

20/02652/REM

Applicant Countryside Properties PLC Mr & Mrs Oglesby

Location Land South And West Of Grooms Cottage Shelford Road Radcliffe On Trent Nottinghamshire

Proposal Application for approval of matters reserved under Outline Planning Permission 18/02269/OUT relating to appearance, landscaping, layout and scale of 55 residential dwellings

Ward Radcliffe On Trent

THE SITE AND SURROUNDINGS

1. The application site is located to the north east of Radcliffe on Trent and extends to approximately 1.75Ha. It sits to the south of Shelford Road and is currently a mixture of grazing land and paddocks associated with Grooms Cottage, a farm and stables.
2. The rear gardens of existing properties along Clumber Drive lie to the west adjoining the western site boundary. At the north the site adjoins the side garden area of no. 172, an end terrace property which has a two storey extension to the side incorporating side windows.
3. The site is bordered by mature hedges to the west, south and north. To the east the site is bounded by a track leading to two residential properties, Hunting Stables and Grooms Cottage.
4. To the east and south of the site is Shelford Road Farm which is presently being developed for a residential development of up to 400 dwellings. Phase one of the development has been granted reserved matters approval and is currently under construction. Part of Phase 2 for 31 dwellings (ref. 20/02587/REM) is currently being considered with the boundary of the site adjoining the southern boundary of the application site.
5. The application site was removed from the Green Belt by the adoption of Local Plan Part 2 and outline planning permission has been granted for a development of 55 dwellings with all matters reserved with the exception of access (reference 18/02269/OUT). The outline planning permission is subject to a S106 agreement and planning conditions.

DETAILS OF THE PROPOSAL

6. The application seeks Reserved Matters approval in relation to the appearance, landscaping, layout and scale of residential development. Access into the site from Shelford Road was agreed at the outline application stage.
7. The proposal is for 55 dwellings which would comprise twenty 2 bedroom dwellings, twenty five 3 bedroom dwellings and ten 4 bedroom dwellings. The layout incorporates four house types which are all semi-detached properties

except for a single two bedroom detached property. The properties would all be two storeys in height and materials are proposed to be a mix of Wienerberger Colorado Red and Wienerberger Crofters Medley bricks with two different forms of dark grey roof tiles. Render is proposed at first floor on some of the plots. Car parking would be achieved by way of driveways or parking spaces close to the dwelling house they would serve. There are no garages proposed on the development and each house would be provided with a shed which would be available for cycle storage.

8. The layout generally follows that illustrated on the outline application with a central area of public open space. An attenuation pond is proposed adjacent the southern boundary of the site together with a pumping station. The development would achieve an average net density of 40 dwellings per hectare.
9. The application is accompanied by:
 - A design compliance statement showing how the development links with the vision and design framework of the outline permission and the various elements required to satisfy condition 2 of the outline permission;
 - A Building for Healthy Life assessment; and
 - Flood risk assessment
10. In response to the comments received following the initial consultation revised and additional information has been received to provide the following:
 - Additional car parking spaces to the 4 bedroom properties;
 - Provision for a landscape buffer on the external side of the application site to the north eastern boundary with the opportunity to convey this hedge and integrated tree planting to the occupier of the Hunting Stables;
 - Revised boundary treatment proposals adjacent 112 Shelford Road;
 - Relocated bin storage provision;
 - In relation to the concern over the loss of the hedgerow this results from the need to have the attenuation pond in this location which cannot be repositioned. Replacement biodiversity benefits through planting exist in and around the attenuation pond;
 - Discussions have been ongoing with the neighbouring developer in relation to the linkages to that site and the link has been amended to include a combined cycleway/footpath;
 - Additional architectural detailing including bay windows within key focal plots to the Chestnut house type to help satisfy Neighbourhood Plan design policies;
 - A hipped roof has been introduced to plots 21 – 24;
 - Provision of a two metre landscape buffer along the boundary with properties to Clumber Drive; and
 - Confirmation has been received that all properties would have electric charging points which would be freestanding charging points when the parking spaces are remote from the property they serve.

SITE HISTORY

11. Outline planning permission 18/02260/OUT was granted in September 2019 for the development of 55 residential dwellings with all matters reserved with the exception of access. This application was subject to planning conditions and a S106 agreement.
12. Planning conditions were attached to the outline permission, which included details relating to technical matters such as drainage, ecology, construction management plans, archaeology and an employment and training strategy. Discharge of condition applications have been submitted for a number of pre-commencement conditions.

