

## Proposed Residential Development of Land north of Linton Road, Castle Gresley, Derbyshire

### Frequently Asked Questions – Pre-Application Public Consultation

#### 1. What is the purpose of this consultation?

Hourigan Planning (Chartered Town Planners) is preparing an outline planning application (all matters reserved save for means of access) on behalf of Nightingale Land<sup>1</sup> for a proposed residential development of up to 75 dwellings together with vehicular access, public open space and associated works.

We have been instructed to notify neighbouring homes and businesses, and other interested parties such as Ward Councillors and Castle Gresley Parish Council that a planning application is currently being prepared. We are instructed to seek feedback from the local community on the draft proposals.

Feedback received from this current consultation will inform the final details of the planning application before finalising a scheme and submitting a formal outline planning application to South Derbyshire District Council.

#### 2. When will you be submitting the planning application?

We plan to submit the planning application to the Council by the end of 2024 following the closure of the consultation period and once we have had a chance to properly consider all comments received.

#### 3. What is the proposed scheme?

##### *Type of Application*

We are proposing to submit an outline planning application with all matters reserved save for means of access. This means that we are seeking only to formally establish the principle of residential development and the details of how the site would be accessed by vehicles and cycles. Matters that will be reserved are:

- **Appearance** - aspects of a building or place which affect the way it looks, including the exterior of the development.
- **Landscaping** - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.
- **Layout** - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- **Scale** - includes information on the size of the development, including the height, width and length of each proposed building.

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<sup>1</sup> Nightingale Land specialise in the freehold acquisition of land with future residential potential. Further information is available here: <https://www.nightingaleland.co.uk/about-us/>



Outline permissions cannot be implemented until a subsequent reserved matters application(s) has been submitted and approved by the Local Planning Authority.

Notwithstanding the outline nature of the scheme, a draft Indicative Development Framework Plan has been prepared which articulates how the site could be developed. This Plan shows an indicative developable area where the new homes could potentially be located alongside areas of proposed public open space, an area for children's play, significant areas of new native species planting, the retention of existing trees, hedgerows and grassland, and the introduction of a network of footpaths and cycleways to enable people to access the undeveloped areas for recreational purposes and the wider countryside to the west.

### ***Density & House Sizes***

We envisage that the developable area would be built at circa 35 dwellings per hectare which would yield up to 75 new homes. It is envisaged that the development would comprise a mix of two storey and single storey (bungalow) homes in a mix of house sizes and number of bedrooms potentially ranging from 1 to 5 beds. The bungalows have the potential to be built so that they meet enhanced accessibility criteria (Building Regulations Standard M4 (3)). There is also the potential to provide some space for self-build homes (refer to the next page for further details).

### ***Affordable Homes***

Policy H21 of the Council's Local Plan (part 1) requires that all residential development on sites of over 15 dwellings provide up to 30% of the residential units as affordable housing. It is proposed that the scheme would exceed this policy requirement, by proposing that 35% of the homes as affordable homes with the size and tenures to be discussed and agreed with the Council during the course of the planning application process. The affordable homes offering could include First Homes which is currently the government's preferred discounted market tenure; they are sold to a person or persons meeting the First Homes eligibility criteria. Any future planning application would be accompanied by an Affordable Housing Statement.

### ***Access***

It is proposed that a new vehicular access would be created off Hillside Road. The suitability of this access point has been investigated by a highways consultant and this has informed the draft proposals. A Transport Assessment and Framework Travel Plan would be submitted with the outline planning application which would set out the proposed access arrangements and would demonstrate how the development would adopt sustainable travel principles.

In addition to the new vehicular access, a new pedestrian footpath and cycleway is proposed to dissect the site leading from Linton Road towards Mount Road and linking into the existing public rights of way (PROW) in the surrounding area.

### ***Trees, Woodland, Hedgerows & Biodiversity***

Approximately 60% of the site will remain undeveloped.

Trees and hedgerows are to be retained where possible and would be enhanced with significant areas of new planting. More than 20% of the site area will be woodland planting and landscaping thereby meeting the National Forest planting requirements.

