

# Proposed Residential Development, Church Lane, Linby.

DESIGN AND ACCESS STATEMENT  
REVISION P01

IN SUPPORT OF  
PLANNING APPLICATION FOR  
RESIDENTIAL DEVELOPMENT





**Figure 01 - Existing Satellite View**  
(Image from google earth. Taken 2023, Date unknown)

## Proposed Residential Development, Church Lane, Linby.

### DESIGN AND ACCESS STATEMENT

IN SUPPORT OF  
PLANNING APPLICATION FOR  
PROPOSED HOUSING

ON BEHALF OF  
Andrew Clarke.



C B P Architects

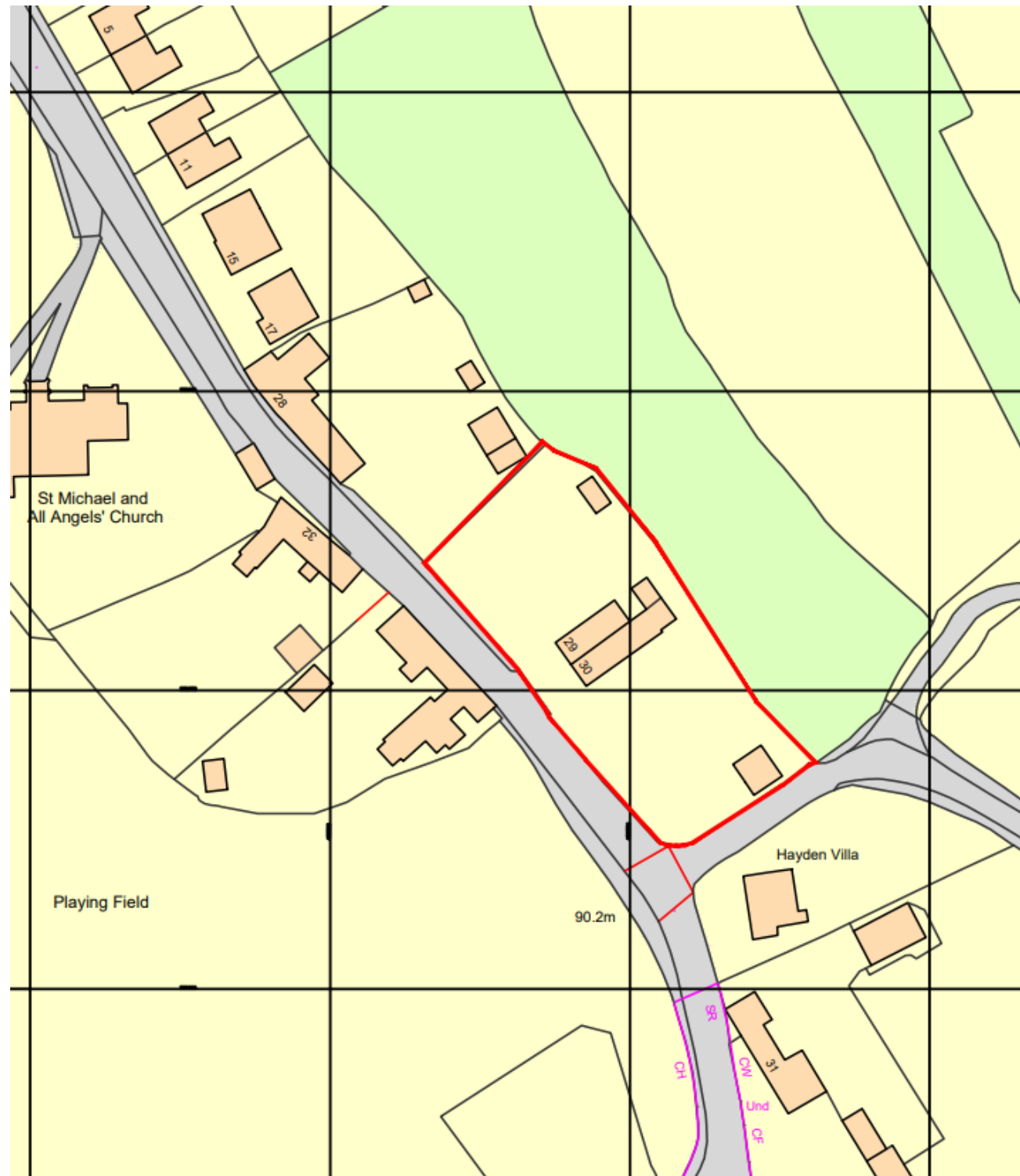
Architects  
Interior designers  
Project Managers