REPRESENTATIONS

Ward Councillor(s)

13. One Ward Councillor (Cllr Brennan) confirms that she will not be commenting on this application in her capacity as a Ward Councillor and declares an interest.
14. One Ward Councillor (Cllr Clarke) objected to the originally submitted scheme for the following reasons:
 - a. The proposals are overintensive in the sense that the dwellings are clearly squeezed in. In particular, he objects to the siting of plots 21 and 22 on the private drive. No. 21 is side on to the rear of existing dwellings on Clumber Drive and has a very truncated garden compared to its neighbouring dwellings. Although it is the side gable it will nevertheless give a very overpowering feeling with a brick wall right up against the boundary of the Clumber Drive properties.
 - b. The whole development should continue the concept of the adjacent William Davis development which has a 5m buffer strip along the Clumber Drive properties. This should be achieved on this site to maintain a consistent approach.
 - c. Remains concerned about the very few mature trees that exist on the site. Mature trees should not be lost and should be protected by TPOs.
 - d. To continue the over intensive theme and the subject of buffers, he is concerned that insufficient buffer is proposed between the proposed new dwellings and the existing properties Grooms Cottage and Hunting Stables. The proposals will give a real sense of the existing dwellings being hemmed in completely, losing their rural feel.
 - e. Plots nos. 1 and 55 are right up to the boundary adjacent to the driveway to the existing dwellings. When viewed from the main Shelford Road a rural view of the driveway should be maintained at the very least by a green buffer commensurate with the buffer along the rear of Clumber Drive
 - f. Concerned that plots 36 - 50 have small gardens bringing the properties close to Grooms Cottage and Hunting Stables without enjoying a green

buffer which should be maintained in place. Suggests that the balancing pond and nos. 36 – 41 should swap places to maintain more of a rural feel.

- g. Confirms that he does not object to the development in principle but does object to the current detail.
15. Councillor Clarke has been consulted on the revised plans and no further comments have been received within the consultation period.
 16. One Ward Councillor (Cllr Upton) does not object as in his opinion it proposes 55 appropriate houses for Radcliffe on Trent. Various comments have been submitted over the course of the application process focussing on the boundary treatments around the site to ensure buffer planting strips to be provided, including provision for planting to the boundary of Plot 21 as it adjoins the rear gardens of properties on Clumber Drive and plots 36.
 17. He notes that the submitted plans show gardens to the new houses to be about 13m in depth which is longer than recommended in the residential design guide and he acknowledges that a 5m strip may not be feasible but a 2 or 3m one may be. He would hope that electric vehicle charging points are provided for each property.
 18. Councillor Upton has been consulted on the revised/additional plans and no further comments have been received within the consultation period.

Town/Parish Council

19. Radcliffe on Trent Parish Council object to the application on the grounds that a buffer zone should be applied between this development and Clumber Drive (a similar standard to that outlined in the adjacent William Davis Development). They are not supportive of the removal of the hedgerow at the back of plots 36 – 41.
20. The Parish Council has been consulted on the revised/additional plans and they confirm that they still object. They recommend a wider strip of land in between the end of the gardens and the clumber Drive properties. They Consider that no. 21 is too close to no. 17 Clumber Drive. Some of the houses are north facing which does not make them compatible for solar panels. Parking for nos. 34 and 37 are away from their properties which will not enable them to charge their electric cars on drives if needed.

Statutory and Other Consultees

21. Nottinghamshire County Council (Strategic Planning) does not have any strategic policy comments to make. With regard to matters relating to the proximity of the potential primary school site, they note that the southern boundary of the site abuts the boundary of the new site that is to be built as part of the wider development at Shelford Road. To prevent any overlooking, any buildings should be no more than two storeys. The boundary between the proposed houses and the school site should also have secure fencing with preferable planting along it.

22. Nottinghamshire County Council as Highway Authority initially made some comments regarding the internal access arrangements and car parking provision and revised plans have been submitted to address these comments, which have resulted in confirmation that no objections are raised. Conditions are attached to the outline planning permission which will ensure the technical requirements are satisfied.
23. Nottinghamshire County Council as Local Flood Risk Authority confirmed they have no objection. Surface water management conditions on the outline approval will still require discharging.
24. The Borough Council's Landscape Officer considers that the landscape masterplan is appropriate and it reflects the outline application and the open space on the southern boundary seems to have increased in size which is positive. The suggested species within the landscape masterplan look largely appropriate and details will need to come forward. It is noted that boundary hedging is proposed as a buffer alongside the northeast and southwest boundaries and this will need careful design to ensure it has some screening function or it could end up hidden behind the 2m high fencing.
25. Further landscaping information has been submitted to assist consideration of the application and he has confirmed that the detailed plans are acceptable. He notes that the hedge proposed along the north eastern boundary is not native but as it is evergreen it will better screen the proposed 1.8m high close boarded fencing. He suggests that the maintenance of this hedgerow would be best incorporated within the management plan for the wider public open space to ensure that it is cut on a regular basis and takes on a uniform shape and size. Following correspondence with the agent and the neighbouring property, it is understood that this hedgerow will be conveyed to the neighbouring property, The Hunting Stables, and he considers that this is an acceptable situation. He considers the boundary treatment elsewhere on the site is appropriate.
26. The Borough Council's Environmental Sustainability Officer has no objections to the application and makes general comments in relation to good practise to design for habitats, construction methods, compliance with precautionary recommendations as per the outline permission and provision of a landscape and ecological management plan.
27. The Borough Council's Recycling Officer made comments on the original submission relating to the vehicle tracking analysis, location of bin collection points and potential bin cabinets needed on certain plots.
28. The Borough Council's Community Development Manager has no objections. He notes that the public open space is appropriate for this size of development and understands that a local equipped area for play able to serve this development will be delivered on the neighbouring site. It is important that there are good pedestrian and cycle linkages to the other phases of development and the existing transport infrastructure.
29. The Borough Councils Planning Policy Officer (Strategic Housing) notes that the delivery of a site for 100% affordable housing exceeds the affordable housing requirements within Policy 8 of the Local Plan Part 1: Core Strategy. This policy requires 30% affordable housing on schemes of 10 or more within

