 dwellings per hectare, which allows for some variation within the site, notably a lower density rural edge and higher density primary street and internal courtyard.
6. The dwellings comprise a mix of 1 to 5 bedrooms with a range of house types and tenures. The mix comprises 7 one bedroom properties, 23 two bedroom properties, 43 three bedroom properties, 26 four bedroom properties and 4 five

bedroomed properties. The majority of the properties would be two storey in height with 4 bungalows, 6 flats over two storeys proposed and 4 two and a half storey properties. Details of the proposed materials are included in this submission and include five types of facing red brick with variety in elevation treatment proposed by the use of ivory render and tile hanging. A mix of grey, brown and red roof tiles are proposed. Full details of boundary treatments are also included.

7. A full landscape scheme has been submitted and includes for the provision of a landscape buffer to the east incorporating retained hedgerows and new woodland. The depth of this varies to create an informal development edge with open space puncturing the residential areas. A gateway crescent at the site entrance and a residential square on the primary street is proposed. The equipped area for play and additional informal open space is proposed to be accommodated on later phases of development. A length of hedgerow, permitted to be removed by the outline planning permission, along the frontage of Shelford Road to achieve the required visibility splays has now been removed and the plans submitted propose areas of replacement hedgerows together with the retention of the frontage hedgerow along the remainder of the sites frontage with the main road.
8. Following comments received from consultees, revisions have been made to the application which include changes to the landscaping plans and boundary treatments to the existing residential properties which adjoin the site, revisions to materials and design of some plots including the introduction of additional bay windows to corner plots and further side windows to some properties. A pair of semi-detached properties proposed on the originally submitted scheme at the rear of Redmile House has been changed to incorporate a bungalow and a two storey dwelling proposed in the vicinity of the boundary to Grooms Cottage and Hunting Stables has been amended in siting and orientation in the plot.

## **SITE HISTORY**

9. Outline Planning permission with all matters reserved, except access, was granted in November 2018, for residential development providing up to 400 dwellings, with a serviced site for a primary school and health centre (if required) and associated infrastructure including highway and pedestrian access, open space and structural landscaping, notably along the southern and eastern boundaries. The former Shelford Road Farm buildings are proposed to be demolished as part of the application.
10. Planning conditions were attached to the outline, which included details relating to technical matters such as drainage, ecology and construction management plans. Discharge of condition applications have been submitted for a number of the pre-commencement conditions.
11. A separate planning application is now being considered for the construction of a bat and barn owl tower ref: 19/01096/FUL on land to the south of the larger development site towards the railway boundary.
12. The neighbouring site of Grooms Cottage, which is also a proposed Part 2 allocation for residential development, is subject to a current outline application for 55 dwellings 18/02269/OUT. This application was considered at the

Planning Committee on the 30 May 2019 where Members resolved to support the grant of planning permission. As the site is within the Green Belt this application has now been referred to the National Planning Casework Unit.

## **REPRESENTATIONS**

### **Ward Councillor(s)**

13. One Ward Councillor (Cllr Brennan) has declared an interest in the application.
14. One Ward Councillor (Cllr Upton) has confirmed that he does not object to this phase one planning application as this site is promoted by the Radcliffe Neighbourhood Plan and Local Plan Part 2.
15. He repeats his concerns that the proposed health centre and primary school should be kept in the centre of the village. He has concerns about increased traffic on Shelford Road and suggests that a route for a new eastern link road from Shelford Road to the A52 should be safeguarded.
16. As far as is reasonably practicable there should be compliance with the neighbourhood plan especially Policy 12 (housing mix and density), Policy 14 (design and layout ) and Policy 15 (local architectural styles).
17. A former Councillor from the adjacent East Bridgford Ward (Cllr Lawrence) did not object.

### **Town/Parish Council**

18. Radcliffe on Trent originally made the following comments:
  - a. In conflict with the policies of Radcliffe Neighbourhood Plan Policies 12, 14 and 15.
  - b. There is no mitigation to existing properties, i.e lack of screening.
  - c. Affordable housing needs to be pepper potted over the site.
  - d. The development is too dense.
  - e. Insufficient on/off street parking.
19. In response to the consultation on the revised plans the following comments have been received:
  - a. The Parish Councils view is that when this application is determined, it should be done so via the Planning Committee and not under delegated powers.
  - b. Affordable Housing has not been pepper potted around the site.
  - c. There is only one access point into the development, a second access point is required not just for the proposed Health Centre, but in the event that the access road is blocked through accident or other, emergency vehicles would not be able to access.

