

6th March 2014

Agenda Item:

**REPORT OF THE CORPORATE DIRECTOR FOR POLICY, PLANNING AND
CORPORATE SERVICES**

**STRATEGIC PLANNING OBSERVATIONS ON TWO OUTLINE PLANNING
APPLICATIONS FOR RESIDENTIAL DEVELOPMENT, LAND NORTH OF
PAPPLEWICK LANE, HUCKNALL**

Purpose of the Report

1. To inform Committee of the formal response which was agreed by the Chairman of Environment and Sustainability Committee and sent to Gedling Borough Council (GBC) and Ashfield District Council (ADC) on the 10th February 2014 in response to the request for comments on the above outline planning application for mixed use development on land north of Papplewick Lane, Hucknall.

Information and Advice

2. Nottinghamshire County Council (NCC) has been asked for strategic planning observations on the above mixed use outline planning application and this report compiles responses from Departments involved in providing comments and observations on such matters. A site plan is provided at Appendix 1.
3. The planning application is accompanied by an Environmental Statement, Design and Access Statement and a range of other supporting documents. This report is based on the information submitted with the application in the context of national, regional and local policy.
4. Part of the application site, within the Gedling Borough Boundary, lies within the Nottinghamshire Green Belt. It is intended that an Ecology Park will be delivered on this site.

Description of the Proposals

5. This report relates to two separate planning applications, which together, if approved will provide a mixed use development on land north of Papplewick Lane.
6. Ashfield District Council have received an outline planning application, (Reference V/2013/0625), for the 'Demolition of three dwellings and formation of a vehicular

access to serve neighbouring authority proposal for residential development of up to 300 dwellings’.

7. Gedling Borough Council have received an outline planning application (Reference 2013/1406) for the ‘Demolition of two properties on Papplewick Lane to provide access for residential development, education provision, public open space, attenuation ponds with access defined and all other matters reserved’.

National Planning Policy Context

8. One of the core principles of the National Planning Policy Framework (NPPF) is to support and deliver economic growth to ensure that the housing, business and other development needs of an area are met. The NPPF looks to boost significantly the supply of housing. The principles and policies contained in the NPPF also recognise the value of and the need to protect and enhance the natural, built and historic environment, biodiversity and also include the need to adapt to climate change.
9. A key aspect of the NPPF is that it includes a presumption in favour of sustainable development which means that, for decision-taking, local planning authorities should approve development proposals that accord with the development plan without delay or where a development plan is absent, silent or out of date, grant permission unless any adverse impacts of the proposal outweigh the benefits, or specific policies in the NPPF indicate that development should be restricted.
10. The NPPF also discusses the weight that can be given in planning determinations to policies emerging as the local authority’s development plan is being brought forward. The weight given to these policies will be very dependent on; their stage of preparation, the extent to which there are unresolved objections and the degree of consistency with the NPPF.
11. The Government is committed to securing economic growth, with the planning system encouraging sustainable growth, as set out in paragraphs 18 and 19 of the NPPF.
12. Paragraphs 29-41 of the NPPF address the issue of sustainable transport. The NPPF requires all major planning applications to be supported by an appropriate Transport Assessment (TA) and concludes that new development proposals should only be refused on transport grounds where the residual cumulative impacts would be severe.
13. Paragraphs 47 and 49 of the NPPF state that local planning authorities should identify sufficient deliverable housing sites to provide five years’ worth of housing against their housing requirement with an additional buffer of either 5% (to ensure choice and competition) or 20% (where there has been a record of persistent under delivery) and that,

“...relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites”.

14. The Green Belt remains protected under the NPPF, with 'very special circumstances' being required to be present in order to allow 'inappropriate development' on Green Belt land (paragraph 87). Green Belt boundaries are only to be revised in 'exceptional circumstances' (paragraph 83).

Local Planning Context

15. The proposal Gedling site is identified in the Gedling Borough Council Replacement Local Plan (2005) as 'Safeguarded Land', under Policy ENV31, which seeks to protect sites from inappropriate development until additional development is required during the Plan period.

16. The Aligned Core Strategy (ACS) (2013) contains Policy 2 'Spatial Strategy', identifies Hucknall as a regional centre capable of supporting significant growth and regeneration.

17. The site is also identified as a Sustainable Urban Extension (SUE) capable of accommodating 600 new dwellings, however Gedling propose to reduce this figure to 300 in their Proposed Changes to the Core Strategy 2013.

18. The issues of prematurity of the development coming forward and issues relating to adequate housing provision is a matter for Gedling Borough Council to justify and determine.

Strategic Planning Issues

Green Belt

19. The residential element of the proposal is located within the Safeguarded Land within the adopted GBC Local Plan (2005), which is distinct from the Green Belt. No built development is proposed within the Green Belt. However, the proposed Ecology Park lies within the Green Belt.

20. The Ecology Park will form a fundamental element of the proposed development as it will deliver the Sustainable Drainage System, attenuation pond and overall Green Space Strategy for the site.

21. The NPPF states, at paragraph 81 that development which provides opportunities to provide access for outdoor sport and recreation, enhances and retains landscape and does not adversely affect visual amenity and biodiversity are acceptable within Green Belt locations.

22. The County Council do not raise any objections to the proposed development on Green Belt ground as the majority of development lies outside the Green Belt and the proposed Ecology Park accords with national planning policy. It is a matter for the determining authority to assess whether the applicant has demonstrated 'very special circumstances'.

Highways

Strategic Highways

23. A Transport Assessment (TA) has been completed by the applicant which utilises the Greater Nottingham Multi-Modal Transport Model to determine the likely transport impacts of this proposal. The County Council is currently considering the TA and its findings. Further clarification and traffic analysis is being sought from the applicant. There is no objection in principle subject to provision of a package of supporting transport infrastructure including a package of walking/cycling/ and public transport measures and any necessary highway mitigation. Consideration will need to be given to the transport impacts of this development both singularly and in combination with other proposed developments in and around Hucknall.
24. Detailed comments on Strategic Highways are set out in Appendix 2.

Development Management Highways

25. The Highway Authority has no objections in principle to the potential residential development being considered at the above location but there are a number of highway issues that require addressing before the Highway Authority could support the current proposals.
26. It is considered, as set out in detailed in Appendix 3, that issues relating to site access, pedestrian and cycle access, public transport improvements, road safety issues in adjoining villages, off site highways mitigation improvements and issues regarding the submitted Travel plan and measures for sustainable transport are addressed before the Highway Authority could support the current proposals.
27. Detailed comments on Development Management Highways are set out in Appendix 3.