44 The Ropewalk  
NG1 5EL

Tel: 0115 948 1144

[admin@cbp.co.uk](mailto:admin@cbp.co.uk)  
[www.cbp.co.uk](http://www.cbp.co.uk)





**CONTENTS**

- 1.0 INTRODUCTION
- 2.0 THE APPLICATION SITE
- 3.0 PLANNING APPLICATION HISTORY
- 4.0 DEVELOPMENT PROPOSAL
- 5.0 PLANNING POLICY CONTEXT
- 6.0 THE PLANNING CASE
- 7.0 CONCLUSION

**Figure 02 – OS Map with Site Boundary**



## **1.0 Introduction**

This Design and Access Statement has been prepared by CBP Architects on behalf of Andrew Clarke. The proposal seeks full planning permission for demolition of existing house building and outbuildings; and erection of 4No. new build residential dwellings and garages with associated access, car parking, and garden space. The site is accessed via the entrances on Church Lane and Hayden Street.

This statement should be read in conjunction with the following drawings and reports:

- 22145-CBP-Z0-00-DR-A-0001-P01\_Site Location Plan
- 22145-CBP-Z0-00-DR-A-0201-P01\_Existing Site Plan
- 22145-CBP-Z0-00-DR-A-2001-P03\_Proposed Site Plan
- 22145-CBP-Z0-00-DR-A-2002-P01\_Proposed Block Plan
- 22145-CBP-Z1-00-DR-A-0301-P01\_Existing House - Floor Plans
- 22145-CBP-Z1-00-DR-A-3001-P02\_House Type 1 - Proposed Floor Plans
- 22145-CBP-Z1-00-DR-A-3002-P02\_House Type 2 - Proposed Floor Plans
- 22145-CBP-Z1-ZZ-DR-A-0401-P01\_Existing House - Elevations
- 22145-CBP-Z1-ZZ-DR-A-4001-P01\_House Type 1 - Proposed Elevations
- 22145-CBP-Z1-ZZ-DR-A-4002-P01\_House Type 2 - Proposed Elevations
- 22145-CBP-Z1-ZZ-DR-A-4201-P01\_Proposed Street Scene Elevation



**Figure 03– Site Photo – Existing Site entrance to be demolished.**



**Figure 04– Surrounding Site Photo – Church Lane (South East camera View).**



## 2.0 The Application Site

### 2.1 Site Location

The site is located opposite Linby Playing Field in the centre of Linby Village, which forms part of the urban area around Hucknall. Hucknall town centre is approximately 1.5 miles south of Linby.

The site is located on a corner plot with Church Lane on the north west and Hayden Lane to the east of the site, with St Michael's Church to the west opposite the sites entrance. The Site is approximately 1.2 miles from the nearest supermarket and 1.5 miles from the Hucknall's main high street which provides many day to day shops and services for local residents such as a Newsagents, Post Office, Public House and Hairdressers to name but a few.

### 2.2 Site Context

The area is predominantly residential with a strong tenure mix, including owner occupied and private rented. There are several residential developments around Church Lane, including Davy Close just off from Church lane and Sherwood Walk off of Waterloo Road 0.4 miles north of the site. Many of the new build properties in the area have been constructed to reflect the historic rural nature of the site and are of traditional styles.

### 2.3 Public Transport Infrastructure

The application site is well served by public transport with the nearest bus stop located on Main Street approximately 0.2miles from the site with several bus stops along this road with services to Hucknall, and Nottingham City centre.

### 2.4 Site Boundary

The site boundary currently borders a field to the north east and a housing plot to the north. The boundary currently consists of hedging with low brick wall to the south west of the site.