Radcliffe on Trent. Although not in strict accordance with Policy 8, the benefits of providing a significant number of affordable homes to meet Borough wide need is a material consideration which outweighs this.

30. The proposed mix does not accord with paragraph 3.8.9 of the Core Strategy which includes the required tenure mix within the Strategic Housing Market Assessment (SHMA) of 42% intermediate housing, 39% affordable rent, and 19% social rent. The proposed tenure mix does not reflect this mix, instead providing only shared ownership (55%) and social rent (45%). The absence of affordable rent may not comply with the Core Strategy and requirements set out in the SHMA, this however is off-set against the benefits of providing a significant number of homes for social rent, which will be available for those on the lowest incomes in the Borough. The provision of 4 bed social rented is particularly welcomed as these will meet the needs of lower income families.

Local Residents and the General Public

31. Comments have been received from 9 neighbouring properties whose comments can be summarised as follows:
- a. Require a 5m wide planted buffer strip to be a requirement along the back gardens of Clumber Drive (no. 1 - 19) and this to be incorporated into the gardens of the new houses.
 - b. Suggests this is being achieved on the larger William Davis development and provision should be made for the privacy and amenity of their homes on this upper section of Clumber Drive.
 - c. Notes the garden depths are even smaller than the William Davis gardens and as such would be very limited for any meaningful planting.
 - d. Requests that a 1.8m high wall is proposed along their boundary and they do not wish to have a hedge.
 - e. Disappointed to learn that the development in its entirety is proposed to be affordable housing and this is contrary to previous advice given that typically there is a mix of housing types within a development.
 - f. The Rushcliffe Plan sets out the requirement for new development to set aside 30% of properties to be affordable homes and that a balance needs to be maintained. Concern how this could impact on the value of their house.
 - g. Proximity of plot 21 to properties on Clumber Drive. The plan submitted does not accurately reflect the actual position of neighbouring property which has been extended to the rear. They consider that their property is approximately 10m from the boundary with plot 21 and with no buffer they consider this is unreasonably close and will impact on their privacy, sunlight and quality of amenity.
 - h. Plot 21 is set high to allow for drainage. The additional height will mean the proposed dwelling will have a significantly higher floor level than neighbouring property.

- i. Concern that the property will impact on surface water drainage from their property and cause a localised flood risk into their garden and home.
 - j. Suggest that the inclusion of a bathroom window in the side elevation of plot 21 will present a further intrusion of privacy.
 - k. Concern over lack of planting between the boundary of their property and plot 21.
 - l. Suggestion that the plan is altered so that the new plots all back onto Clumber Drive.
 - m. Concern that the omission of hedgerow will impact on loss of habitat. Concern over lack of bat survey. Over the past few years there has been an increase in wildlife in their back garden. Concern that lack of hedgerow and planting will significantly impact on local wildlife.
 - n. Sympathetic to the need for more housing and in general do not object but consider the plans have not adequately taken into consideration the impact of the density of the proposed housing on neighbouring properties and local wildlife.
 - o. The houses are being built far too close to the existing houses on Clumber Drive.
 - p. Concern over lack of adequate screening towards Shelford Road. More trees would have a greater effect in reducing the visual impact of the new houses.
 - q. Concern over the use of rendering on one pair of houses facing Shelford Road. Not clear if this is to be white which would be impossible to screen out and questions whether this would fit in with the other houses on that side of Shelford Road.
 - r. Concern over the impact and boundary treatment to Hunting Stables, the owners of which purchased their property bordering green belt land which they had every reasonable expectation would be maintained.
 - s. Require screening to mitigate impact from 17 dwellings abutting or overseeing their property.
 - t. Supports the inclusion of charging points for electric cars for every dwelling, especially given central government's recent announcement.
 - u. Supports the change of properties to affordable housing.
32. In response to the revised plans submitted, comments from four properties from Clumber Drive and comments from the owners of Hunting Stables have been received whose comments can be summarised as follows:
- a. Additional planting is a minimal gesture and does not address concerns and requirements for a 5m buffer.