Landscape and Visual Impact

28. Overall the impact of the development on the existing physical landscape would be considered to be slight beneficial. However, a number of recommendations are suggested.
29. Trees and hedgerows to be retained should be protected during construction to BS 5837:2005 – (Trees in Relation to Construction). Proposed levels will need to tie into these features.
30. The species list for the Magnesian Limestone character area should be referred to when detailed planting proposals are considered, together with the Local Biodiversity Action Plan.
31. Measures to mitigate the visual impact of the development on adjacent residents on Papplewick Lane should be considered in more detail – including distance from existing properties, proposed boundary fencing and how it is proposed to carry out planting in private gardens.

32. The visual impact on receptors in V5, to the west of the site, should be reassessed in more detail – particularly residents on Christine Close.
33. Should a full planning application be submitted, the applicant should consult the Landscape and Reclamation Team at Nottinghamshire County Council to agree viewpoints for photographs and photomontages.
34. The applicant should confirm how many properties are to be demolished to create the new access off Papplewick Lane.
35. The demolition of these properties and the creation of a new access off Papplewick Lane should be included in the landscape and visual impact assessment – including proposed mitigation measures/boundary treatments. A photomontage showing the new access/junction should also be provided.
36. Detailed comments on Landscape and Visual Impacts are set out in Appendix 4

Ecology

37. In relation to the application in ADC no assessment of the buildings with respect to roosting bats appears to have been carried out. It is therefore necessary for such an assessment to be undertaken, prior to the determination of this application, noting that such surveys must not be conditioned, except in exceptional circumstances.
38. With respect to the proposed development in GBC the proposal does not directly affect any designated nature conservation sites. The nearest SSSI, Linby Quarries, is located approximately 840m to the north, whilst the nearest Local Wildlife Site (SINC), River Leen 5/2208, forms the eastern boundary of the site.
39. Surveys indicate that the site is of generally low nature conservation value, although the River Leen, species-rich hedgerows and a small pipistrelle roost in a tree were identified as being of higher value. Overall, the development is unlikely to give rise to any significant nature conservation impacts, subject to various mitigation measures being secured as part of the planning process.
40. The proposals include the creation of an 'Ecology Park' to include attenuation ponds serving the development. This area, if properly delivered, has the potential to be a valuable area of new habitat. The 'Ecology Park' should be designed in such a way that as well as functioning as a SuDS system, significant biodiversity enhancements are also delivered.
41. Whilst the application is supported a number of mitigation measures are recommended (as set out in Appendix 5) in relation to vegetation clearance, the control of sediments and pollutants into the River Leen, the production of a lighting scheme, a proposed 30m buffer zone between the development site and the River Leen, a badger survey should be carried out, a detailed landscaping scheme for the proposed Ecology Park would be beneficial and the incorporation of features for nesting birds.

42. In relation to enhancement it is considered that opportunities exist to deliver a net gain for biodiversity through this development. To this end, the following matters should be taken on board and incorporated within the detailed landscaping scheme referred to above:

- Areas of open space along the River Leen and elsewhere around the boundaries of the site should utilise native species planting, appropriate to the local area and of native genetic origin.
- Grassland in these areas should be sown with a simple wildflower seed mix.
- Boundary hedgerows should be strengthened by gapping up and/or laying where required. Hawthorn should be used as the dominant hedgerow shrub.

43. Detailed comments on Ecology are set out in Appendix 5.

Archaeology

44. This site is located between the historic core of the villages of Linby and Papplewick close to the River Leen. While a geophysical survey of the site identified no obvious archaeological anomalies a possible former water channel can be seen towards the centre of the application site. This 'fragmented sinuous anomaly' appears to lead towards the River Leen and may have been a feeding Leat, that fed into the Robinson's Mill system. Water powered mills have existed along the River Leen in the parishes of Papplewick and Linby since at least 1232 and probably earlier.

45. Due to the archaeological interest of this site, as well as the nature and extent of the proposed development it is recommended that if planning permission is to be granted this should be conditional upon two things. Firstly, upon the applicants submitting for Gedling BC approval and prior to development commencing details of an archaeological scheme of treatment of the site and secondly, upon the subsequent implementation of that scheme to your satisfaction.

46. The County would prefer to see a 'strip, map and sample' exercise undertaken at this site whereby the topsoil is stripped under archaeological supervision and any archaeological features are identified, recorded and sampled accordingly. However, this method of archaeological mitigation will depend very much on the way in which the developer treats this site. It is recommended that any archaeological scheme should be drawn up and implemented by a professional archaeologist or archaeological organisation.

47. Detailed comments on Archaeology are set out in Appendix 6.

Reclamation

48. Reclamation comments relate to the Gedling Borough planning application. The Phase One Desk Study, submitted by the applicant, identifies the potential contamination sources, pathways and receptors. The conceptual site model is formulated such that an appropriate site investigation can be formulated; we await

the completion of such and will pass comment upon receipt. At this time we have no objection to the proposal on Reclamation grounds, however, it is suggested the applicants submit a Method Statement covering issues of minimising the impacts of development on ground and surface water, remediation and how unsuspected contamination would be dealt with (As set out in Appendix 7).

49. Detailed comments on Reclamation are set out in Appendix 7.

Developer Contributions

50. Should the applications proceed, Nottinghamshire County Council will seek developer contributions relating to the County Council's responsibilities in line with the Council's adopted Planning Contributions Strategy and the Developer Contributions Team will work with the applicant and Gedling Borough Council and Ashfield District Council to ensure all requirements are met.

Libraries

51. The proposal would comprise 300 new dwellings. At an average of 2.4 persons per dwelling this would add 720 to the existing library's catchment area population. The nearest existing library to the proposed development is Hucknall.

52. The Museums, Libraries and Archives Council (MLA) publication "Public Libraries, Archives and New Development: a standard approach" recommends a standard stock figure of 1,532 items per 1,000 population.

53. The County Council would seek a developer contribution for the additional stock that would be required to meet the needs of the 720 population that would be occupying the new dwellings. This is costed at $720 \text{ (population)} \times 1,532 \text{ (items)} \times \text{£}10.53 \text{ (cost per item)} = \text{£}11,615$

54. Detailed comments on Libraries are set out in Appendix 8.

Education

55. In terms of education the County Council will require a 1.1ha site and a contribution for 105 primary school places. In addition a contribution towards secondary provision will be required for 48 school places, a total of £82,480.

Overall Conclusions

56. The County Council do not raise any objections to the proposed development on Green Belt grounds as the majority of development lies outside the Green Belt and the proposed Ecology Park accords with national planning policy.