### 2.5 Adjacent Buildings

The existing adjacent properties use red brick, rendered and sandstone brick and roman pantiles. These properties have been built in a traditional manor to reflect the area around Linby. These properties roughly mirror the same size of the proposed dwellings in hight and area, creating cohesion around the site.

The closest buildings to the site are the adjacent northern property with a garage approx. 2m and the main dwelling house approx. 19m from the proposed development boundary.



Figure 05 – Existing Site Plan



**2.6 Flood Risk Assessment**

The Environment Agency’s online records show that the site is in Flood Zone 1 and is considered to have a low probability of flooding. There are no significant water or sewerage capacity issues that would demonstrably restrict development from been brought forward on this site.

**This location is in flood zone 1**

**What flood zone 1 means**

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.2 ha.

Find out more about [flood zones and what they mean](#).

To find out about other factors that might affect the flood risk of this location, you should also check:

- [surface water, groundwater and reservoir flood risk](#)
- Gedling planning authority's strategic flood risk assessment (SFRA), which includes future flood risk



**Figure 06– Flood Risk Map.**

**3.0 Planning Application History**

The site has been subject to a series of planning applications; 30 church lane having 3 applications 2 applications for alterations and extensions on an existing garage in 1993, as well as 1 application in 2016 to remove 12 sycamore trees to the rear of the site.

The Table to the below summarises these previous applications however the most recent planning permission (at the top) is the most relevant to this application.

This new application will remove the current entrance from Church Lane and remove 3no. trees around the site.

Date Received:	Planning Ref No:	Address:	Proposal:	Decision:
Fri 12 Feb 2016	2016/0173TCA	Land To The Rear Of 30 Church Lane Linby Nottinghamshire NG15 8AB	Fell 12 no. Sycamore trees	Trees in Cons Area Acceptable
Mon 02 Aug 1993	93/1056	30 Church Lane Linby.	Alteration & extension to existing garage.	Conditional Permission
Mon 10 May 1993	93/0643	30 Church Lane Linby.	Alteration & extension to existing garage.	Refusal



#### 4.0 Development Proposal

The layout provides 4No. houses with associated garages and private driveways, comprising of 4No. detached properties. Each property features a minimum of 3No. car parking spaces (including Garage space) to ensure the road is not dominated by parked vehicles. Each property features ample space for refuse and recycling bin storage. The proposed point of accesses into the site are from Church Lane, the same side where the previously entrance was located, except for plot 4 that will use the existing entrance off Hayden Street.

#### 4.1 Size and Scale

This application is for the proposal of the erection of 4No. residential dwellings to be sited to the south east of central Linby. The Site measures approximately 0.2 hectares and current consists of 2 semi-detached dwellings each with their own garage. The scheme provides a housing density of 20 houses per hectare.

PLOT	PLOT AREA (m <sup>2</sup> )	HOUSE TYPE	AREA (GF)(m <sup>2</sup> )	AREA (1F)(m <sup>2</sup> )	TOTAL GIA (m <sup>2</sup> )	HIGHT(mm)	No. BED	No. BATH	No. PARKING
1	454	1	102	91	193	7800	4	3	3
2	544	2	109	103	212	7465	5	3	3
3	530	2	109	103	212	7465	5	3	3
4	471	1	102	91	193	7800	4	3	3

#### 4.2 Appearance

The proposed dwellings are to bring the building line forward and more in line with the adjacent properties, following the building line along Church Lane, reflecting the organic character of the surrounding village. The development proposes trees to be planted to the rear of the gardens, replacing the existing trees that are to be removed.

The proposed dwellings face onto Church Lane with rear gardens backing onto the existing open field. The local palette of materials has been taken into consideration and all prominent elevations facing onto the road are to be constructed from either red brick or an off-white render, with roman concrete tiles used for the roofing. The overall form and layout of the properties represents a sensitive development which reflects the context of the site. Full details of the proposed development and house types are shown on the previously listed plans that accompany the application.