- b. Suggests that the plans for the outline showed a green buffer and do not consider that a hedgerow constitutes a green buffer.
- c. Remains of the opinion that the plan should follow that of the William Davis site which proposed 5m buffer.
- d. Pleased to see the inclusion of a hedgerow to the border of plot 21 but feel that it is still insufficient buffer. Plot 21 remains too close to 15 and 17 Clumber Drive which will impact on the light, privacy and quality of amenity to these properties.
- e. If plot 21 cannot be moved further away from properties 15 and 17 Clumber Drive, they suggest it should be removed from the planning application.
- f. Consider that the same equal consideration should be given to their property as every other Clumber Drive resident, i.e. backing onto their property.
- g. Remain concerned that the development has been selected for affordable housing. They would like to see the details that form the basis of the decision to make all properties affordable, also the evidence to demonstrate that this is necessary and will not impact on the value of their homes.
- h. In respect to Hunting Stables, the owner has confirmed that following the submission of the revised boundary details to their property, they withdraw their previous objection to the application subject to planning conditions to secure the proposed landscaping details and conveyance of the planted land to them.

PLANNING POLICY

33. The development plan for Rushcliffe consists of the Rushcliffe Local Plan Part 1: Core Strategy (LPP1), the Rushcliffe Local Plan Part 2: Land and Planning Policies (LPP2) and the adopted Radcliffe on Trent Neighbourhood Plan. Other material considerations include the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), and the Rushcliffe Residential Design Guide (RRDG).

Relevant National Planning Policies and Guidance

34. The 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.
35. Section 9 - 'Promoting Sustainable Transport' states that it should be ensured that safe and suitable access to the site can be secured for all users, going on to identify in paragraph 109 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

36. Section 12 - 'Achieving Well Designed Spaces' 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.

Relevant Local Planning Policies and Guidance

37. The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) was formally adopted in December 2014. It sets out the overarching spatial vision for the development of the Borough to 2028.

38. The following policies in the LPP1 are relevant:

- Policy 1 - Presumption in Favour of Sustainable Development
- Policy 2 - Climate Change
- Policy 3 - Spatial Strategy
- Policy 8 - Housing Size, Mix and Choice
- Policy 10 - Design and Enhancing Local Identity
- Policy 16 - Green Infrastructure, Landscape, Parks and Open Spaces
- Policy 17 - Biodiversity
- Policy 18 - Infrastructure

39. The Local Plan Part 2: Land and Planning Policies (LLP2) was adopted in October 2019 and the following policies in LPP2 are also considered material to the consideration of this application:

- Policy 1 - Development Requirement
- Policy 5.2 - Housing Allocation – Grooms Cottage
- Policy 12 - Housing Standards
- Policy 17 - Managing Flood Risk
- Policy 18 - Surface Water Management
- Policy 29 - Development affecting Archaeological Sites
- Policy 32 - Recreational Open Space
- Policy 37 - Trees and Woodland
- Policy 38 - Non-Designated Biodiversity Assets and the Wider Ecological Network
- Policy 39 - Health Impacts of Development

40. The Radcliffe-on-Trent Neighbourhood Plan was adopted in October 2017 and now forms part of the development plan for Rushcliffe and is relevant to the consideration of applications in the Radcliffe on Trent area. Many of the 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 reference are:

- Policy 5 - Local Leisure provision
- Policy 6 - Biodiversity Network
- Policy 7 - Pedestrian Focused Development
- Policy 12 - Housing Mix and Density
- Policy 14 - Design and Layout

- Policy 15 - Local Architectural Styles
41. The Residential Design Guide provides general advice and recommendations in relation to densities, mixes, scale, massing, height, materials, design, privacy and gardens sizes.

APPRAISAL

Principle of Development

42. The principle of residential development on this site has been established by the allocation of the site under Policy 5.2 of LPP2 and by the grant of outline planning permission. The allocation of the site removed this area of Radcliffe on Trent from the Green Belt. The outline permission also approved the access arrangements into the site. This reserved matters application is therefore only considering matters relating to appearance, landscaping, layout, and scale. Policy 5.2 of the LPP2 provides site specific criteria to be addressed in dealing with any planning applications and requires:
- a. Development which complements and not prejudice the delivery of the neighbouring site which is allocated within Policy 5.3 (Land off Shelford Road);
 - b. Sensitive boundary treatment should protect the amenity of existing neighbouring properties;
 - c. Appropriate financial contributions towards education and health capacity improvements to support development;
 - d. A financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
 - e. It should be consistent with other relevant policies in the Local Plan.
43. A development framework plan and associated Design and Access Statement were submitted with the outline application indicating how the site could be developed and the design principles to be applied at Reserved Matters submission. The outline planning permission at condition 2 states that the application for approval of reserved matters shall be generally in accordance with the illustrative masterplan (with measurements) and design framework plan and design principles, scale and density set out in sections 5.1 – 5.4 of the Design and Access Statement. This reserved matters submission shows how these design principles have been applied to this site.
44. Matters relating to financial contributions towards education and health capacity and strategic road network highway improvements are addressed under the S106 agreed at the outline stage and do not form part of the consideration of this application.