57. The County Council is currently considering the TA and its findings. Further clarification and traffic analysis is being sought from the applicant. There is no objection in principle subject to provision of a package of supporting transport infrastructure including a package of walking/cycling/ and public transport measures and any necessary highway mitigation. Consideration will need to be

given to the transport impacts of this development both singularly and in combination with other proposed developments in and around Hucknall.

58. Overall the impact of the development on the existing physical landscape would be considered to be slight beneficial. However, a number of recommendations are suggested which include measure to ensure trees and hedgerows are protected during construction and that further work on the impact of the proposed development on the landscape is carried out.
59. Overall, the development is unlikely to give rise to any significant nature conservation impacts, subject to various mitigation measures being secured as part of the planning process.
60. The County would wish to see a 'strip, map and sample' exercise undertaken at this site whereby the topsoil is stripped under archaeological supervision and any archaeological features are identified, recorded and sampled accordingly. It is recommended that any archaeological scheme should be drawn up and implemented by a professional archaeologist or archaeological organisation.
61. The County Council has no objection to the proposal on Reclamation grounds, however, it is suggested the applicants submit a Method Statement covering issues of minimising the impacts of development on ground and surface water, remediation and how unsuspected contamination would be dealt with.
62. The County Council would seek a developer contribution for the additional library stock that would be required to meet the needs of the 720 population that would be occupying the new dwellings. This is costed at $720 \text{ (population)} \times 1,532 \text{ (items)} \times \text{£}10.53 \text{ (cost per item)} = \text{£}11,615$.
63. In terms of education the County Council will require a 1.1ha site and a contribution for 105 primary school places. In addition a contribution towards secondary provision will be required for 48 school places, a total of £82,480.

Other Options Considered

64. This report considers all of the relevant issues in relation to the above planning applications which have led to the recommendations, as set out below. Alternative options considered could have been to express no or full support for the application.

Reason for Recommendation

65. It is recommended that the formal response approved by the Chairman is noted in accordance with the protocol for dealing with strategic planning comments on planning applications approved by the Committee in November 2013.

Statutory and Policy Implications

66. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder,

human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

67. There financial implications are set out in paragraph 63 and 64 of this report.

Implications for Sustainability and the Environment

68. The failure to consider the representations of the County Council on strategic planning and transport matters could lead to unsustainable development taking place, possibly without the adequate context of an adopted Local Plan. The education and transport interests of the County Council as service provider could also be compromised by the lack of a suitable Local Plan or Local Development Framework.

RECOMMENDATION

1) That Committee note the officer response approved by the Chairman which was sent to Gedling Borough Council and Ashfield District Council on the 10th February 2014.

Jayne Francis-Ward
Corporate Director, Policy, Planning and Corporate Services

For any enquiries about this report please contact: Nina Wilson, Principal Planning Officer, Planning Policy Team, 0115 97 73793

Constitutional Comments (SLB 23/01/2014)

69. This report is for noting only.

Financial Comments (SEM 29/01/14)

70. The financial implications are set out in the report.

Background Papers and Published Documents

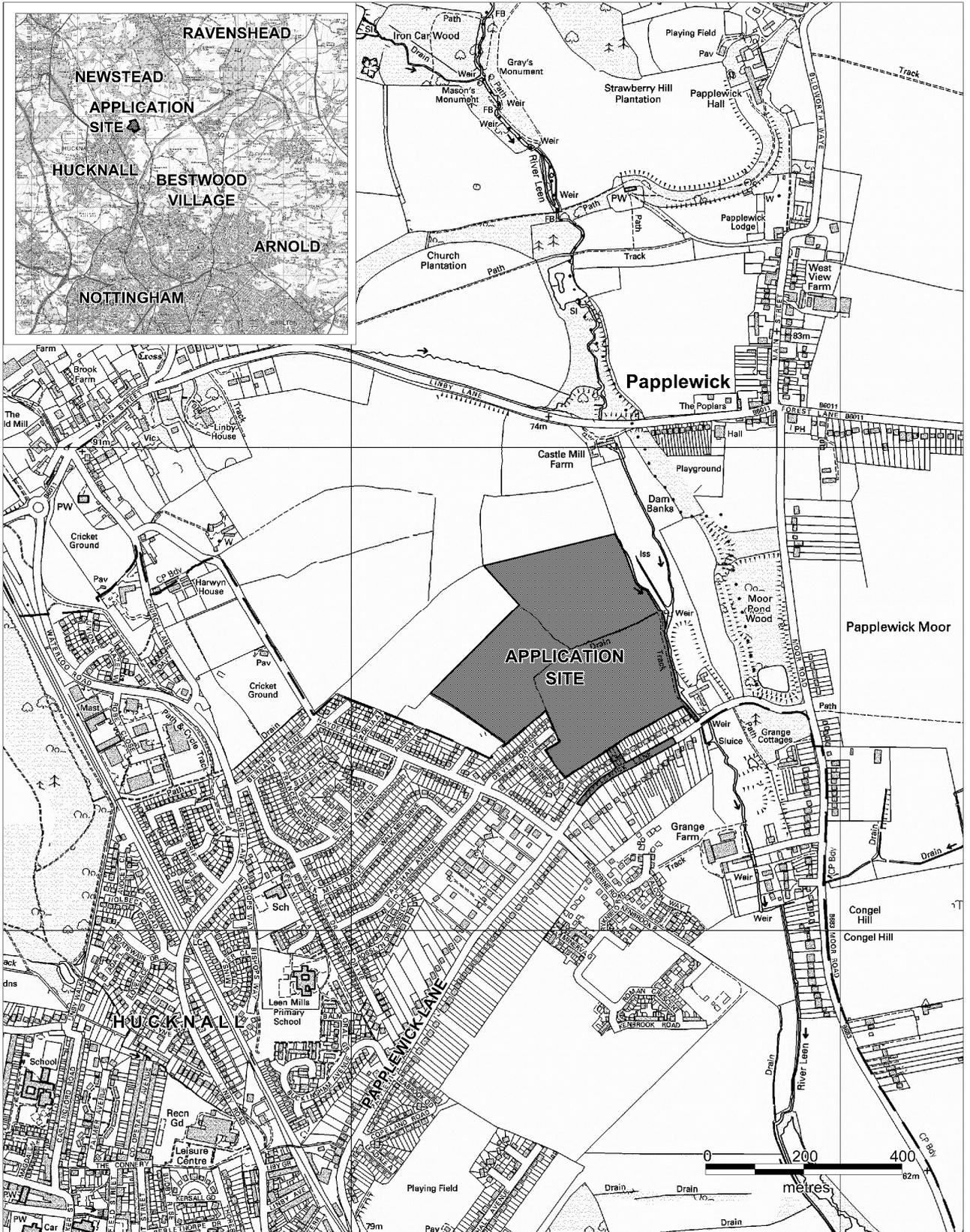
Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Electoral Division(s) and Member(s) Affected

Kirkby-in-Ashfield North – Councillor John Knight
Kirkby-in-Ashfield South – Councillor Rachel Madden
Newstead – Councillor Chris Barnfather
Hucknall – Councillor Alice Grice

Hucknall – Councillor John Wilkinson
Hucknall – Councillor John Wilmott

Appendix 1 – Site Location Plan



Demolition of two properties on Papplewick Lane to provide access for a residential development, education provision, public open space and attenuation ponds with access defined and all other matters reserved.
 Land North Of Papplewick Lane Linby Nottinghamshire.
 Planning Application No.