- d. Mitigating the impact on neighbouring properties should be localised and measures put in places should be considered on an individual basis.
- e. The development is over-intensive, there is no provision for visitors and additional car parking, the site would become extremely congested.
- f. The footbridge should be located in the south west corner to the playing fields for access and safety, otherwise young children would have to walk along the A52.
- g. The Parish Council also reiterates its previous comments made in relation to the outline planning permission, which are available to view online, and those made on the original submission.

### **Statutory and Other Consultees**

- 20. Highways England notes that the principle of this development has been agreed in support of the outline planning application and it is noted that a condition requiring a contribution towards delivery of the improvements along the A52 has been attached. As this application relates to matters internal to the site, which will not affect the strategic road network, they have no further comments to make.
- 21. Nottinghamshire County Council as Highways Authority originally advised that the layout of the internal roads and associated highway drainage would be subject to a technical checking process as part of a Section 38 agreement under the Highways Act 1980. Comments were made on the layout with regard to visibility splays, traffic calming and private drives. Revised plans have been submitted and the County have now confirmed that the Section 38 layout has been technically approved. No objections have been raised.
- 22. Natural England has no comments to make. They advise that they have not assessed this application for impacts on protected species but refer to standing advice
- 23. Severn Trent Water note that foul is proposed to pump to the public foul water sewer. A more recent assessment for the site has indicated that there is surcharging in some sections of the network. A sewer modelling study would be required and Severn Trent may need to undertake a study to determine if capital improvements are required. If Severn Trent needs to undertake capital improvements a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected. Surface water is proposed to discharge to a watercourse upon which they have no comment.
- 24. Nottinghamshire County Council as Lead Local Flood Authority have no objections in principle subject to technical details being agreed
- 25. Network Rail have no objection in principle
- 26. Borough Councils Environmental Health Officer notes that there are conditions to control nuisance under the outline planning application and they have no objection to or further comments on this application.

27. Trent Valley Internal Drainage Board have no comments
28. The Borough Councils Design and Conservation Officer has confirmed that the remaining archaeological investigations are outside of the area covered by this first phase of reserved matters. In relation to design matters he has made detailed comments on the proposal including encouraging the additional use of bay windows or similar features, some revisions to proposed roofing materials and either lighting for the footpath from Shelford Road or improved passive surveillance.
29. He notes the use of decorative elements such as string courses, eaves detailing, stone cills and brick arches to window and door heads as advocated as design features within the Neighbourhood Plan.
30. He also notes that the eastern edge of the site retains the existing hedgerow, reinforced with a landscaped buffer and additional tree planting, helping to create the defensible boundary and clear edge to development advocated within the Neighbourhood Plan.
31. The Borough Councils Strategic Housing Manager has made comments on the application and these are summarised as follows:
  - a. The reserved matters application includes the provision of 31 affordable homes, as required by Policy 8 and the S106 agreement. These units comprise 6 x 1 bed maisonettes, 11 x 2 bed homes, 11 x 3 bed homes, 1 x 1 bed bungalows and 2 x 2 bed bungalow. The proposed tenure split for these units is not provided and this information should be provided within the Affordable Housing Scheme that must be submitted and agreed by the Council before construction of this phase commences. This requirement is set out in the S106.
  - b. As this is a first phase in a larger development the proposed house types accord with the requirements of the Outline planning permission and S106.
  - c. The distribution the grouping of the elderly persons bungalows is supported, however it is considered that it would be more appropriate to locate these in a more accessible location in terms of pedestrian access to the village centre and public transport on Shelford Road.
  - d. Although the affordable units comprise a ribbon through the development and are not pepper potted, open market housing is present within this ribbon and they do not comprise one distinct block. Given that this is one phase and further affordable units will be delivered across the site, it is broadly supported.

### **Local Residents and the General Public**

32. Representations have been received from 12 neighbouring properties whose comments can be summarised as follows:
  - a. Highway safety concerns.