Figure 07 – Proposed Site Plan





**Figure 08 – Proposed Ariel Sketch View**



**Figure 10 – Proposed Sketch View Looking North down Church Lane**



**Figure 09 – Proposed Ariel Sketch View**







**Figure 11 – Proposed Sketch View of Street Elevations**





**Figure 12 – Existing Houses on Davy Close off Church Lane**



**Figure 13 – Existing House - 50 Church Lane**



**Figure 14 – Existing House – Hayden Villa on Church Lane**



**Figure 15 – Existing House – The Headlands on Church Lane**





Figure 16 – Existing House – 28 Church Lane



Figure 18 – Existing Houses – 1-11 Church Lane



Figure 17 – Existing Houses – 13,15 and 17 Church Lane



Figure 19 – Existing House – 30 Main Street

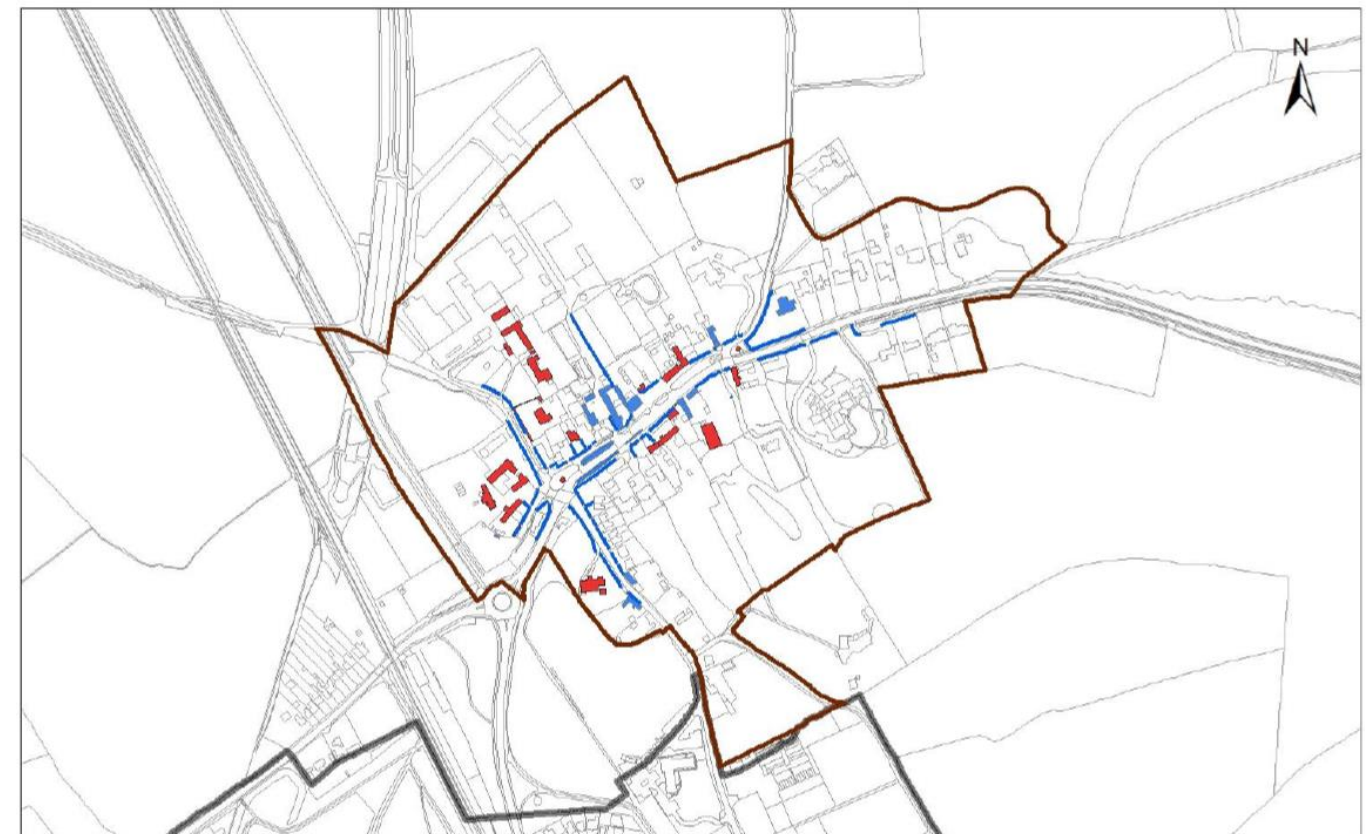


**5.0 Planning Policy Context**

This section explores the key national and local.