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 Date: MARCH 2014

Appendix 2 – Detailed Strategic Highways comments

RE: Planning Application Consultation - Papplewick Lane, Hucknall Ref: V/2013/0625 (Ashfield DC)

Hi Nina

Thank you for consulting me on this application.

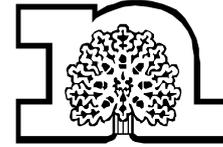
A Transport Assessment (TA) has been completed by the applicant which utilises the Greater Nottingham Multi-Modal Transport Model to determine the likely transport impacts of this proposal. The County Council is currently considering the TA and its findings. Further clarification and traffic analysis is being sought from the applicant. There is no objection in principle subject to provision of a package of supporting transport infrastructure including a package of walking/cycling/ and public transport measures and any necessary highway mitigation. Consideration will need to be given to the transport impacts of this development both singularly and in combination with other proposed developments in and around Hucknall.

I trust that these observations clarify the current position in respect of highway matters.

Kind regards
David Pick
Environment and Resources

Appendix 3 – Detailed Development Management Highways Comments

Nottinghamshire
County Council
Environment and Resources



TOWN AND COUNTRY PLANNING ACT **HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT**

DISTRICT: Ashfield
OFFICER: Emilie Carr
PROPOSAL: Demolition of three dwellings & formation of vehicular access to serve neighbouring authority proposal
LOCATION: Land North of Papplewick Lane, Hucknall, NG15 7TN
APPLICANT: The Co-operative Estates

It is understood that the proposed development is for the erection of up to 285 dwellings. The access to the site will be from Papplewick Lane by demolition of two number existing dwelling on Papplewick Lane as shown for indicative purpose only plan reference 0218-F03 Revision E submitted with this application. The proposals also include provision of an emergency vehicles route from Papplewick Lane by improving an existing track between residential property and river Leen.

The Highway Authority have noted that this is an outline planning application to consider the site access arrangements only and that all other issues such as scale, appearance, landscaping and the road layout will be considered at the potential reserved matter application.

It should be noted that a Transport Assessment (TA) and Travel Plan (TP) have been submitted in support of this application by Croft Transport Solutions acting on behalf of the applicant. The contents of TA and TP have been noted.

The Highway Authority has no objections in principle to the potential residential development being considered at the above location but there are a lot of highway issues that require addressing before the Highway Authority could support the current proposals.

Having consulted my colleagues in Road Safety Group, Traffic Signal Engineering and other colleagues associated with this project, we have the following comments to make.

SITE ACCESS (DRAWING NO. 0218-F03 REVISION E)

The proposed site access (including the emergency access) has now undergone a Stage 1 Road Safety Audit to ensure that road safety is not being compromised. A scanned copy of the Road Safety Audit report reference SA1773 is attached which is self-explanatory.

Having considered the findings of the Road Safety Audit report the proposed access arrangement is not acceptable and it could be detrimental to road safety for reasons as highlighted in the attached Road Safety Audit Report.

In addition to the above we also have concerns about the number of dwellings being served by the proposed access. We will not normally permit more than 150 dwellings from a single point of access, even with an emergency access. A development of over 150 dwellings will have to be served by two access /egress points.

We will not normally accept emergency accesses because of:

- enforcement problems arising from their misuse;
- difficulties encountered by the emergency services;
- maintenance issues and vandalism of access-control equipment; and
- general crime and anti-social behaviour problems.

However, where there are valid reasons why this cannot be achieved and where the development proposal is otherwise acceptable to us, we may be prepared to consider an emergency access as long as:

- highway safety is not compromised and the access is not likely be a source of crime or anti-social behaviour problems;
- there are appropriate means of controlling its use;
- the applicant have fully consulted the emergency services and the proposals are acceptable to them (consultations with the police should include both traffic management and the Police Architectural Liaison Officer);
- the access is designed to accommodate safely all vehicles likely to use it; and
- long-term maintenance responsibilities are clearly defined and secured.

Where suitable access arrangements cannot be achieved, we may refuse to adopt the development roads.

TRANSPORT ASSESSMENT (TA)

The TA submitted with the application provide details on the creation of site access from Papplewick Lane and the requirement for a Travel Plan, no other on or off-site pedestrian, cycle, bus or highway mitigation is necessary. We would suggest the applicant to consider the following.

Pedestrian and Cycle Access/Improvements

The pedestrian and cycle demands will particularly increase travel demands along Papplewick Lane to and from Hucknall town centre. The Highway Authority would recommend the applicant to provide shared pedestrian/cycles facility preferably on footways of both sides of Papplewick Lane up to Hucknall town centre together with crossing facilities where appropriate.

There is an existing bus stop on Papplewick Lane in the close proximity of the proposed site access. A suitable crossing facility for both pedestrian and cyclist will be required.

There appears to be no pedestrian/cycle link to adjacent roads such as Devitt Drive, Marian Avenue and Alison Avenue. The only pedestrian/cycle link to Papplewick Lane is by the proposed site access and an emergency link. Suitable pedestrian links should be considered to improve accessibility to the site and vice versa.

Public Transport

No improvements are proposed to the existing bus services that run along Papplewick Lane. Improvements to existing bus stops along the existing bus route on Papplewick Lane and adjoining roads will be required such as installation of bus shelters, raised kerbs, solar lighting and real time information boards etc. where appropriate.

Generally walking distances to bus stops in urban areas should be a maximum of 400m and desirably no more than 250m. The applicant should design pedestrian routes to bus stops to be as direct, convenient and safe as possible to encourage use of public transport.

The applicant should design the routes in line with principles as set out in paragraph 3.111 of the 6Cs Design Guide (for further information please follow link below:

http://www.leics.gov.uk/index/6csdg/highway_req_development_part3.htm#para_3.108

They should:

- enjoy good natural observation from neighbouring buildings;
- be well lit; and
- be carefully designed so any planting minimises opportunities for crime.

