

REPORT OF CHIEF PLANNER

Depot East Of Trent Basin, Trent Lane

1 SUMMARY

Application No: 16/01542/PRES4 for approval of reserved matters

Application by: Mr Dominic Page on behalf of Blueprint (General Partner) Limited

Proposal: Application for the approval of reserved matters (layout, scale, appearance and landscaping) for Phase 2A of Planning Permission 13/03029/PFUL3, comprising 21 dwellings, public realm, hard and soft landscaping and associated works.

The application is brought to Committee because this is a major application on a prominent regeneration site where there are complex design considerations. To meet the Council's Performance Targets this application should be determined by 22nd March 2017.

2 RECOMMENDATIONS

2.1 APPROVE RESERVED MATTERS

3 BACKGROUND

3.1 In February 2014, Planning Committee approved the grant of hybrid planning permission (ref 13/03029/PFUL3) for the residential redevelopment of the Trent Basin site. It was resolved that outline permission be given for up to 160 dwellings over 5 phases and that full permission be given for the first phase of 2/3 storey townhouses and 6-storey block of apartments. The planning permission was issued on 30 June 2014. Phase 1 of the development, comprising 35 houses and 10 apartments, has now been completed and a number of the dwellings are now occupied.

3.2 An illustrative masterplan was provided with the outline application to indicate the likely structure and character of development beyond the first phase, with the indication that there would be five phases in total.

4 DETAILS OF THE PROPOSAL

4.1 The application provides full details of the proposed layout, scale, appearance and landscaping of Phase 2A. The conditions of the Outline Planning Permission also require the submission of further details e.g. external materials, surfacing, landscaping, finished floor levels, drainage, before the development of each phase commences and a separate submission of these details has been made.

- 4.2 There would be a total of 21 dwellings within this phase. 8 three-storey townhouses that would front onto the river, a further 8 three-storey townhouses that would front onto Trent Lane, and a new street of 5 two-storey mews houses would be developed on the land between. Vehicular access and servicing is from the route that has been formed to the rear of Phase 1, which currently provides access to the private parking spaces to these properties. It is proposed that this route will be made up to an adoptable standard, allowing for access to rear courtyard parking spaces to the riverside townhouses, integral garage spaces to the mews houses, and general servicing including refuse collection from a communal bin store to be sited midway along this route. The riverside walkway is to be extended from Phase 1 along to Trent Lane and this route is designed to be used by pedestrians and cyclists only, with a 3 metre wide walkway and a wide landscaped strip up to the front boundaries of the riverside townhouses. A further landscaped space is to be created at the junction of the riverside walkway and the mews street.
- 4.3 It should be noted that the proposal is for part of Phase 2 only. Other land within Phase 2 at the end of Trent Lane and adjacent to the river has been excluded from the development at this time. It is understood that proposals for this part of the site (Phase B) are not yet fully evolved and that a separate reserved matters submission for that phase will be made in due course.

5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS

Adjoining occupiers consulted:

Apartments 1-10, 31 Portside (new road within Phase 1)
30-48(e) Portside
1-22 Navigation Street (also within Phase 1)
80-84(e) Trent Lane
Maythorn Mill, Trent Lane
The Flat Park, Yacht Inn
Park Yacht Inn, Trent Lane
Daleside Shopfitters, Trent Lane
A E Industrial And Air Equipment, Trent Lane
Gunn And Moore, Trent Lane
McCann Homes Ltd

The application has also been advertised by press and site notices.

One neighbour response has been received.

Neighbour: Objection. Aware of the overall scheme to Trent Basin and the proposals to develop Phase 2. Initial plans clearly showed an area of greenery in the space between Phase 1 and Phase 2. Although aware that the new build Phase 2 would diminish the river view currently enjoyed, the greenery would have softened this space. The new plans have clearly changed the dynamics from that originally planned and which formed the basis of purchase of plot. Now, instead of greenery in the dividing space, which would have softened the view, there will now be just concrete.

Additional consultation letters sent to:

Pollution Control: No concerns or comments to make in relation to the reserved matters. Other conditions relating to contamination, ground gas and noise on the full application will still apply. The gas protection measure drawings for these

buildings must be submitted before construction commences on site.

Highways: To be reported as update.