Policy	Details
<b>National Planning Policy Framework ('The Framework')</b>	
Paragraph 17	Outlines the series of core land use principles which underpin both plan making and decision making, including the need to support sustainable economic development, encourage high quality design and a good standard of amenity for existing occupants. It also states the need to encourage effective reuse of land and promotes active patterns of growth focusing on sustainable locations.
Paragraph 30	States that Local Planning Authorities should support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.
Paragraph 32	Requires that planning decisions take into account whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site. It also requires applicants to provide safe and suitable access to site the site for all people.
Paragraph 49	Requires decisions to be made on housing applications in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing cannot be considered if the supply of housing cannot demonstrate
Paragraph 58	Emphasises the importance of good design, local building materials, and responding to the character of an area.
Paragraph 189	Encouraging applicants to undertake pre-application discussions prior to an application submission.
Paragraph 197	State that when assessing and determining development proposals, local planning authorities should apply the presumption in favour or sustainable development.
Chapter 11: Protecting and Enhancing the Natural Environment	The Framework requires new proposals to minimise impacts on biodiversity and take opportunities to incorporate biodiversity in and around developments.
<b>Greater Nottingham Aligned Core Strategies, Part 1 Local Plan (September 2014)</b>	
Paragraph 3.8.1	States that it is important that the right mix of housing is developed across the plan area over the forthcoming years. Both nationally and locally, average household sizes have decreased significantly whilst the general population has risen.
Paragraph 3.8.6	States that the City Council's Housing Strategy 2008-2011 says that 'the provision of more homes suitable and attractive to families is a key priority' and that 'the imbalance is particularly acute in larger homes of 4 or more bedrooms and the provision of these larger homes is a particular priority'.

Paragraph 3.10.1	States All new developments should aspire to the highest standards of design, including construction methods and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable access.
Paragraph 3.10.2	States many of the plan's urban areas include locally distinct and important features and the use of local materials. New design will be expected to relate positively to these and other important local features which can include religious or cultural character.
Paragraph 3.10.10	States development should protect, conserve or, where appropriate, enhance landscape character.
<b>Parking Provision for Residential and Non-Residential Developments: Supplementary Planning Document (SPD) October 2021</b>	
Paragraph 4.5	States Houses and bungalows have varied requirements for both allocated and unallocated/visitor parking, dependant on the number of bedrooms per dwelling and the location of the proposal. These figure can be seen in Tables 1 and 2 of the corresponding document.



**Gedling** City Centre, Arnold Hill Park, Arnold, Nottinghamshire, NG6 8LU  
 Map 10 - Significant Buildings and Walls  
 Legend:  
 - Linby Conservation Area Boundary  
 - Significant Walls  
 - Listed Buildings  
 - Local Heritage Assets  
 - Borough Boundary

**Figure 20 – Significant Buildings and Walls-Linby Conservation Area**



## 6.0 The Planning Case

This section will consider site context and planning policy framework and seeks to demonstrate that this planning application is a viable and compliant proposal in line with relevant planning policies.

This section will consider the policy context within which the proposal will be determined and discusses the material considerations relating to the case, including;

- Proposed Use;
- Landscape;
- Access and car parking; and
- Design and layout.

## 6.1 Landscape

The application site is populated by few trees, none of which are identified individually in the Tree Preservation Order (TPO) and none which fall within a grouped woodland in the TPO.