Where there is a footway on the opposite side of the road, a pedestrian crossing point should be located as close as is possible to the stop, bearing in mind safety considerations.

Having considered the proposed indicative master-plan layout of the site submitted with this application numerous new properties will be well away from the existing bus stops along Papplewick Lane i.e. exceeding 400 metres walking distance.

In view of the above, the Highway Authority would recommend the penetration of existing bus services into the site. As a single point of access is being proposed a suitable turning facility for buses to turn around will be required or consider the design of internal roads as a loop to accommodate such facility.

Any cost associated with bus services to penetrate the site shall be met by the applicant. For information, the Highway Authority would seek a contribution of £90,000 per year for 5 years which should be secured via a way of Section 106 Agreement between the applicant and Nottinghamshire County Council.

Road Safety (adjoining villages)

The TA does not consider road safety matters within the likely area of influence of the proposed development. At the Aligned Core Strategy Public Inquiry concerns were expressed by the residents of Linby and Papplewick, particularly concerning the difficulties and dangers of negotiating the 'Griffins Head' crossroads. Nottinghamshire County Council have 'promised' that as part of any significant development proposals in and around Hucknall that serious consideration is given to the needs of traffic management in the villages of Linby and Papplewick and that there provision should be a prerequisite for development to proceed. The traffic projections in the TA demonstrate an increase of traffic through these villages and it can be concluded that it is important that the road safety dimension and possible schemes of improvement are addressed by the applicant.

Off-site Highway Mitigation Works.

The applicant argues that the net traffic impacts (new generation plus reassigned background traffic) do not amount to any significant impacts. In view of the traffic projections contained in the TA and given the road safety comments/ concerns above we would at least expect further consideration to the traffic impacts at the junctions of Papplewick Lane / Moor Road and the B6011/ B683 junctions. The former is predicted to show a net worsening in capacity in the PM peak (see appendix B of the TA), whilst the latter is shown to witness an increase in side road turning movements at the cross roads which could present further delays and difficulties.

There is no consideration of the cumulative impact of this proposal with other proposed development by Gedling Borough Council at Top Wighay Farm, Bestwood village and a possible further 300 dwellings on land adjoining the North of Papplewick Lane site. In which case it would seem to be premature and unwise to grant consent for this application in isolation without knowing what the combined transport infrastructure package required to support the totality of development in and around Hucknall.

In order to assess the impact of the proposed development on adjacent junctions fully, detailed traffic models for Papplewick Lane/Moor Road junction and B6011/B683 are required. In addition, the applicant also need to provide detailed models of junctions that are affected by an increase of 30 vehicles/hour (two way) which could include Papplewick Lane / Wigwam Lane, Station Road / Linby Road, Station Road / Ashgate Road, Ashgate Road / Portland Road, Nottingham Road / Hucknall Bypass.

An electronic version of traffic models such as PICADY and ARCADY etc should also be submitted for verification in addition to input/output files of the modelled junctions.

Travel Plan

The submitted TP is not acceptable in its current form. It is not clear how the travel plans will be developed among occupying organisations, the funding and employment of the overall travel plan co-ordinator is not clarified. The timescales for development are not detailed. The size of the school and staff numbers is not detailed. The proposed measures are poor / uncommitted ('will look into', isn't

sufficient). It doesn't have targets (which in the first instance should be based on the TA data to form baseline values and then surveys undertaken with occupation), it doesn't have a monitoring structure and evaluation system.

Travel Plan monitoring fee will apply to ensure the effectiveness of the plan. Please see section 9 of NCCs 'Guidance for the preparation of Travel Plans in support of Planning Applications' available on County's website, for more information or follow the link below:

<http://www.nottinghamshire.gov.uk/travelling/travel/plansstrategiesandtenders/travelplans/>

Sustainable Transport Measures

The Highway Authority would expect a development of this nature to provide sustainable transport measures in its design proposals to promote multi modal trips from the site. As an initial list of works these could include the followings:

- § A pedestrian refuge on Papplewick Lane, south of the development entrance to facilitate pedestrian crossing movements.
- § Speed reduction and management measures on Papplewick Lane.
- § Interactive speed signs where appropriate.
- § Bus stop infrastructure improvements (new bus shelters, flags / poles / raised kerbs / timetable information / bus stop clearways), real time information for the Hucknall Town centre / Papplewick Lane corridor.
- § Contribution towards signing and improvements on the local rights of way network (specifically the footpath off Moor Lane)
- § Dropped kerbs crossing where appropriate
- § Improved cycle routes leading to the site, such as an off carriageway cycle path or cycle route signing scheme.

Indicative Materplan

As the proposal is to provide a site access to the potential residential development at this stage of the application the Highway Authority has no comments to make as all of the highway issues in respect of the internal site layout will be addressed at the reserve matter planning application. However, we would highlight that the proposed layout should be guided by the principles of the 6 Councils Design Guide (6CsDG) which can be viewed at the link below:

http://www.leics.gov.uk/index/6csdg/highway_req_development_part3.htm

In view of the above, it is concluded that the proposed development as submitted has failed to provide satisfactory access and it is likely that the proposed development will be detrimental to road safety. The Highway Authority would recommend that the application should be refused on access and road safety grounds.

Notwithstanding the above, if the applicant is willing to amend the proposals to reflect the above the Highway Authority may be in position to review its recommendations.

Paul Ghattaora
Principal Development Control Officer

Appendix 4 – Detailed Landscape and Visual Impact Comments

From: Nancy Ashbridge, Landscape & Reclamation, Highways, Trent Bridge House

To: Nina Wilson - Policy, Planning and Corporate Services Department, County Hall

Date: 16th January 2014

Our ref: 403G/Ashfield & Gedling

Tel: 0115 977 2170

Email: nancy.ashbridge@nottscc.gov.uk

Proposal: Ref. V/2013/0625 - outline planning application to Ashfield District Council for demolition of two properties on Papplewick Lane to provide access for residential development;

Ref 2013/1406 – outline planning application to Gedling Borough Council for provision of up to 300 new homes, a school annexe with associated playing fields and public open space

Location: Land north of Papplewick Lane, Hucknall

Applicant: The Co-operative Estates

Thank you for consulting the Landscape and Reclamation Team regarding the landscape and visual impact of the above development.

Existing Site

The site lies on the north eastern urban edge of Hucknall in Nottinghamshire. The site comprises 3 medium sized irregular arable fields which are enclosed by trimmed mixed species hedgerows. The hedgerows are gappy in places and have occasional mature trees. The land is relatively flat and slopes gently to the east.