Biodiversity: Have been concerned that this area of the site recognises the riparian corridor provided by the riverside location. This edge of the development must have a relationship with the water, at the very least having a softened edge and absolute minimal provision for diversity of a tree line and grass or shrub verge along the edge. The landscaping details of this phase must relate to the approved ecological enhancement strategy, with the use of native species.

Environment Agency: No objection to the reserved matters submission.

Design Review Panel (25.08.16): The Panel reviewed an earlier iteration of the proposals for Phase 2. The Panel welcomed the progression onto the second phase of the Trent Basin development and were impressed with the appearance of Phase 1. The Panel advised against the indicated intention to bring cars onto the waterfront and recommended looking at parking to the rear. The Panel appreciated the desire to create a new characterful mews street, running perpendicular to the river edge, but there was a sense that this might be compromised by the location/position of the proposed townhouses onto Trent Lane. The significant opportunity to create a high quality piece of public realm within the scheme was recognised, with the Panel recommending that particular generosity be provided to the waterfront. A rigorous assessment and robust justification for the brick choices was recommended to ensure that they support the strong architectural statement intended.

6 RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework:

- 6.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies. While planning applications still need to be determined in accordance with the development plan unless material planning considerations indicate otherwise, the NPPF is a material consideration in the assessment of this application.
- 6.2 The NPPF advises that there is a presumption in favour of sustainable development. Paragraph 17 of the NPPF lists the core planning principles that should underpin decision making on planning applications. Of particular relevance to this application is the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, and to contribute to conserving and enhancing the natural environment and support the transition to a low carbon future.
- 6.3 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 6.4 Paragraphs 56-64 of the NPPF sets out the approach for achieving good quality design, including responding to local character, creating a strong sense of place and resisting poor design that fails to take opportunities to improve the character and the quality of an area.

- 6.5 Paragraph 96 states that new development should be expected to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 6.6 Paragraph 111 states that planning decisions should encourage the effective use of land by re-using land that has been previously developed.
- 6.7 Paragraph 118 states that local planning authorities should aim to conserve and enhance biodiversity by applying a range of principles including that if significant harm cannot be avoided, mitigated or as a last resort compensated, then permission should be refused.
- 6.8 Annex 1 states that the NPPF aims to strengthen local decision making and reinforce the importance of up-to-date plans. For the purpose of decision-taking, the policies in the Local Plan should not be considered out-of-date and are to be afforded weight in accordance with their conformity with the NPPF.

Nottingham Local Plan (November 2005):

H2 - Density.

NE5 - Trees.

T3 - Car, Cycle and Servicing Parking.

Aligned Core Strategies (September 2014)

Policy 1 - Climate Change

Policy 10 - Design and Enhancing Local Identity

Policy 17 - Biodiversity

7. APPRAISAL OF PROPOSED DEVELOPMENT

Main Issue

(i) Layout and Design (Policies 10, H2 and T3)

- 7.1 Condition 4 of the Trent Basin outline planning permission states that the development shall be implemented in accordance with the approved Phasing Plan unless otherwise varied with the consent of the local planning authority. The approved Phasing Plan indicates that the Phase 2 housing would be constructed on this part of the Trent Basin development site. Whilst the original illustrative Masterplan submitted with the outline planning application envisaged the layout of Phase 2 as being a perimeter block, with an access road looping back to Trent Lane and a communal area being developed between Phase 1 and Phase 2, it is noted that this Masterplan was for illustrative purposes only and is not and approved document as part of the outline planning permission.
- 7.2 The proposed layout of Phase 2A has evolved from the illustrative Masterplan submission and increases the density of development within this phase, primarily through the introduction of a mews street. The pedestrianisation and greening of

the riverside edge of the site is a further notable change, which has also altered vehicle access to the proposed houses other than those with a frontage onto Trent Lane.