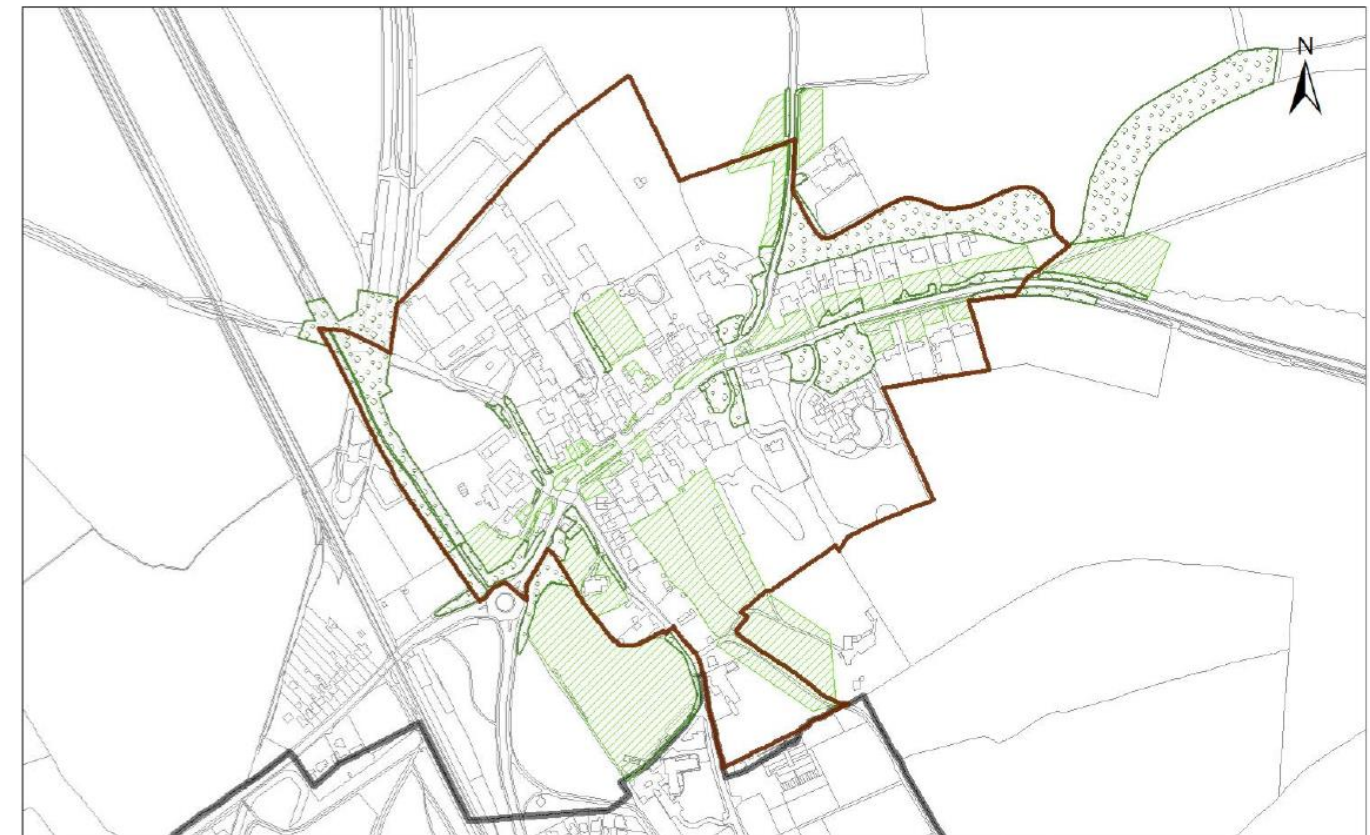
Although the existing trees are to be removed, more trees are proposed to be planted, improving the overall green space. The site is to have no impact on the adjacent sites green space East and West to the proposed development.

## 6.2 Access and Car Parking

The application site is located in a very sustainable location in the centre of Linby with good quality transport links located to the north on Main Street. These bus stops along Main Street have services to Hucknall and Nottingham City Centre. The development makes use of this existing transport infrastructure and as such it is considered to comply with the thrust of Chapter 4 of the Framework.

The proposed development adheres with Paragraph 4.5 of the Gedling Borough Councils Parking Provision SPD with sufficient car parking provided to ensure that the access road does not become dominated by parked vehicles whilst maintaining the maximum standards as set in Table 2. Provision for car parking and garages have been designed into the layout and house type designs.