Housing lies to the south and west of the site. The River Leen lies to the east and the eastern site boundary is formed by a ditch and tall mature hedgerow. Agricultural land lies to the north and there are distant views of housing and the church tower in Linby to the north west. The site is fairly enclosed and views are framed by wooded skylines to the north and north west.

Impact of the Proposals on the Existing Landscape

It is proposed to erect up to 300 residential properties to the west and south of the site, with a school annexe and playing fields, parking and public open space. It is proposed to create an “ecological park” to the north east of the site (on land designated as Green Belt) to include SUDs ponds, habitat creation and recreational access.

The development will result in the loss of arable land but where possible existing hedgerows and trees will be retained and additional planting will be carried out within the site. Where hedgerows and trees are to be retained they should be protected during the works to BS 5837 (2005) - Trees in Relation to Construction.

The creation of the ecological park will also help to mitigate the loss of arable land. The ecological survey concludes that the existing site is considered to be of low nature conservation value and there is potential to provide ecological benefits and contribute towards the Local Biodiversity Action Plan.

Overall the impact of the development on the existing physical landscape would be **slight beneficial**.

Impact of the Proposals on Landscape Character and Designations

We agree with the conclusion in the LVIA that the development will not have a significant impact on the character of any designated Conservation Areas or Papplewick Hall Historic Garden due to intervening built form, vegetation and topography.

The site lies within the Local Landscape Character Policy Zone ML017 (Magnesian Limestone Ridge Regional Character Area as designated in the Greater Nottingham Landscape Character Assessment, June 2009). Policy Zone ML017, Linby Wooded Farmland is assessed as having a moderate character strength – the LVIA concludes that the proposed development will not result in the loss or damage of any valued features, elements or characteristics of this character area.

The LVIA also concludes that there will not be a significant impact on the adjacent Local Landscape Character Policy Zone ML018: River Leen Corridor, due to the contained nature of the development site.

The River Leen and Moor Pond Wood to the east are designated SINCS. The proposed 30m buffer zone to the eastern boundary should be planted with species suitable to extend the River Leen habitat – as recommended in the species list for this character area. Recommendations of the LBAP should also be considered.

Visual Impact of the Proposed Development

Visual impact on receptors is summarised in Table A2 (Appendix A) of the LVIA.

We agree with the conclusions of the visual impact assessment apart from the following:-

VR1 – Residential properties along Papplewick Lane immediately to the south of the site: We agree that there will be a **Major Adverse** visual impact

Residents on Papplewick Lane (two storey properties) who currently have views of open countryside would have direct views of the proposed housing from first floor windows and in many cases from ground floor windows/conservatories and from gardens. Existing boundaries are a mixture of hedges and fencing – many are low timber fences, in varying states of repair, which allow clear views over the fields to the north.

Mitigation measures include “strengthening and enhancing existing planting along the southern boundary to minimise views towards the proposed development”. However, the masterplan shows housing with back gardens shorter than the existing gardens to the rear of properties on Papplewick Lane.

The applicant should confirm the boundary treatment – type and height of proposed fencing and how it is proposed to carry out this planting within private gardens.

VR5 - Residential properties to the south (this should be west) of the site – including properties on Marion Avenue, Alison Avenue, Delia Avenue, Dorothy Avenue and Christine Close.

We do not agree that the residual visual impact on all of these properties is **Minor Adverse**. Four properties on Christine Close to the south west are two storey properties which back onto the site and residents will have direct views of the development from first floor windows and in some cases from ground floor windows and gardens. The magnitude, mitigation measures and residual significance of effects should be reassessed for these properties.

Views from properties to the end of Alison Avenue and Marion Avenue are blocked by existing vegetation to the west of the proposed housing. However, residents in properties to the ends of Dorothy Avenue and Delia Avenue will have oblique views of the site.

We recommend that the impact on visual receptors in VR 5 (properties to the west of the site) is reassessed in more detail and more consideration is given to mitigation.

Access off Papplewick Lane

The application (ref. V/2013/0625) on the Ashfield District Council web site states on the application form that 3 properties are to be demolished on Papplewick Lane to provide the access. In the application to Gedling Borough Council (ref. 2013/1406) the covering letter from NJL Consulting also states that 3 houses are to be demolished – however other information indicates that 2 properties are to be demolished. The drawings show 3 properties within the site boundary Nos 181, 183 and 185. Numbers 181 and 183 are two storey semi-detached properties and number 185 is also a semi-detached property, joined to

number 187. The houses are approximately 1.5m higher than the carriageway on Papplewick Lane.

The masterplan (drawing PL07) and drawing 0218-F03 Rev E within the Transport Assessment show No 185 Papplewick Lane being retained.

There is no assessment of the landscape and visual impact of the demolition of these houses and creation of a new junction/boundary treatments etc. There will be a significant adverse impact, particularly for adjacent properties and properties opposite the site on Papplewick Lane.

The applicant should include the proposed access in the landscape and visual impact assessment, including proposed mitigation/boundary treatments and provide a photomontage of the junction.

Summary and Recommendations

1. Trees and hedgerows to be retained should be protected during construction to BS 5837 :2005 – (Trees in Relation to Construction). Proposed levels will need to tie into these features.
2. The species list for the Magnesian Limestone character area should be referred to when detailed planting proposals are considered, together with the Local Biodiversity Action Plan.
3. Measures to mitigate the visual impact of the development on adjacent residents on Papplewick Lane should be considered in more detail – including distance from existing properties, proposed boundary fencing and how it is proposed to carry out planting in private gardens.
4. The visual impact on receptors in V5, to the west of the site, should be reassessed in more detail – particularly residents on Christine Close.
5. Should a full planning application be submitted, the applicant should consult a Landscape Architect at Nottinghamshire County Council to agree viewpoints for photographs and photomontages.
6. The applicant should confirm how many properties are to be demolished to create the new access off Papplewick Lane.
7. The demolition of these properties and the creation of a new access off Papplewick Lane should be included in the landscape and visual impact assessment – including proposed mitigation measures/boundary treatments. A photomontage showing the new access/junction should also be provided.

I hope the above comments are useful. If you require any further information please let me know.

Nancy Ashbridge
Landscape Architect
Landscape and Reclamation Team

Appendix 5 – Detailed Ecology Comments

Re: Access road to Land North Of Papplewick Lane Linby Nottinghamshire - V/2013/0625

Thank you for consulting the Nature Conservation Unit of the Conservation Team on the above matter. We have the following comments regarding nature conservation issues:

It is noted that this application is linked to another under consideration by Gedling Borough Council. However, we note that this application, for an access road into the development, entails the demolition of two domestic properties. However, no assessment of these buildings with respect to roosting bats appears to have been carried out. It is therefore necessary for such an assessment to be undertaken, prior to the determination of this application, noting that such surveys must not be conditioned, except in exceptional circumstances.