- b. Loss of green belt – brownfield land should be built on.
- c. Overall development does not demonstrably provide pro rata the percentage of affordable homes required by the Councils own specific requirements and promised by the developer.
- d. Note that the plan still appears to indicate a cluster of social/affordable homes in one area of the site rather than the ‘pepper potting’.
- e. Noise from the road already affects amenity.
- f. Health authority won’t have the money to staff and stock a proposed health centre – increased population will make the health of the village vulnerable. The village has a higher population than normal of older people who are not catered for already in the village.
- g. Drains and water drainage are insufficient. Extra use will mean that they will not function properly.
- h. Concern over impact on village facilities.
- i. Potentially construction traffic will not be allowed through the village and will gain access from Newton – this is unsuitable.
- j. Radcliffe is a large village bordering on a small town – this development will push it over the edge.
- k. Concern over the lack of screening to the boundaries.
- l. Request appropriate and properly covenanted tree/hedging buffering/screening at the bottom of the neighbouring properties gardens with planned height and proximity constraints being addressed.

## **PLANNING POLICY**

- 33. The Development Plan for Rushcliffe consist of the 5 saved policies of the Rushcliffe Borough Local Plan (1996) and the adopted Rushcliffe Local Plan Part 1: Core Strategy and Radcliffe on Trent Neighbourhood Plan.
- 34. Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006) and the emerging Local Plan Part 2.
- 35. Any decision should therefore be taken in accordance with the Core Strategy, the NPPF and NPPG, policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan where they are consistent with or amplify the aims and objectives of the Framework, together with other material planning considerations.

## Relevant National Planning Policies and Guidance

36. The National Planning Policy Framework (NPPF) includes a presumption in favour of sustainable development. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. Development proposals that accord with the development plan should be determined without delay. Where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
37. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:
  - an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
  - an environmental role – contributing to protecting and enhancing our natural, built and historic environment, and as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
38. Chapter 8:- Promoting healthy and safe communities sets out that decisions should aim to achieve healthy, inclusive and safe places
39. Chapter 12 – 'Achieving well designed places' states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
40. Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture and appropriate landscaping, establish or maintain a strong sense of place using the arrangements of streets, building types and materials to create attractive, welcoming and distinctive places to live, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development including green and other public spaces.

## Relevant Local Planning Policies and Guidance

41. No saved policies from the Rushcliffe Local Plan 1996 are relevant.
42. Policy 8 (Housing size, mix and choice) of the Rushcliffe Local Plan Part 1: Core Strategy 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. Policy 10 (Design and enhancing local identity) requires that new development should be designed to make a positive contribution to the public realm and sense of place, create an attractive, safe, inclusive and healthy environment and reinforce valued local characteristics.
43. The emerging Local Plan Part 2 has undergone its necessary preparation including the identification of preferred housing sites and extensive consultation, and is supported by various evidence based documents including a Green Belt review which is of particular relevance to Radcliffe on Trent bearing in mind this is an inset village. This has now been submitted for examination and an initial view from the Inspector has been received suggesting minor changes to some of the policies. Appropriate weight should therefore be given to this emerging policy document, in particular site specific policy 5.3 which relates a proposed housing allocation – Land off Shelford Road Radcliffe on Trent. It is not proposed to make significant modifications to this policy, although they have yet to be subject to further consultation.
44. As set out above, whilst the LP Part 2 document has not yet been adopted and is still subject to examination in public and consideration by the Inspector, it does carry some weight in the determination of this application and, therefore, consideration is given to the policy within this report that sets out the specific site requirements for this site under policy 5.3, which proposes this site as an allocation for around 400 homes. The policy sets out that any development will be subject to the following requirements:
  - a. A serviced site(s) within the north of the allocation should be provided for a new one form entry primary school and medical centre;
  - b. Appropriate financial contributions towards education and health capacity improvements to support development;
  - c. Land within the south of the site should be safeguarded for a future pedestrian and cycling bridge across the railway line;
  - d. Development should complement and not prejudice the delivery of the neighbouring site which is allocated within Policy 5.2 (Grooms Cottage);
  - e. Sensitive boundary treatments should protect the amenity of existing neighbouring properties; and
  - f. It should be consistent with other relevant policies in the Local Plan.
45. The Radcliffe-on-Trent Neighbourhood Plan was adopted in October 2017 and now forms part of the development plan for Rushcliffe. A number of policies within the document have implications in the consideration of this application to ensure that the development satisfies the vision for the future of the village but of particular relevance in considering this Reserved Matters application are:

- Policy 7 - (Pedestrian Focused Development);
  - Policy 12 - (Housing Mix and Density);
  - Policy 14 - (Design and Layout); and
  - Policy 15 - (Local Architectural Styles)
46. Policy 12 which relates to Housing Mix and Density states; *“On all residential schemes in excess of 10 dwellings the following broad mix of types will be sought subject to viability, deliverability and the location of development:*
- 25% 1 & 2 bed properties for older persons either as retirement apartments or as bungalows*
- 30% 2 bedroomed homes*
- 25% 3 bedroomed homes*
- 20% 4 + bedroomed homes*
47. The policy acknowledges that; *“The eventual mix will be defined by its proximity to public transport routes, local shops and facilities and the location within the settlement reflecting local built character and density, ensuring that higher densities are placed adjacent to arterial routes and within the centre of the settlement. Schemes which form a new edge to the settlement must ensure that densities are commensurate with the surrounding townscape and landscape character and may result in lower densities. The design and layout of schemes should ensure that where possible the above mix is achieved.”*
48. The Rushcliffe Residential Design Guide (RRDG) provides guidance on distance between buildings to maintain adequate privacy and garden sizes. Reference is made to ‘previously established guidelines’ (in the now superseded Space Between Buildings Guidelines) which recommended gardens sizes of 110 sq m for detached properties, 90 sq m for semi-detached and terraced properties, and 55 sq m for 1 and 2 bed properties. The RRDG recognises that a variety of housing is required, and this should also include a variety of garden sizes. Developers should aim to meet the above guidelines whilst providing a variety of sizes. Gardens smaller than the footprint of the dwelling are unlikely to be acceptable. A number of criteria, such as the close proximity to open space or accessible countryside and a proportion of gardens in excess of the above guidelines will help to demonstrate why smaller gardens should be allowed.
49. The Borough Council’s Supplementary Planning Guidance (SPG) on Affordable Housing (adopted in 2003) states that affordable housing should be properly integrated into the overall layout of the site and its surrounding area and that the Council considers that this is essential for the creation of balanced, mixed communities. It will not normally accept affordable housing which, either by its design or site layouts, is separated from the general market housing.
50. The Rushcliffe Borough Non-Statutory Replacement Local Plan (RBNSRLP) is a material consideration. Whilst not part of the Development Plan, the Borough Council has adopted the RBNSRLP for development management purposes in the determination of planning applications and Policy GP2 (Design and Amenity) is used frequently. Bearing in mind the nature of the application and the presence of detailed design and amenity policies within the Neighbourhood Plan, it is not considered necessary to consider these policies within this application.

## APPRAISAL

51. The wider site is subject of an extant outline planning permission for development of up to 400 dwellings, a primary school, health centre and associated infrastructure including highway and pedestrian access, open space and structural landscaping. Access to the site via a new roundabout was approved as part of this application. A Section 106 Legal Agreement was completed which secures financial contributions in respect of education, health, traffic calming, bus stop and service improvements, sports pitches, sports halls, swimming pools and cycle parking at the railway station. The outline permission also allows for reserved sites for a health centre and a primary school, should these facilities ultimately be required. This application includes a reserved site of 0.39 Hectares for a Health Centre with access proposed from within the site.
52. The matters relevant to the consideration of this application for approval of Reserved Matters for this first phase of the wider site are appearance, landscaping, layout and scale and any associated impacts arising from these matters. Members are reminded that the principle of the development in this location and the consideration of traffic generation and highway safety in the vicinity of the site and the wider area have all been considered at the outline stage and are not for consideration as part of this Reserved Matters application. The application should be assessed against the policies set out above, principally against the emerging Local Plan Policy 5.3 in relation to development complementing and not prejudicing the delivery of the neighbouring site (Grooms Cottage) and sensitive boundary treatments protecting the amenity of existing neighbouring properties.
53. A development framework plan was submitted with the outline application indicating how the site could be developed and the design and access statement sets out the design principles to be applied to the Reserved Matters submissions. The Reserved Matters submission shows how these design principles have been applied for this part of the site.
54. It is considered that the proposed layout, incorporating open space and landscaping, and the siting, scale, design and appearance of the dwellings and the variety of external materials, would create a visually attractive development which would add to the quality of the area. The comments of the Design and Conservation Officer and the Parish Council have been considered and revisions submitted to plans to take into account these comments and to ensure that the development accords generally with Policies 14 (Design and Layout) and Policy 15 (Local Architectural Styles) of the Neighbourhood Plan. Careful consideration has been given to the relationship of the proposed layout and the adjacent existing neighbouring properties and revisions have been undertaken to ensure that the impact on the residential amenity of these properties is minimised and considered acceptable. The boundary treatment to these properties has also been an important consideration and where appropriate a detailed landscaped scheme including instant hedging has been proposed.
55. Comments have also been received regarding the potential boundary treatment and landscaping around the reserved health centre site and this