- 7.3 The proposed layout is compact and therefore places an emphasis upon the quality of design of the houses and public realm. There is a range of 2-bed mews houses and 3 and 4-bed townhouses, all having private roof terraces, balcony and patio spaces. Whilst the townhouses would have short rear gardens similar to those in Phase 1, it is to be noted that the gardens are small and that the pedestrianised and green environment of the riverside edge and semi-private nature of the proposed mews street are also intended to provide shared areas of public realm for occupants of the development. It is therefore considered that the proposed density and layout of development accords with Policy 10 and Policy H2.
- 7.4 By the commitment to provide a pedestrianised and green edge to the riverside, vehicle access and car parking aspects of the layout have consequently become more challenging. The proposal provides a mix of integral garage spaces to the mews houses, forecourt parking to the townhouses that front onto Trent Lane, and pergola covered courtyard parking to the rear of the townhouses that front onto the riverside. One car parking space is provided per dwelling, with four further spaces being made available for visitor use. The access road to between Phase 1 and the proposed Phase 2A is also now to be made up to an adoptable standard, having originally been intended in the illustrative Masterplan as a private road. It is considered that the proposed layout accords with Policy 10 and Policy T3.
- 7.5 It is considered that the proposed layout is an appropriate extension to the first phase of housing development at Trent Basin. Additional emphasis has been placed on the quality of public realm along the riverside, which will benefit the day-to-day amenity of existing and future residents as well as the setting and environment of the development as a whole. Whilst the limitation on private amenity space is noted, it is considered that this compensated for by the quality of the public realm.
- 7.6 The response of the neighbouring resident noting the reduced communal space between Phase 1 and Phase 2A is acknowledged. However, this must be considered in the context of the illustrative status of the Masterplan for the development that cannot be held as binding upon the development. It is, however considered that the design of the access route and courtyard space between Phase 1 and Phase 2A, which includes proposals for tree planting and other landscaping, will successfully soften the appearance and outlook onto this space. It is considered that the layout and design of the proposed houses does not otherwise compromise the amenity of residents of Phase 1.
- 7.7 The design of the proposed townhouses and mews dwellings are considered to be equal in quality to Phase 1, providing varied and interesting street scenes in terms of building form and appearance. The townhouses also have individual design qualities that will subtly distinguish them from Phase 1, with roof forms and projecting front elements being particularly notable. The introduction of the two-storey mews house type and street will provide a further dynamic to the development. It is considered that the design of the proposed dwellings accords with Policy 10.

8. SUSTAINABILITY / BIODIVERSITY (Policies 1, 17 and NE5)

- 8.1 Phase 1 of the Trent Basin development has used a 'fabric-first' approach to minimise energy consumption. Dwelling construction is to be highly efficient, significantly reducing annual energy consumption. This is to be achieved through super-high insulation, absolute air tightness and the orientation of buildings to harvest the sun's energy through south-facing windows. This measure is also independent of renewable energy technologies, which are able to be installed at the purchasers' request. It is considered that a 'fabric-first' approach is an appropriate means to achieve carbon reduction targets and accords with Policy 1.
- 8.2 Significant change has been made to the riverside edge of the proposed development, now designed to be used by pedestrians and cyclists only and with a wide landscaped strip up to the front boundaries of the riverside townhouses. A further landscaped space is to be created at the junction of the riverside walkway and the mews street. The concept of excluding vehicles from the riverside edge and providing softer and landscaped edge to the river will also significantly enhance the opportunity for ecological enhancement and the landscaping details for this phase are expected to reflect this approach, to be in accordance with Policy NE5 and Policy 17.

9 FINANCIAL IMPLICATIONS

None.

10 LEGAL IMPLICATIONS

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

11 EQUALITY AND DIVERSITY IMPLICATIONS

None.

12 RISK MANAGEMENT ISSUES

None.

13 STRATEGIC PRIORITIES

Ensuring Nottingham's workforce is skilled.

14 CRIME AND DISORDER ACT IMPLICATIONS

None.

15 VALUE FOR MONEY

None.

16 List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 16/01542/PRES4 - link to online case file:
<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O9MGPLYKSQ00>
2. Environment Agency, 16.8.16
3. Pollution Control, 16.8.16
4. Biodiversity, 6.9.16

