

Please Reply to: Derby  
Our Ref: NDA/CSL/9006  
Your Ref: 11/0758/OUT  
Date: 23 December 2011

Mr Steve Dance  
Head of Planning and Building Control  
Broxtowe Borough Council  
Council Offices  
Foster Avenue  
Beeston  
Nottinghamshire  
NG9 1AB

BY EMAIL

Dear Mr Dance,

**Re: Reference 11/00758/OUT: Outline planning application by W. Westerman Ltd for Residential Development of up to 450 Dwellings where access is not a reserved matter at Land at Field Farm, Stapleford**

I write further to your recent letter (dated 7<sup>th</sup> December 2011) to my colleague Neil Arbon with regard to the above planning application, requesting the provision of further information to be submitted to enable validation of the application to be completed and compliance with the Council's validation protocols to be demonstrated.

The request for further information has led to the preparation of the following information which is contained within this letter:

- **Scale Parameters:** Further confirmation of indicative scale parameters with regard to the upper and lower limits for the height, width and length of buildings within the scheme;
- **Affordable Housing Statement:** Further information with regard to compliance with Saved Local Plan Policy H5 which relates to the provision of affordable housing as part of the scheme; and
- **Energy Efficiency:** Further information with regard to how energy efficiency has been considered in the broad design concepts of the proposals in line with Saved Local Plan Policy E2.

Where appropriate references are drawn to wider documents that have formed part of the application submission.

Your recent letter also referred to an error with the submitted application forms and highlighted the requirement for further information with regard to the proposed site access points.

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Firstly, with specific regard to the error on the application forms, I can confirm an amended section of the form was submitted by email on the 7 December, therefore this requirement should now have been satisfied.

Secondly, we agree with your observation that the requested additional site access information is not a “validation issue”. However in line with your request we have prepared a supplementary plan to provide additional clarification. As requested the enclosed drawing (BSP Drawing No: 10172/010 “Proposed Site Access Arrangements in Context of Site Masterplan”) shows the position of the two access points in relation to the site as a whole and these are labelled accordingly in terms of the two detailed access drawings as 'Site Access Point 1' and 'Site Access Point 2'. This acts as a supplementary drawing to the previously submitted Drawing No: 10172/004B which provides detailed access details at the required scale.

### **Scale Parameters**

To ensure compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2010, further information has been requested with regard to the upper and lower limits for the height, width and length of buildings within the scheme.

As part of the submitted Design and Access Statement (DAS) information was provided (under paragraphs 6.6. and 6.36 respectively) with regard to an indicative dwelling mix and approximate roof-ridge heights across the scheme. This information has been expanded upon to satisfy the query from the local planning authority.

Therefore, the indicative scale parameters applicable to the indicative dwelling mix across Field Farm are as follows:

#### **One / Two Bedroom Homes (10% of indicative dwelling mix)**

Height (range - bungalow): 4m – 5.7m;  
Height (range – 2 Storey): 6.8m – 8.5m;  
Width (range): 7.3m – 10.9m; and,  
Length (range): 5.5m – 9.1m.

#### **Three Bedroom Homes (29% of indicative dwelling mix)**

Height (range – 2 Storey): 6.8m – 8.5m;  
Width (range): 4.7m - 10m; and,  
Length (range): 5.2m – 9.5m.

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**Four Bedroom Homes (43% of indicative dwelling mix)**

Height (range – 2 Storey): 6.8m – 8.5m;  
Width (range): 7.4m – 18.2m; and,  
Length (range): 7.4m – 10.9m.

**Five Bedroom Homes (18% of indicative dwelling mix)**

Height (range – 2 Storey): 6.8m – 8.5m;  
Width (range): 12.5m – 17.5m; and,  
Length (range): 8.8m - 11m.

In terms of garaging, whilst some of the house types used for the indicative mix provide integral garage space, there would be a number of detached single and double garages provided as part of the proposals; the indicative scale parameters for this element are as follows:

**Single Garage**

Height (range): 2.4m – 5.2m;  
Width (range): 2.53m - 3m; and,  
Length (range): 4.63m - 6m.

**Double Garage**

Height (range): 2.4m – 5.3m;  
Width (range): 4.65m – 6.10m; and,  
Length (range): 5.07m - 6m.

Finally in terms of the retained barn which would potentially be converted to an alternative use (e.g. parking), its scale parameters are as follows:

Height: 7.15m;  
Width: 6.85m; and,  
Length: 5.6m.

**Affordable Housing Statement**

In terms of affordable housing, saved policy H5 of the Broxtowe Local Plan states that: **“On housing sites of over 1 hectare or over 25 dwellings the Council will seek to ensure that at least 25% of dwellings built will be affordable or, exceptionally, that a financial contribution will be made to enable the provision of an equivalent amount of affordable housing off site.”**

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In line with the guidance contained within policy H5, it is W Westerman Ltds' intention to provide a percentage of the whole development as affordable housing secured via a comprehensive planning obligation.

Discussions pertaining to the overall quantum, type tenure and location of the affordable housing offer have begun with the Borough Council and will continue to develop as the application progresses through to determination.

### **Energy Efficiency**

To demonstrate compliance with saved policy E2 of the local plan further information has been requested to demonstrate how energy efficiency has been considered in the broad design concepts of the development. To recap, saved policy E2 states that:

**“Planning permission will not be granted for development unless the applicant has demonstrated that the issues of energy-efficient design and layout have been addressed.”**

To ensure compliance with saved policy E2, W Westerman Ltd will comprehensively investigate a range of measures through best endeavours to achieve energy efficiency as part of the development.

W Westerman Ltd consider that as the planning application is outline in nature, further details of these measures will be included as part of subsequent reserved matters submissions. Energy efficient features will include both passive design measures and low & zero carbon energy systems.

Firstly with regard to passive design measures, the orientation of buildings will be carefully investigated to ensure where possible buildings will be orientated to maximise the day light as a resource whilst minimising summertime overheating. Buildings will maximise the use of daylight and decrease the need for artificial light during the day.

Where the heating and hot water demand are appropriate, Combined Heat & Power (CHP) systems will be considered, otherwise condensing and / or highly efficient boilers will be considered.

Similarly in conjunction with heating systems, high standards of insulation will be incorporated.

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Further in terms of lighting, glazing, cooling and domestic water systems, such energy efficient measures will be fully investigated and where appropriate, these will be incorporated into the development.

Secondly with regard to low & zero carbon energy systems, a range of measures will be considered

I trust the information contained within this letter enables you to validate and register the submitted planning application

Should any matters require further clarification please do not hesitate to contact me.

Yours sincerely,

**Christopher Lindley BA (Hons), Msc, MRTPI**  
**Senior Planner - DPDS Ltd (Midlands & North)**  
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Enc.