The site is located on the corner where Church Lane meets Hayden Lane. The application proposal creates no new roads; however, it does increase the no. of driveways from Church Lane to the site by 2, creating 3 no. new entrances to the proposed plots. Further the existing entrance to the south of the site on Hayden Street is to be retained and improved to match the new development. Also, the development is aiming to enhance the existing pedestrian to the front boundary. This results in suitable and safe access to the dwellings. Sufficient distances and space for manoeuvrability through the site have been provided and emergency services will be able to access the site.



**Gedling** Borough Council  
Civic Centre, Amos Hill Park, Arnold,  
Nottinghamshire, NG6 8LU

Map 8 - Significant Natural Features and Green Space

- Linby Conservation Area Boundary
- Significant Greenery
- Significant Green Space
- Borough Boundary

Figure 21 – Significant Natural Features and Green Space-Linby Conservation Area



### 6.3 Design and Layout

The application proposal is a sensitive response to the contextual cues of the surrounding landscape and built form. The 4no. dwellings are located to maintain the street scene of across the site whilst addressing access to each plot on site. Further, the application proposes that the 4no, new dwellings will be built in a traditional style that compliments the surrounding buildings found in Linby, in accordance with paragraph 3.10.2 of the Greater Nottingham Core Strategy and is in line with the Framework. The layout has been designed to ensure there is sufficient amenity space and parking for each of the dwellings and the definition between private and public space is clear.

The current boundary of hedges is to be retained and maintained around the site, for new entrances that are made hedges are to be made neat, for existing entrances that are to be removed hedges are to be planted and made neat to match current site boundary.

### 6.4 Noise Assessment

The scheme is for residential development set alongside existing family residential housing. Any noise generated from the development would be no greater than the existing ambient noise generated within the existing residential area.

### 6.5 Air Quality Assessment

As the proposal is for residential (the same use class as existing) development within the existing residential area, it will in no way adversely affect air quality.

### 6.6 Daylight Assessment

It is anticipated that the proposal will not adversely affect daylight enjoyed by other adjacent buildings, due to the distances provided between the proposals and the surroundings.