would need to be considered if and when the details of such a development are submitted.

56. The landscaping condition attached to the outline planning permission requires that landscaping schemes are undertaken in the first tree planting season following the substantial completion of each phase. As the developer is proposing instant hedgerows around some of the boundaries to the existing residential properties, it is necessary to ensure that such boundary treatments and approved walls/fencing around other plots are in place prior to the occupation of the plots that they serve, and are thereafter retained unless alternative means of enclosure is agreed. A condition is recommended in respect of this boundary treatment.
57. In view of the siting and scale of the proposed dwellings, the creation of the open spaces within the site and with appropriate landscaping, it is also considered that the proposal would be sympathetic to this edge of countryside location, and that there would be no significant visual intrusion into the adjacent countryside.
58. In view of the above, it is considered that future occupants and existing neighbouring residents would have an acceptable standard of amenity.
59. As set out above there are specific policies within the Radcliffe on Trent Neighbourhood Plan that need to be carefully considered. Policy 12 specifically relates to Housing Mix and Density, which is set out in full above. It is noted that the development does not fully comply with this policy providing an increased amount of three bedroom and four bed roomed properties (42% of 3 bedrooms as opposed to a neighbourhood plan target of 25%, and 29% of 4+ bedrooms as opposed to a neighbour plan target of 20%). The desired target of 55% of all properties having 1 or 2 bedrooms (split to allow 25% for 1 and 2 bed roomed properties for older persons either as retirement apartments or as bungalows) has not been achieved in this case.
60. The policy does recognise however that the eventual mix should be defined by proximity to public transport routes, local shops and facilities and the location within the settlement reflecting local built character and density. The applicant has set out their justification for not achieving this specific mix in their submission including acknowledging that this is a scheme which forms a new edge to the settlement, which (as acknowledged in the policy) must ensure that densities are commensurate with the surrounding townscape and landscape character and this may result in lower densities. It is also noted that the policy encourages higher densities (by definition with greater proportion of smaller properties) to be located adjacent to the arterial routes and within the centre of the settlement. In these circumstances, and taking into account that this is the first phase of a wider development, it is considered that the mix proposed is acceptable and justified.
61. The comments of the Strategic Housing Officer, the Parish Council and local residents with respect to the mix and distribution of the affordable units are noted. It is considered that that the affordable units would be sufficiently integrated into the development. The general design/appearance and materials of the affordable units would be the same as the open market housing which would help their integration into the development. The location of the affordable dwellings in relation to the wider distribution of housing allows

for lower density development to be incorporated on the outer edge of the development, making the appropriate transition from the settlement into the open countryside. The S106 agreement requires that a scheme for the delivery of the affordable housing be submitted and agreed.