Overall, the proposals would seek to deliver at least 10% net gain for biodiversity (otherwise known as 'BNG'), and this will be illustrated in documentation submitted with the outline planning application.

### *Informal Open Space and Locally Equipped Area of Play*

The majority of informal pen spaces and new planting is proposed to be provided on the higher parts of the subject site and, in part, adjacent to the existing wooded area to the north west. Attractive footpaths and cycleways could be positioned through this informal open space to provide people with the opportunity to exercise amongst nature.

A Local Equipped Area for Play (LEAP) set within a landscape and planted area is also proposed in the south east corner of the site which would be positioned within the site where it would be very accessible for children living in the new homes, and well as other children in the wider locality. Positioning the LEAP here also allows us to protect existing trees in and adjoining this part of the site.

## **4. How have you come up with the scheme?**

Whilst the proposals will seek outline planning permission, the Indicative Development Framework Plan shows how the site could be developed in line with the following principles:

- A landscape-led approach which seeks to retain and protect trees and hedgerows where possible and introduce significant new planting.
- Providing for effective transition from the built environment to the countryside through significant new areas of planting and landscaping throughout the site and on its periphery.
- Ensuring that the development would blend in with the surrounding residential streets, respecting the topography and the character of the more 'natural' landscape in the north and western parts of the site.
- At this stage the external appearance of the dwellings does not form part of the outline proposals. The external appearance of the new homes would be subject to reserved matters approval at a later stage, enabling the Council control to how the new homes might look.
- We are seeking to contribute to a mixed and balanced and community. Dwellings on the site could comprise of family homes (of a mix of sizes between 1 and 5 beds). Bungalows are also proposed which could be constructed to comply with the M4(3) Building Regulations standard, maximising potential for accessibility and adaptability, which would make them suitable for a wide range of occupants, including older people, those with reduced mobility and wheelchair users.
- There is potential to provide a number of self-build<sup>2</sup> plots on this site providing people the potential opportunity to build their own home.
- Measures to attenuate surface water run-off from the development will be deployed - these measures will be fully detailed in a Flood Risk Assessment and Drainage Strategy to be submitted in support of the scheme. The proposal will follow best practice in the Sustainable Urban Drainage Systems (SuDS) hierarchy but as per the Indicative Framework Plan we aim to utilise swales and attenuation features which also have dual biodiversity benefits

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<sup>2</sup> Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.



## **5. Why are you proposing this development?**

Across the country it is a well-established fact that we need to build more homes to help solve the housing crisis; this is a central thread of the new Labour government's pledge to get Britain Building Again. This development will make a meaningful contribution to addressing the housing crisis.

Whilst delivering 65% open market homes the development would also deliver 35% affordable homes which is 5% more than the Council's current requirement of 30%.

The size of the site means that it would be attractive to small and medium sized developers who the government is keen to encourage in order to significantly boost the supply of housing across England. In that respect it is important that areas have a mix of sites to meet their needs rather than primarily relying very large strategic sites which can often take significant time to deliver dwellings.

The need for self-build and custom build homes is also relevant and provides opportunities for individuals or groups to build their own homes.

Finally, the site in question lies adjacent to the built-up area, it has access to a range of shops and services to meet day-to-day needs and is in a demonstrably sustainable location for future development.

## **6. What are the economic benefits of the proposals?**

The construction of the proposed development would contribute to generating full-time equivalent (FTE) jobs within the construction industry over the build period, which would be a benefit to the economy of the local area.

Moreover, the proposals would also generate additional expenditure within the local economy, supporting local shops, services and businesses in the Castle Gresley and High Cross Bank / Mount Pleasant area. This level of expenditure would in turn support jobs in the local areas as well as potentially creating additional public sector jobs (e.g. teachers, doctors etc.) as a direct consequence of the proposals and additional residents.

The development will deliver 35% affordable housing, helping to address local affordable housing needs by providing opportunities for lower income households to own their own home or to secure affordable accommodation.

New residents occupying the development would also generate demand for health, education and other services off the site (e.g. schools, hospitals, public administration), thus supporting further public sector employment. Where necessary financial contributions will be paid to mitigate the impact on social infrastructure.