We trust you will find the above comments of use, but if you require any further information, please do not hesitate to contact us.

Nick Crouch
Senior Practitioner Nature Conservation

Re: Land North Of Papplewick Lane Linby Nottinghamshire - 2013/1406

Thank you for consulting the Nature Conservation Unit of the Conservation Team on the above matter. We have the following comments regarding nature conservation issues:

General

The application is supported by up-to-date ecological information presented in an Ecological Appraisal (dated 22 October 2012) and an Ecology Addendum report (undated), which includes the results of Phase 1 Habitat Surveys carried out in May 2012 and 2013, and surveys for reptiles, breeding birds, and bats, which appear to have been carried out following appropriate methodologies. However, it should be noted that no survey was carried out of a pond lying just to the east of the 'Ecology Park' area (see below).

The proposals do not directly affect any designated nature conservation sites. The nearest SSSI, Linby Quarries, is located approximately 840m to the north, whilst the nearest Local Wildlife Site (SINC), River Leen 5/2208, forms the eastern boundary of the site.

Surveys indicate that the site is of generally low nature conservation value, although the River Leen, species-rich hedgerows and a small pipistrelle roost in a tree were

identified as being of higher value. Overall, the development is unlikely to give rise to any significant nature conservation impacts, subject to various mitigation measures being secured as part of the planning process.

The proposals include the creation of an 'Ecology Park' to include attenuation ponds serving the development. This area, if properly delivered, has the potential to be a valuable area of new habitat.

Mitigation

The following matters should be secured through appropriate planning **conditions**:

- Vegetation clearance must take place outside the bird nesting season, which runs from March to August inclusive, unless otherwise approved
- Measures must be put in place for the control of sediment and pollutants into the River Leen during both construction and operation.
- Retained trees and hedgerows must be clearly identified and protected during development.
- A lighting scheme must be produced, to ensure the retention of an unlit corridor along the River Leen, around the site boundary hedgerows, and in the vicinity of the tree on the western boundary containing the confirmed pipistrelle roost (identified as TN3 in the Ecology Appraisal), to ensure that impacts on nocturnal wildlife (primarily bats) are minimised.
- A 30m undeveloped buffer must be retained between the development and the River Leen, except in the location of the emergency access road, to ensure that the wildlife corridor function of the river is retained, and avoid impacts on notable species occurring within the river.
- An updated survey of the area with respect to badgers must be carried out prior to the commencement of development.
- A detailed landscaping scheme must be produced, covering both the built development area and the 'Ecology Park' (see also below).
- A habitat management plan must be produced for the 'Ecology Park' area, to guide ongoing management and to ensure that the biodiversity value of this area is maximised.
- The grassland buffer on the eastern side of the northern field (to be developed as the 'Ecology Park') must be retained and protected to ensure that there is no impact on great crested newts (whose presence within a pond a short distance to the east has not been discounted due to lack of surveys – it is accepted that the remaining land in this area, which is arable in nature and subject to regular disturbance, is not suitable for great crested newts).

- The incorporation of features for nesting house sparrows and starlings, and roosting bats, should be incorporated within the fabric of a proportion of the proposed buildings.

Enhancement

Opportunities exist to deliver a net gain for biodiversity through this development. To this end, the following matters should be taken on board and incorporated within the detailed landscaping scheme referred to above:

- Areas of open space along the River Leen and elsewhere around the boundaries of the site should utilise native species planting, appropriate to the local area and of native genetic origin.
- Grassland in these areas should be sown with a simple wildflower seed mix.
- Boundary hedgerows should be strengthened by gapping up and/or laying where required. Hawthorn should be used as the dominant hedgerow shrub.
- The ‘Ecology Park’ should be designed in such a way that as well as functioning as a SuDS system, significant biodiversity enhancements are also delivered. These should include (but not necessary be restricted to) the following:
 - The establishment of both permanent and temporary areas of open water
 - The creation of smaller ponds separated from the main SuDS features
 - The creation of shallow marginal areas for the establishment of fringing vegetation, noting that natural regeneration should be encouraged as far as possible
 - The establishment of areas of marshy grassland adjacent to the SuDS features
 - The establishment of at least moderately diverse grassland elsewhere within the area, some of which should be allowed to develop into rough grassland and other areas maintained with an annual hay cut
 - The establishment of a hawthorn-dominated hedgerow along the northern boundary, to be planted with hedgerow trees at irregular spacings
 - Limited areas of tree and scrub planting, with areas of willow scrub allowed to regenerate naturally
 - The incorporation of refugia within the SuDS ponds that will permanently hold water to help facilitate colonisation by white-clawed crayfish
 - The installation of a pole-mounted barn owl box
 - The use of fencing, ditches and other features to manage public access, to ensure that large areas are left undisturbed

Section 106

It is suggested that the management of the ‘Ecology Park’ area, for a period of no less than 15 years, should be included within the Section 106, to be guided by the production of a management plan as referred to above.

We trust you will find the above comments of use, but if you require any further information, please do not hesitate to contact us.

Nick Crouch
Senior Practitioner Nature Conservation

Appendix 6 - Detailed Archaeology Comments

From: Chris Robinson

Sent: 19 December 2013 11:41

To: Nina Wilson

Subject: Land North of, Papplewick Lane, Hucknall Ref: V/2013/0625 (Ashfield DC)

Importance: High

Archaeological Comments

Thank you for your request for comments on the archaeological implications of this proposal. I have checked the application site against the County Historic Environment Record and have the following comments to make.

This site is located between the historic core of the villages of Linby and Papplewick close to the River Leen. While a geophysical survey of the site identified no obvious archaeological anomalies a possible former water channel can be seen towards the centre of the application site. This 'fragmented sinuous anomaly' appears to lead towards the River Leen and may have been a feeding Leat, that fed into the Robinson's Mill system. Water powered mills have existed along the River Leen in the parishes of Papplewick and Linby since at least 1232 and probably earlier. George Robinson moved into the area from Scotland and began bleaching and cleaning cotton in 1742. Robinson founded an empire and by the 1790's the Robinson family had a total of 6 mills along the Leen. Besides constructing mill buildings the Robinsons spent a large sum of money in improving the water supply along the Leen. These mills were the first cotton mills to have steam power in the country. Although un-scheduled the Robinson's mill system is considered as being nationally important industrial archaeology.