Appearance, Layout and Scale

45. LPP1 policy 10 states that development should be assessed in terms of its impact on the amenity of nearby residents. This is reinforced under policy 1 of

the LPP2, which states that development should not be granted where there is a significant adverse effect upon the amenity of adjoining properties. Policy 14 of the Neighbourhood Plan requires applications to demonstrate how the design of the new development will make a positive contribution and satisfies certain criteria including amongst other things creating a public realm which is welcoming, attractive and promotes a feeling of safety which enables access for all.

46. On the basis of the layout plans, the proposed dwellings generally follow the illustrative layout of the outline permission which is largely dictated by the L shape form of the site. The properties proposed along the frontage of the site largely follow the building line of those properties to the west of the site on Shelford Road and the existing hedgerow is maintained and landscaping provision is enhanced by additional planting. The proposed layout includes the provision of a central area of open space creating opportunities for relaxation and recreation and therefore promoting healthy communities. As confirmed at the outline application stage, it is not necessary for this to accommodate formal play equipment. An attenuation pond adjacent the southern boundary of the site provides the necessary provision for drainage requirements and also provides opportunities for ecological enhancement. The layout provides semi mature trees to be planted along the spine road and within the public open space to create a sense of space and provide visual interest and ecological benefit.
47. The properties would be located within suitably sized plots and have garden sizes in excess of the minimum recommended within the residential design guide with the two bedroom properties having in excess of 55sqm and the 3 and 4 bedroom semi detached properties in excess of 90sqm. Adequate rear garden lengths are achieved and in most cases are in excess of the 10m length recommended in the Borough Council's Design Guide.
48. Concerns have been raised by occupiers of neighbouring residential properties to the west on Clumber Drive in terms of the impact that the proposed dwellings would have on their residential amenity, including overlooking, overshadowing/ loss of light and also the relationship of the development with the neighbouring properties to the east of the site. During the course of the consideration of the application, additional information has been submitted clarifying the nature of the boundary treatment and level of landscaping along the northern and eastern parts.
49. Attention has been drawn to the suggested boundary provision for the neighbouring site being developed by William Davis. It is accepted that their illustrative masterplan indicates a 5m buffer strip to be provided to Clumber Drive and this was proposed by the developer where their site adjoins this neighbouring development. This area of the site has not been subject to a reserved matters application and the precise details will come forward at that stage. Whilst this 5m buffer was proposed by the developer on the neighbouring site where it adjoins Clumber Drive, each site must be dealt with on its own merits and it is not considered necessary to require a 5m landscape buffer on this site to achieve satisfactory relationship with neighbouring properties and protection of amenity. It is considered that the boundary treatments are appropriate and follow that illustrated at the outline stage and provide the necessary sensitive boundary treatment required by policy 5.2 to protect the amenity of existing neighbouring properties.

50. Specific attention has been made to the relationship of plot 21 and properties on Clumber Drive. It is accepted that this plot has its side elevation facing towards rear gardens of the properties on Clumber Drive and to assist in reducing any perceived impact the roof design has been amended to introduce a hipped roof and the building is set off the boundary to enable the provision of a landscaped strip. The proposed property is a two bedroomed property of two storeys in height with a ridge height of approximately 8.3m and this is set in a minimum of 2.4m from the boundary. It should be noted that no. 15, 17 and 19 Clumber Drive benefit from single storey rear extensions which have reduced the original depth of their rear gardens. Rear garden depths of properties facing plot 21 plot range from a depth of approximately 21m at 15 Clumber Drive to approximately 16m at no. 17 Clumber Drive from their main rear elevation which is considered sufficient to minimise any overbearing impact. Taking into account that plot 21 will be located to the east of these properties it is not considered that any undue overshadowing impact would result. The window proposed in the first floor side elevation of plot 21 serves a bathroom and a condition is suggested to ensure that this is obscure glazed with a top opening light only. In relation to the comment received regarding the suggestion that this area of the development is over intensive, it should be noted that the garden size proposed for the plot closest to the Clumber Drive boundary is some 94sqm which far exceeds that recommended (55sqm) for a two bedroom property. It is therefore considered that the relationship of this property with the existing properties on Clumber Drive is acceptable and it is not necessary for this area to be redesigned to create a back to back garden relationship.
51. With regard to the boundary treatment to the eastern boundary, revisions have been undertaken to this boundary to allow provision for a 1.8m close boarded fence and the provision of a hedgerow to the external edge of the site. Initial concerns raised by the owner of Hunting Stables have been overcome with the provision of these details. It is understood that separate discussions in relation to the ongoing ownership and maintenance of this hedgerow are taking place which sit outside of the consideration of this application. There is a requirement in the S106 for an open space scheme to be submitted and agreed to ensure long term management and maintenance of areas of open space and communal landscaping and it is considered that this hedgerow could form part of this scheme if necessary. It is considered that the layout proposed would not unduly impact on the amenity of the two existing properties to the east of the site in terms of any undue overbearing, overshadowing or overlooking impact. Although it is accepted that the introduction of residential development onto the area of land previously part of the Green Belt will affect the open nature of their outlook, this is mitigated to a degree by the extent of landscaping proposed along this boundary.
52. In relation to the design of the properties, the proposed development is traditional in its approach. Attention has been paid to providing key focal buildings and revised plans have been received to include provision of additional architectural detailing to ensure that the elements of the scheme accord with the design criteria set out in the Radcliffe on Trent Neighbourhood Plan. The details of the materials are considered appropriate for this part of Radcliffe on Trent and there are examples of render detailing elsewhere on Shelford Road and it is not considered that the inclusion of this treatment on a pair of semi-detached properties along the frontage of the site and on certain