Lastly, the proposals would generate an additional capital receipt for South Derbyshire District Council via New Homes Bonus payments, based on the properties adding to the net supply of housing in the District.

Overall, it is evident that the application proposals are fully commensurate with the economic dimension of sustainable development and would represent a significant economic boost for the area.



## **7. What are the social benefits of the proposals?**

There is no doubt that the proposals would make a meaningful contribution to meeting housing need within the local community both in terms of both open market and affordable homes, and the self-build plots.

Indeed, increasing the overall supply of housing improves affordability by redressing supply/demand issues and reduces prices overall thereby allowing more people access to the housing market and enhanced social mobility, which is a positive social benefit.

The proposals could also result in the creation of a high-quality living environment comprising a mix of dwellings and would support any future community's health, social and cultural well-being. It would also facilitate the creation of jobs within the local labour pool, both during construction and the operational phase.

The site is considered to be well located in relation to local services and has the potential to reduce reliance on the private motor vehicle. For these reasons, it is considered that the proposals would also be socially sustainable.

Moreover, the proposals include for generous amounts of public open space and play space on land that is currently private and inaccessible to the community. The draft Indicative Development Framework Plan demonstrates how the site could provide a publicly available network of recreational footpaths/cycleways which would be a significant benefit to the health and wellbeing of people in the area. These social benefits would not materialise without the development proposed.

## **8. What are the environmental benefits of the scheme?**

The proposed development presents an opportunity to improve and enhance the biodiversity credentials of the subject site through proper management of existing trees and hedges, supplementary landscaping with additional planting of trees (in line with National Forest requirements), and carefully designed areas of open space. The proposals will also deliver at least a 10% net gain for biodiversity.

The outline planning application will be accompanied by a Tree Survey and Arboricultural Impact Assessment as well as Ecology Survey reports and a Biodiversity Net Gain Assessment.

Nightingale Land is committed to ensuring that any future residential development adopts a fabric first approach and utilises renewable sources of energy. The proposals would include air source heat pumps and solar panels, as well as other energy efficiency measures deemed appropriate, thereby allowing the proposals to exceed the requirements of existing Building Regulations. Each home would also be built with its own Electric Vehicle Charging Point (EVC) as well as secure cycle parking.

## **9. What about impacts on local infrastructure?**

The provision of adequate leisure, community and cultural infrastructure is essential to the creation of sustainable communities. These facilities help to create social cohesion and encourage people to feel a sense of pride and belonging in their local areas. Many communities in the District are supported by town or village halls, community centres, post offices, public houses, libraries, allotments, sport and recreational facilities, places of worship, education facilities (including nurseries and youth clubs) and health and social care facilities. The provision of new dwellings can create an increase in demand for these facilities and it is important to ensure that suitable provision is made for this growth in the community and the increased demand that will be placed on local community facilities.

Policy INF1 of the Council's Local Plan confirms that new development that generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that

development is delivered. This can be in the form of financial contributions to services like education, primary care, bus services, and it can also be in the form of physical improvements, such as highways improvements.

When a planning application is submitted, the Council will seek responses from statutory bodies who will set out what site-specific mitigation might be required and why. Where such requests meet the CIL<sup>3</sup> Regulations, site-specific mitigation may be the subject of a Section 106 Agreement. With this in mind, the community can therefore rest assured that this development will mitigate any impact it has on local Infrastructure.

## 10. What about disruption to local people whilst the scheme is built?

The Council can control how the scheme is delivered by way of a planning condition imposed on any planning permission granted. This could for example regulate delivery and construction times so as to minimise (and potentially avoid) disturbance to local residents.

## 11. How can I get involved?

All of the consultation material can be found online at our website:

[www.houriganplanning.com/consultations](http://www.houriganplanning.com/consultations)

There are a number of ways to comment on the draft proposals:

**By email:** [hello@houriganplanning.com](mailto:hello@houriganplanning.com) using "Land north of Linton Road Consultation" as the email subject line.

**By Post:** Land north of Linton Road Consultation, Hourigan Planning, 10<sup>th</sup> Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

**Consultation Period Closes:** 5pm 29th October 2024

**Please note:** Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.

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<sup>3</sup> Community Infrastructure Levy.