Due to the archaeological interest of this site, as well as the nature and extent of the proposed development it is my recommendation that if planning permission is to be granted this should be conditional upon two things. Firstly, upon the applicants submitting for your approval and prior to development commencing details of an **archaeological scheme of treatment** of the site and secondly, upon the subsequent implementation of that scheme to your satisfaction. A condition such as the following may be appropriate:

"No development shall take place within the application site until details of an **archaeological scheme of treatment** has been submitted to and approved in writing by the LPA."

"Thereafter, the scheme shall be implemented in full accordance with the approved details."

I would prefer to see a 'strip, map and sample' exercise undertaken at this site whereby the topsoil is stripped under archaeological supervision and any archaeological features are identified, recorded and sampled accordingly. However, this method of archaeological mitigation will depend very much on the way in which the developer treats this site. Any archaeological scheme

should be drawn up and implemented by a professional archaeologist or archaeological organisation.

I will be happy to advise on the nature and extent of such a scheme, or to provide further advice or comment as required.

Dr Chris Robinson
Archaeological Officer

Appendix 7 – Detailed Reclamation Comments

Your ref V/2013/0625 2013/1406

Our ref G156/160/402/403

From Principal Project Engineer
Landscape and Reclamation
Team
Communities

Please ask Derek Hair
for

Direct 9772175 (fax 9772194)

Line/Ext

Date 15th January 2014

To Nina Wilson

Dept Development Planning

PROPOSED DEVELOPMENT: 300 Dwellings at Papplewick Lane 2013/1406

LOCATION: Papplewick Lane

APPLICANT: The Co-operative Estates

DATA RECEIVED: Web page download at 14/1/2014 from Application Ashfield 2013/1406

1. Existing Site:

The site is currently an area of arable land with no obvious above ground structures. Current surrounding land uses are predominantly low density residential to the south and west and agricultural to the north and east of the site. The eastern site boundary is formed by the River Leen. The site has been agricultural land, unchanged in layout, since 1879, based on a review of the available historical maps.

2. Proposals:

An outline planning application for the construction of up to 300 new homes and a school annex with associated playing fields, together with the provision of Public Open Space on land North of Papplewick Lane, Hucknall.

3. Land Contamination Impacts:

The phase one desk study identifies minimal potential for contamination, the site being primarily associated with agricultural use since retention of archives. The conceptual site model is developed and indicates potential risk, albeit low to moderate from residual agricultural contaminants pesticides/ herbicides. We would also add asbestos containing materials associated with farm buildings, however there were no discernible buildings across the development site. The area is within close proximity River Leen to the north and east and as such alluvium is a distinct possibility. The report goes on to identify a risk from alluvial deposits which may provide a local and diffuse source of ground gases (Methane and Carbon Dioxide).

The report states that the site is also underlain by coal measures and states that coal workings are known to produce radon. This is also the case with the Magnesian Limestone which also underlies the site. The NRPB report indicates that the area is classified as a Radon affected area with 3-5% of dwellings impacted by radon. A coal report is also referred to and commentary made that given the period of time since coal extraction took place subsidence is not considered likely in the area.

An investigation of the ground conditions is proposed as part of a geotechnical assessment of the ground conditions; the report suggests that the ground conditions with respect potential contaminants are also addressed. The issue of ground gases including radon is also to be investigated.

4. Conclusions and Recommendations:

The Phase One Desk Study identifies the potential contamination sources, pathways and receptors. The conceptual site model is formulated such that an appropriate site investigation can be formulated; we await the completion of such and will pass comment upon receipt. At this time we have no objection to the proposal and suggest the following conditions:-

No development approved by this planning permission shall be commenced until:

- a) A desk top study has been completed and submitted to and approved in writing by the CPA.
- b) The site investigation as identified in the Phase 1- Desk Study to be submitted once completed and approved by the CPA and a risk assessment has been completed; and if required
- c) A method statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters and on the proposed land use, using the information obtained from the Site Investigation, has been submitted to the CPA and approved in writing by the CPA prior to that remediation being carried out on the site.
- d) Prior to commencement of main site works, the approved remediation works shall be completed in accordance with the approved Method Statement to the satisfaction of the CPA.

e) Validation of the remedial scheme, including evidence of post remediation sampling and monitoring results, to demonstrate that the required remediation had been fully met shall be submitted to and approved in writing by the CPA prior to the development approved by this permission first being brought into use or such other timescale as may first be agreed in writing with the CPA.

f) If during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a method statement and obtained written approval from the CPA. This method statement must detail how the unsuspected contamination shall be dealt with.

If you require clarification on any of the above points, please do not hesitate to contact me.

Derek Hair
Principal Project Engineer
Landscape and Reclamation Team

Appendix 8 – Detailed Library Comments

POTENTIAL DEVELOPER CONTRIBUTION IN RESPECT OF PROPOSED PAPPLEWICK LANE DEVELOPMENT

1. Background

The County Council has a statutory responsibility, under the terms of the 1964 Public Libraries and Museums Act, to provide “a comprehensive and efficient library service for all persons desiring to make use thereof”.

In Nottinghamshire, public library services are delivered through a network of 60 library buildings and 7 mobiles. These libraries are at the heart of our communities. They provide access to books, CDs and DVDs; a wide range of information services; the internet; and opportunities for learning and leisure.

The County Council has a clear vision that its libraries should be:

- modern and attractive;
- located in highly accessible locations
- located in close proximity to, or jointly with, other community facilities, retail centres and services such as health or education;
- integrated with the design of an overall development;
- of suitable size and standard for intended users.

Our libraries need to be flexible on a day-to-day basis to meet diverse needs and adaptable over time to new ways of learning. Access needs to be inclusive and holistic.

In (and only in) situations where a new development will create an additional need for library provision, the County Council will expect the developer to make a financial contribution towards the cost of that additional provision. Such financial contributions will relate in scale and kind only to the proposed development. The developer will not be liable for any charges relating to any inadequacies in library provision that already existed prior to the development taking place.

2. Potential Papplewick Lane development

There is currently a proposal for a significant new development on **Papplewick Lane**. Amongst other elements, this would comprise 300 new dwellings. At an average of 2.4 persons per dwelling this would add 720 to the existing library's catchment area population. The nearest existing library to the proposed development is Hucknall.

The Museums, Libraries and Archives Council (MLA) publication “Public Libraries, Archives and New Development: a standard approach” recommends a standard stock figure of 1,532 items per 1,000 population.

We would seek a developer contribution for the additional stock that would be required to meet the needs of the 720 population that would be occupying the new dwellings. This is costed at 720 (population) x 1,532 (items) x £10.53 (cost per item) = £11,615

January 2014