62. In view of the above and in the absence of a specific policy which stipulates the number of clusters (or 'pepper potting') required in relation to the size of a site or total number of units, it is not considered that a refusal on such grounds could not be justified. It should also be borne in mind that this is phase 1 of a larger development of up to 400 dwellings with mechanisms in place in the S106 agreement to secure the remaining units on the later phases.
63. The development would be of a relatively low density (approximately 30 dwellings per hectare) and the dwellings would have a variety of garden sizes, which are considered acceptable in this particular location, close to public open space to be delivered both within the site and the ability for access into open countryside nearby. Provision of the formal equipped area of play is set to be provided in Phase 2, details of which will be considered in later reserved matters applications.
64. The layout provides for car parking spaces, including detached garages to some plots. The County Council as the local highway authority has reviewed the layout and raises no objections to the scheme, either in relation to car parking provision or internal road layout. The scheme makes provision for a pedestrian and cycle link within the site to Shelford Road, which has been confirmed to benefit from lighting. Details of such lighting will be required by way of a condition attached on the outline planning permission. The layout of the wider site has also been designed to facilitate bus access if it is required in the future. The bus route could loop through the development on the primary route or a turning facility provided close to the school and health centre. As access has been agreed at the outline stage, there is no requirement for the site to provide a second access or emergency access to the neighbouring site. This part of the application site does not include the land that is reserved for the potential pedestrian bridge crossing of the railway line.
65. Conditions were also imposed on the outline permission requiring the submission of details relating to a variety of matters including tree/hedgerow protection, construction management, disposal of foul and surface water drainage, a scheme for the provision and management of the sustainable drainage infrastructure, archaeological investigations and details of how renewable/energy efficiency, climate change including provision of electric charging points. The developer is required to comply with these conditions and they would be subject to separate submission(s) and the appropriate technical consultees would be consulted.
66. The application is supported by a Building for Life 12 Assessment and takes into account guidance set out within Safer Places: The Planning System and Crime Prevention) 2004. It is confirmed that all garages will be equipped with electric power to enable the charging of electric vehicles.
67. Some of the comments raised in representations received in respect of this application relate to matters pertaining to the principle of development, e.g. loss of Green Belt, impact of development on the village etc, which would have

been considered on the application for outline permission, and are not, therefore, addressed/discussed further in this report.

68. For the reasons set out above, it is considered that the Reserved Matters relating to the Approved Outline Planning Permission for this phase of the site are acceptable and accordingly those details are recommended to be approved.
69. The application was subject to pre-application discussions and revised/additional details have been submitted during the consideration of the application resulting in a more acceptable scheme and a recommendation that reserved matters be approved.

## **RECOMMENDATION**

It is RECOMMENDED that approval of reserved matters be granted subject to the following condition(s)

1. The development hereby approved shall be undertaken in accordance with the following approved plans:

4-090-001-P02 Proposed Site Layout v  
14-090-001-P03 Proposed Materials Plan P  
14-090-001-P04 Proposed Boundary Plan x  
14-090-001-P05 Proposed Hard Landscaping Plan L  
14-090-001-P06 Design Principles  
Landscape Layout 10.18/01 Rev K  
Planting Plan 1 (North) 10.18/02 Rev I  
Planting Plan 2 (South) 10.18/03 rev G  
Planting Plan 3 (West) 10.198.04 rev G  
House Types and boundary details as set out on the final drawing document issue sheet dated 30thMay 2019  
STND/001/036 Unit Substation Foundation for Brick Housing  
STND/001/037 Typical Brick Housing  
SRRT-BSP-ZZ-XX-DR-C-166 Rev. P02 Foulwater Pumping Station Fence and Gate Detail

[To ensure an acceptable development in accordance with the aims of Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 14 and 15 of the Radcliffe on Trent Neighbourhood Plan].

2. Prior to the dwellings first being occupied the first floor windows in the rear elevation of House type DD plot no. 159 and 154 and House Type BT on Plot 160 shall be permanently obscured glazed (to level 5 of privacy or equivalent) and shall be fixed shut and retained as such thereafter.

[To protect the amenity of existing and future neighbouring properties and to ensure an acceptable development in accordance with the aims of Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 14 and 15 of the Radcliffe on Trent Neighbourhood Plan].

3. The approved boundary treatments as set out on 14-090-001-P04 Proposed Boundary Plan W and the instant hedgerows approved under Planting Plan 1 (North) 10.18/02 Rev I and Planting Plan 3 (West) 10.198.04 rev G shall be

erected / planted prior to the occupation of the plots that they serve. They shall thereafter be retained for such purposes.

[To ensure an acceptable development in accordance with the aims of Policy 10 of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 14 and 15 of the Radcliffe on Trent Neighbourhood Plan].