plots within the site would be incongruous in the streetscene, but would add variety and interest to the simple design of the dwelling house types.

53. Overall, it is considered that adequate levels of residential amenity would be provided for all future occupiers and that no significant adverse impacts would result in respect of existing adjacent properties.
54. A Building for a Healthy Life assessment has been submitted to support the application and covers the 12 underlying principles identified to help create good places to live.
55. The proposal in relation to reserved matters relating to appearance, layout and scale is considered to satisfy the requirements of condition 2 attached to the outline planning permission which sets out that the application for reserved matters shall be generally in accordance with the illustrative masterplan accord with LPP1 policy 10 and policy 1 and site specific policy 5.2 of the LPP2 and Neighbourhood Plan policy 14 and 15 in terms of its impact on the residential amenity of neighbouring occupiers and a refusal of planning permission on these grounds would not be substantiated.
56. Revised plans have been submitted to provide the necessary linkages for cycle and pedestrian movement to be achieved through the site and into the neighbouring development and the current application being considered on the neighbouring site has been revised to ensure appropriate coordination between the schemes thus satisfying the requirements of Policy 5.2 of LPP2.
57. The Borough Council's recycling officer raised a number of concerns regarding aspects of the layout of the development, including:
 - The vehicle tracking analysis did not include the correct details for the vehicle used by the Borough Council, excluding the equipment on the rear of the collection vehicle, reasserting that no part of the vehicle should overhang the pavements;
 - Concern that occupants of those properties which are either terraced or semi-detached would not remove bins from the front of their properties post collections which then cause bin blight, suggested that some sort of bin cabinets are provided to house a minimum of two bins on certain plots; and
 - The Bin Collection Point directly at the front of plot 52 is wholly inappropriate, suggested that this area is redesigned to remove private drive and the need for a bin store.
58. Further swept path analysis plans were submitted using the correct vehicle details. These show that, for the most part, the refuse vehicle can be accommodated within the highway without overhanging any pavement/pedestrian areas. The few areas where the vehicle body (not wheels) may overhang the pavement would be in the turning area at the eastern end of the main spine road, where parking areas or a private drive are accessed off the turning head. As such, it is not considered that this creates a significant threat to the safety of pedestrians, particularly given that this would occur for a very short period, once a week when collections take place.

59. The plans make provision for the storage of wheeled bins in the rear gardens of all of the properties and the concerns about behaviour of occupiers of the dwellings not putting their bins away after collection is not considered to justify a need for some sort of bin storage to the front of the property, this behaviour could apply to any of the dwellings on the site. Finally, the comments regarding the location of a bin collection point and omission of the private drive to obviate the need for this are noted, however, the layout as proposed is considered to be acceptable and the omission of the private drive and extension of the adopted highway in this area would have implications for the parking layout and potentially loss of parking spaces.

Landscaping

60. The application is supported by a full landscaping scheme which has been reviewed by the Borough Council's Landscape Officer. Whilst the layout proposed results in the loss of some hedgerow within the site, the layout of the site however allows for the retention of the front hedgerow to Shelford Road (except that required to be removed to facilitate access) and substantial hedgerow planting along the east and west boundaries and adjacent to some footpaths within the development. The net gain in relation to hedgerow and tree planting is sufficient to outweigh the harm by the loss of this section of hedgerow. The details of the landscaping scheme are considered acceptable and appropriate for its site context. The hedgerow to the south of the site is outside of the application site. There are conditions on the outline permission to secure the protection of existing hedgerows which are proposed to be retained by this application.
61. There are no mature trees on the application site. A small number of broad leaved trees exist off site within the garden area of the existing Grooms Cottage and in the garden areas of some properties on Clumber Drive. An attenuation pond is proposed to the south of the site which will incorporate a permanently wet micropool and wildflower meadow with native shrub mix to the southern aspect of the pond and tree planting. This area is proposed to be enclosed by a 1.1m timber post and rail fence. The details of the landscaping will result in a significant gain in terms of the number of trees on the site.
62. The obligations within the S106 require the submission of an Open Space Scheme which shall include the timing, location and method for securing the provision, permanent availability, management and maintenance of the open space. Areas of landscaping which fall outside of the garden areas of the properties could potentially be covered by this scheme, yet to be submitted. It is understood that separate discussions with the owner of Hunting Stables have taken place with regard to the potential ownership and ongoing maintenance of the proposed hedgerow to the side of the fence running parallel with the private driveway to Hunting Stables and Grooms Cottage and some additional hedgerow planting within land owned by Hunting Stables. This is a separate matter which sits outside of the planning application process.