### 6.7 Overlooking Adjacent Site and Propose Plots

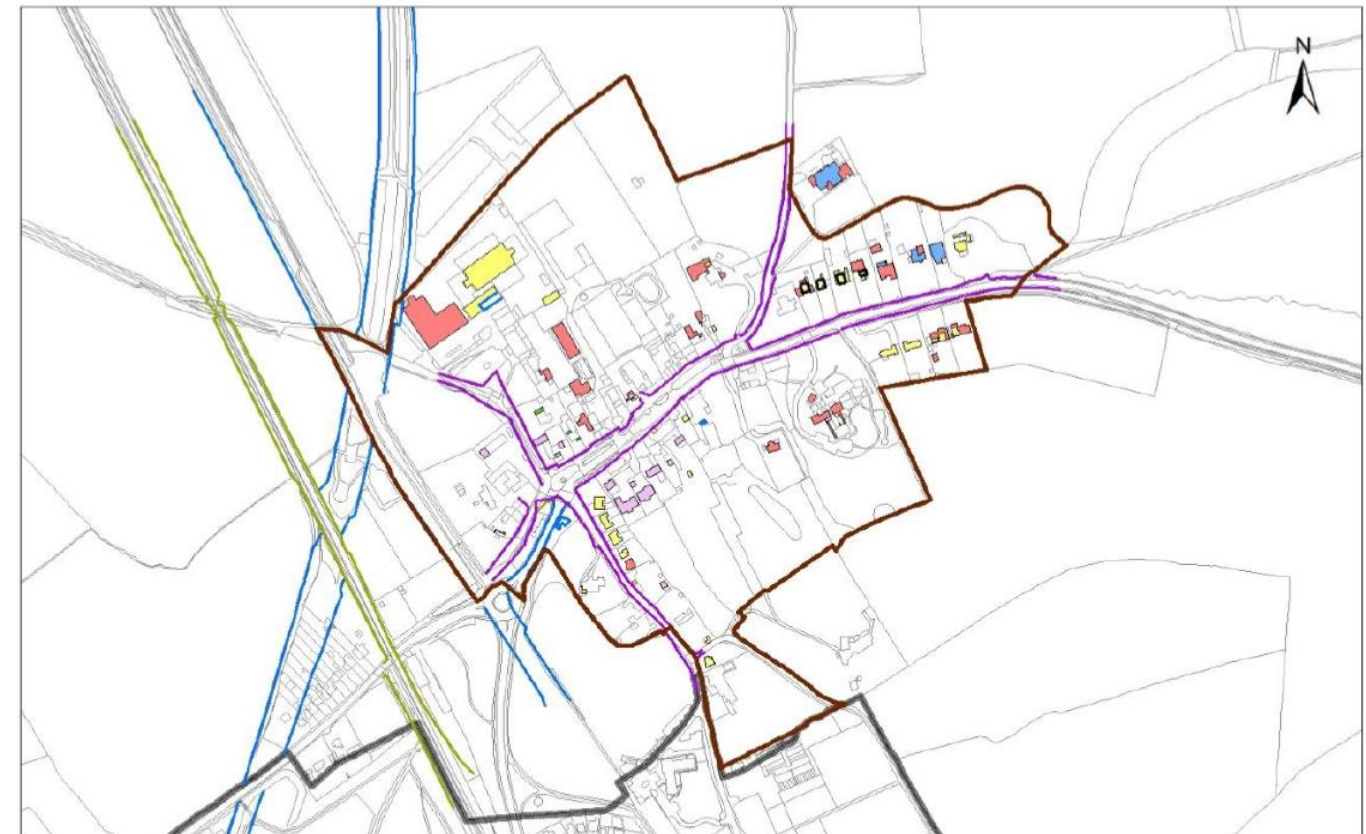
The development has been carefully designed to prevent overlooking of existing adjacent properties, and landscaping with additional trees will be implemented to provide a natural barrier to help screen off the development from the street and surround.

### 6.8 Heritage

The application site does fall within the Linby Conservation Area but does not contain any listed buildings or any structure of architectural significance. However, the design has carefully considered the design guidelines from the Linby Conservation Area Character Appraisal.

### 6.9 Land Contamination

The existing site use is of a residential nature and as such does not present a risk in terms of contaminated land.



**Gedling Borough Council** Civic Centre, Arnot Hill Park, Arnold, Nottinghamshire, N06 0LU  
Map 7 - Development of Settlement  
Linby Conservation Area Boundary  
Pre 1842  
1842 to 1880  
1880 to 1900  
1900 to 1916  
1916 to 1938  
1938 to 1955  
1955 to 1961  
1961 to 1990  
1990 to 2008  
2008 to 2016  
Borough Boundary

Figure 22 – Development of Settlement-Linby Conservation Area



## **7. Conclusion**

This Planning Statement has been prepared by CBP Architects on behalf of Andrew Clarke. This statement supports an application for 4no. dwellings with associated garages and access from Church Lane and Hayden Street.

It is located in a very sustainable location in the centre of Linby with good quality public transport links. It is therefore considered that the development maximises the use of the land and provides additional housing in a sustainable location.

The planning history associated with the site as detailed in section 3.0 of this document is doesn't impact the 4no. dwelling house proposal. The proposal aims to have minimal negative impact on the existing site where applicable. Therefore, it is considered that the application proposal adheres with planning policy and represents a suitable use for the site.

Further, the principle of developing the site for residential use is supported under local core strategies.

This Statement concludes that the site occupies a sustainable location, and the proposal is compliant with development plan policy objectives with no evidence of demonstrable harm. It is considered that the development proposal has the following planning merits:

- Acceptable use in a Housing Policy Area
- Utilise existing an access and increase the no. accesses from Church Lane to the plots.
- No listed structures or features within the application site.
- Adequate car parking facilities.
- Overall more trees on site.

In light of the above, it is therefore respectfully requested that full planning permission be granted for the proposed development at 29 and 30 Church Lane.