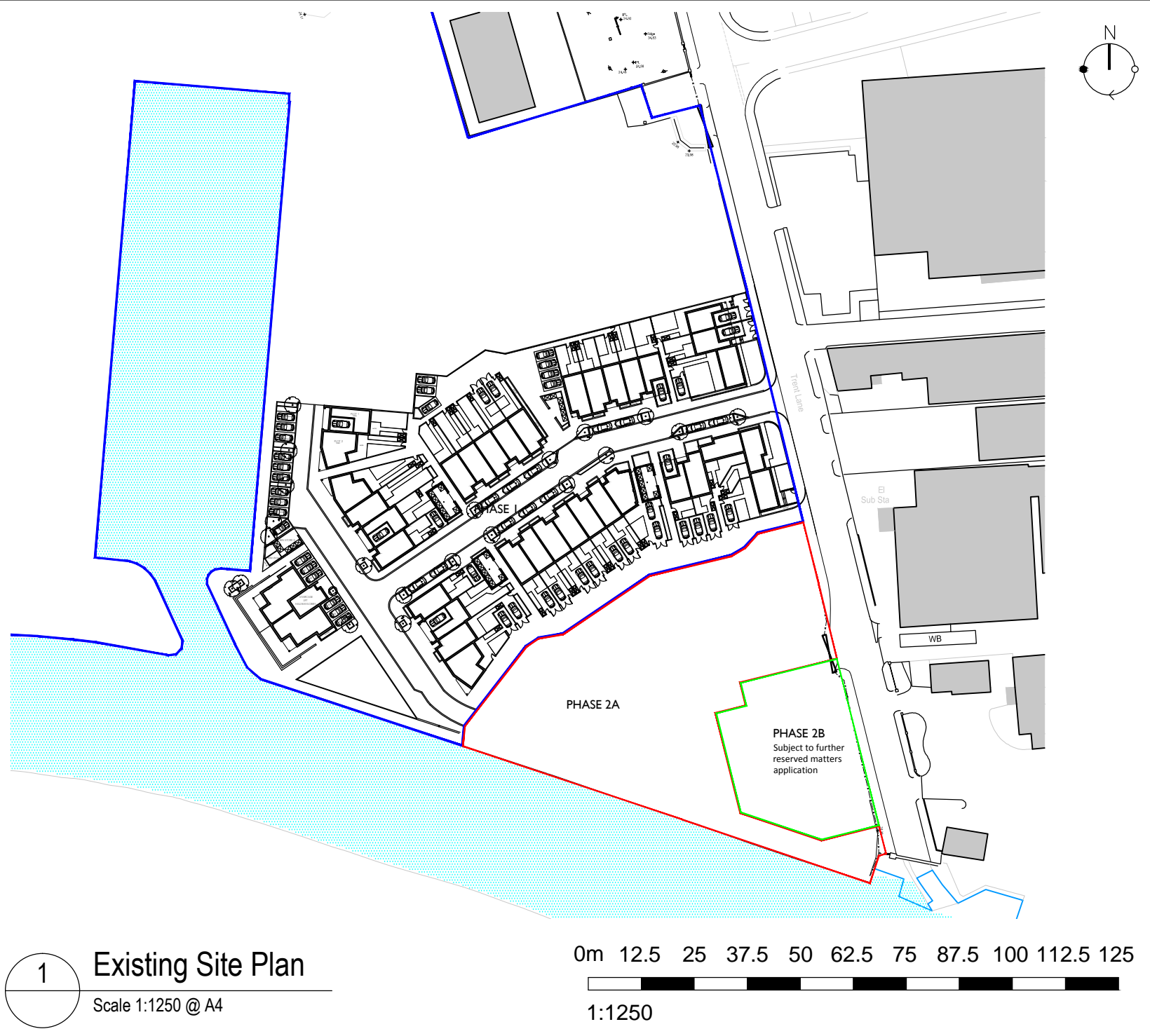
17 Published documents referred to in compiling this report

Nottingham Local Plan (November 2005)

Contact Officer:

Mr Jim Rae, Case Officer, Development Management.

Email: jim.rae@nottinghamcity.gov.uk. Telephone: 0115 8764074



- notes
1. Refer to figured dimensions, do not scale.
 2. If in doubt refer to the Architect before work starts
 3. All dimensions are to be checked on site
 4. The Architects disclaim responsibility for variations from this drawing made without their written consent
 5. Please ensure that there have been no additional revisions to this drawing before starting work.

revisions

2016.06.29 Rev A - redline altered to suit Urbed's drawing
 2016.12.14 Rev B aa - redline and green line altered

client	
Blueprint	
job	
Trent Basin Phase 2A	
drawing	
Site Location Plan	
scale	date
1:1250 @ A4	June 2016
no.	revision
15011-PL-00	B
drawn by	

phone_ 0115 941 1761
 web_ marsh-grochowski.com
 address_ 37a Sneinton Hermitage, Nottingham
 NG2 4BT

1 Existing Site Plan
 Scale 1:1250 @ A4