Other Matters

63. Policy 8 of the LPP1 relates to housing size, mix and choice with the general approach being that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes to create mixed and balanced communities. The approach to affordable housing is that new

residential development should provide for a proportion of affordable housing and that within Radcliffe on Trent 30% should be sought through negotiation. The outline planning permission requires that the developer deliver 30% affordable units. The delivery of affordable housing is a priority for the Borough Council and is challenging due to viability issues often being raised and a number of our strategic sites are not delivering the level of affordable houses envisaged in the LPP1. This application however includes information to confirm that it is proposed that all houses would fall under the 'affordable homes' definition and following a change in the proposed registered provider on the site, this would be a mix of shared ownership and social rent homes. The suggested mix is thirty shared ownership properties (fifteen bedroom properties and fifteen 3 bedroom properties) and twenty five social rent (five 2 bedroom properties; ten 3 bedroom properties and ten 4 bedroom properties). Strategic housing welcome both this additional provision to the number of affordable housing units available in the Borough and to the proposed housing tenure mix.

64. Condition 22 of the outline planning permission requires that the mix of market housing within the site shall comply with the housing mix set out in Radcliffe on Trent Neighbourhood Plan Policy 12 (Housing mix and density) unless otherwise agreed. This scheme is being promoted as an affordable housing development with no open market housing and therefore direct compliance with such a condition is not achievable. The Neighbourhood Plan, however looks to achieve a broad mix of properties including 1 and 2 bedroom properties for older persons, whether as retirement apartments or bungalows, 30% 2 bedroom homes, 25% 3 bedroom homes and 20% 4 bedroom homes and whilst there is no retirement apartments or bungalows proposed, the mix does provide a mix of two, three and four bedroom properties and allows for appropriate diversity of house type and tenure, thereby satisfying the general spirit of the policy within the LPP1 and Neighbourhood Plan.
65. The relatively small number of units on this site and the two distinctive types of 'affordable units', together with the proximity of the neighbouring LPP2 development site for 400 dwellings (Shelford Farm - William Davis), which is proposed to deliver 70% of its site for market housing and to which this application site links in locational and practical terms, means that it is considered that a mixed and balanced community will be delivered. It is not therefore considered that the mix of house types or tenure is a reason to justify a refusal of permission and the provision of additional housing of an 'affordable' tenure is welcomed in this location by our Strategic Housing Officer.
66. The S106 relating to the outline permission requires an affordable housing scheme to be submitted and agreed to show the tenure and location of the units to avoid clustering of particular tenures and this has been provided to show that this could be achieved acceptably on this site. It is not considered necessary to query why this site is proposed to be fully affordable in tenure. The dwellings are tenure blind and the suggested or feared loss of property value is not a material consideration in the determination of this application. As the S106 associated with the outline application refers to 30% affordable housing it is necessary for a deed of variation to be entered into by the applicant should they wish to pursue this level of affordable housing. The determination of this application is not contingent on the fact that this is a fully affordable housing scheme and it is not considered that a decision on this application needs to be deferred until the deed of variation is finalised.

Highway matters

67. Access into the site has been approved at the outline planning application stage and the internal road layout has been reviewed by the County Council as Highway Authority. Revised plans have been submitted to overcome a few initial concerns and to increase car parking for the four bedroom properties within the site. This has resulted in a development which satisfies the recommended car parking standards within the Highways Design Guide and provides adequate and safe movement of refuse vehicles within the site.
68. The proposal is therefore considered to comply with Policy 1 of the LPP2 in terms of highway safety

Ecology

69. With regard to the comments made regarding impact on wildlife and their habitats, it should be noted that the outline planning application was supported by the relevant ecological surveys and a condition was imposed on the outline planning permission requiring the submission and approval of an ecological management plan, which should include the recommendations of the preliminary ecological appraisal and Bat Survey Report, including provision of bat and bird nest boxes and hedgehog boxes. Condition 24 of the outline permission requires the submission of a bat sensitive lighting scheme to be and condition 20 requires further protected species surveys to be undertaken if the outline planning permission is not implemented within 2 years of the grant of outline planning permission. Condition 12 requires a badger survey to be undertaken by a competent ecologist immediately prior to development commencing including site clearance. Compliance with these conditions will ensure that the proposed development contributes to the conservation and enhancement of biodiversity within the site and for the wider area in accordance with paragraphs 174-175 of the NPPF and Policy 17 of the LPP1. This is a pre-commencement condition and it is considered that the layout proposed allows for such conservation and enhancement to be delivered in various ways including wildflower areas, new hedgerow and tree planting and the delivery of an attenuation pond.

Renewable/Energy Efficiency measures/Electric Charging Points

70. Condition 5 (xiii) of the outline planning permission requires details of how electric charging points will be provided together with other information relating to renewable/energy efficiency measures. The applicant has confirmed that every house will be provided with a charging points which will be freestanding on the small number of parking spaces which are not directly adjacent to the property. With regard to the comment from the Parish Council in relation to solar panels, it is not intended that such provision is provided.

Flood Risk

71. The application is supported by a Flood Risk Assessment and this has been reviewed by the County Council as the Lead Local Flood Authority. The application includes the provision of an attenuation pond adjacent the southern boundary of the site and water storage system under part of the central open space and no objections in principle have been raised to the technical details

submitted to support this Reserved Matters application. The outline permission includes a pre-commencement condition in respect of surface water drainage which will require discharging prior to work commencing on site. Confirmation has been received that the necessary permission now exists from the landowner to the south of the site to connect a storm water outfall to an existing Severn Trent water drainage system.

Requirements of previous permission

72. The requirements and conditions of the relevant outline planning permission granted on the 30 September 2019 and the associated section 106 agreement remain enforceable against this development
73. For the reasons set out above it is considered that the details pertaining to the Reserved Matters relating to Appearance, Landscaping, Layout and Scale satisfy the requirement of condition 2 of the Outline Planning Permission and the associated policies as set out in the development plan. Accordingly, it is recommended that approval is granted for these reserved matters subject to conditions.
74. Pre-application advice was sought and provided prior to the submission of the planning application and revisions have been made to the scheme in an attempt to overcome concerns raised as a result of the consultation period. This has resulted in a scheme which is recommended for approval.

RECOMMENDATION

It is RECOMMENDED that approval of Reserved Matters be granted for the appearance, landscaping, layout and scale of the development subject to the following conditions(s)

1. The development shall be carried out in accordance with the following approved plans:
 - Planning Layout - drawing no. SKEM-044-003-I
 - External Materials – drawing no. SKEM- 044-004-E
 - House Types:- House type Pack SKEM-044-100 plus Chestnut Bay 02 GFPlan and Chestnut Bay 02 FFPlan,Ivy hip and Cedar hip
 - Streetscene sections SKEM-044-011-A and SKEM-044 -011-2
 - Landscape Masterplan 3700 101D
 - Planting Plan 1 drawing no. 3700 201B
 - Planting Plan 2 drawing no. 3700 202B
 - Boundary Treatments – drawing no. SKEM-044-005-F
 - Pumping Station and Fence detail
 - Swept path analysis drawing no. 21304 -313B
 - attenuation details (showing levels)21304-312

[To ensure an acceptable development in accordance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

2. The boundary treatment/means of enclosure as detailed on drawing no. SKEM-044-005-F shall be erected prior to the occupation of the respective

dwelling(s) or in the case of hedgerow planting, in the first planting season following completion of the plot. In addition, details of the timing of the provision and ongoing maintenance of the hedgerow proposed along the eastern boundary of the site shall form part of the open space scheme required pursuant to the S106 agreement. The means of enclosure shall be erected pursuant to the approved details and thereafter retained for the lifetime of the development.

[To ensure an acceptable appearance to the development and to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

3. The dwellings hereby approved shall be designed and constructed to meet the higher Optional Technical Housing Standard for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Local Plan Part 2: Land and Planning Policies].

4. Prior to the occupation of Plot 21 the first floor side window with the dwelling shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and fitted with glass which has been rendered permanently obscured to Group 5 level of privacy or equivalent. The window shall thereafter be retained in this form.

[To safeguard the amenities of neighbouring properties and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

5. No dwelling shall be occupied until such time as it has been serviced with the appropriate electric vehicle charging infrastructure as agreed by the details required to be discharged under Condition 5 (xiii) under ref 18/02269/OUT and the apparatus shall be retained for the lifetime of the development.

[In the interests of sustainable development and to comply with policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

Note to applicant

This permission relates to matters reserved by Condition 1 and 2 of planning permission 18/02269/OUT, dated 30 September 2019 and does not constitute the discharge of any of the remaining conditions on the outline approval. Separate application/applications for the discharge of the remaining conditions should be submitted to the Local Planning Authority either prior to works commencing on site, or prior to the occupation of the dwellings, as appropriate. Your attention is also drawn to the informatives attached to the outline planning permission.

Condition 3 requires the new dwellings to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day. The

developer must inform their chosen Building Control Body of this requirement as a condition of their planning permission. Guidance of this process and the associated requirements can be found in Approved Document G under requirement G2, with the requirements laid out under regulations 36 and 37 of the Building regulations 2010.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

The S106 agreement dated 27 Sept 2019 requires the submission of an Affordable Housing Scheme and Open Space Scheme prior to the development commencing.