



Calverton Neighbourhood Plan 2016-2028

Independent Examination of the Calverton Neighbourhood Plan

Response of the Qualifying Body – Calverton Parish Council Renals Way Open Space

Anthony Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIOB, MInstLM, MCMI, MRTPI*



NEIGHBOURHOOD-PLAN.CO.UK

The objection to Policy NE2 from Langridge Homes relates to the identification of open space on land adjoining Renals Way.

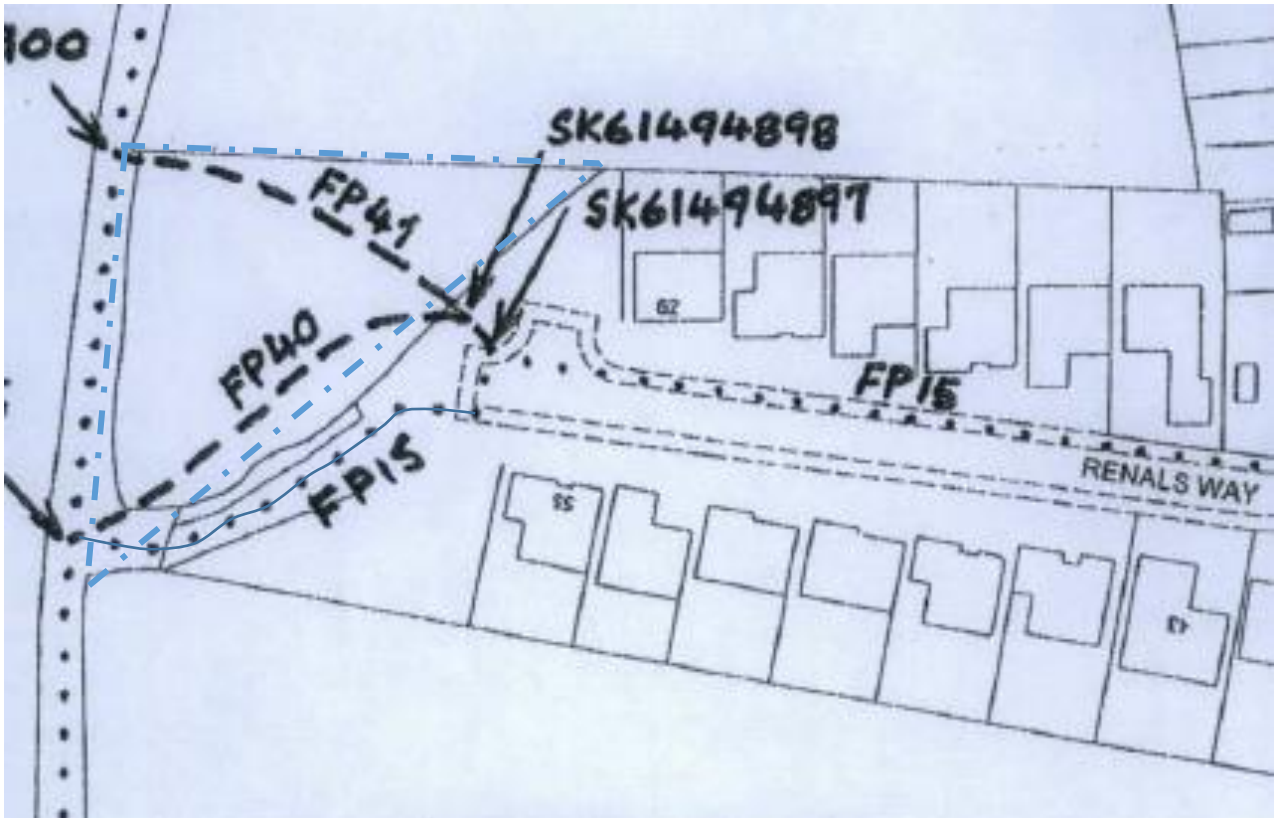
The claim of Langridge Homes that it has planning permission to build 4 dwellings relates to the remaining plots from a 1972 planning permission. The last planning activity on this site was in 2008 when No.57 obtained consent for a different house type but has not been implemented. The last property was built on this overall development quite some time before then.

The Parish Council has never disputed that this area has an extant planning permission from 1972, what we have previously stated was that given the passage of time and the fact that the site is substantially treed we do not consider that the site can realistically be developed under the 1972 permission. It is almost 45 years since that consent was granted on the 5th September 1972. Langridge Homes have taken no steps to illustrate that they have any realistic intention of developing these dwellings in that intervening period.

Any fresh application would need to have regard to how the land has been used over the time since Renals Way was developed. The site is also well utilised by local people, this can be seen on the 3 paths across the area which are well used and are designated Rights of Way. Two of these Rights of Way (FP40 and FP41) have been designated since the last dwellings were built on Renals Way. Part of the proposed designated open space area under the 1972 permission was illustrated to be a Children's Play Area. The open space designation here runs into the Dark Lane open space which was secured through that planning permission.

This spur of Renals Way has not been built in accordance with the 1972 layout. That layout envisaged 10 dwellings to the north of the spur - however in the same footprint only 6 dwellings have been built. The 1972 layout envisaged 17 dwellings to the south of the spur - however in the same footprint only 9 dwellings have been built.

In application 2005/0500 submitted on 13th May 2005 but withdrawn on 11th August 2005 Langridge did suggest gaining access to the Dark Lane site via this end of Renals Way. It has now been 12 years since they dropped this idea and it 15 years since they last obtained consent for the dwellings they have built.



Current Position - Layout As Built With Open Space Notation Overlaid



1972 Planning Permission Layout With Open Space Notation and Footpaths Overlaid

The current routes of footpaths 40 and 41 would in our view prevent the implementation of any of the four plots. Langridge suggest that they seek to apply to 'stop-up' footpath 40, however they

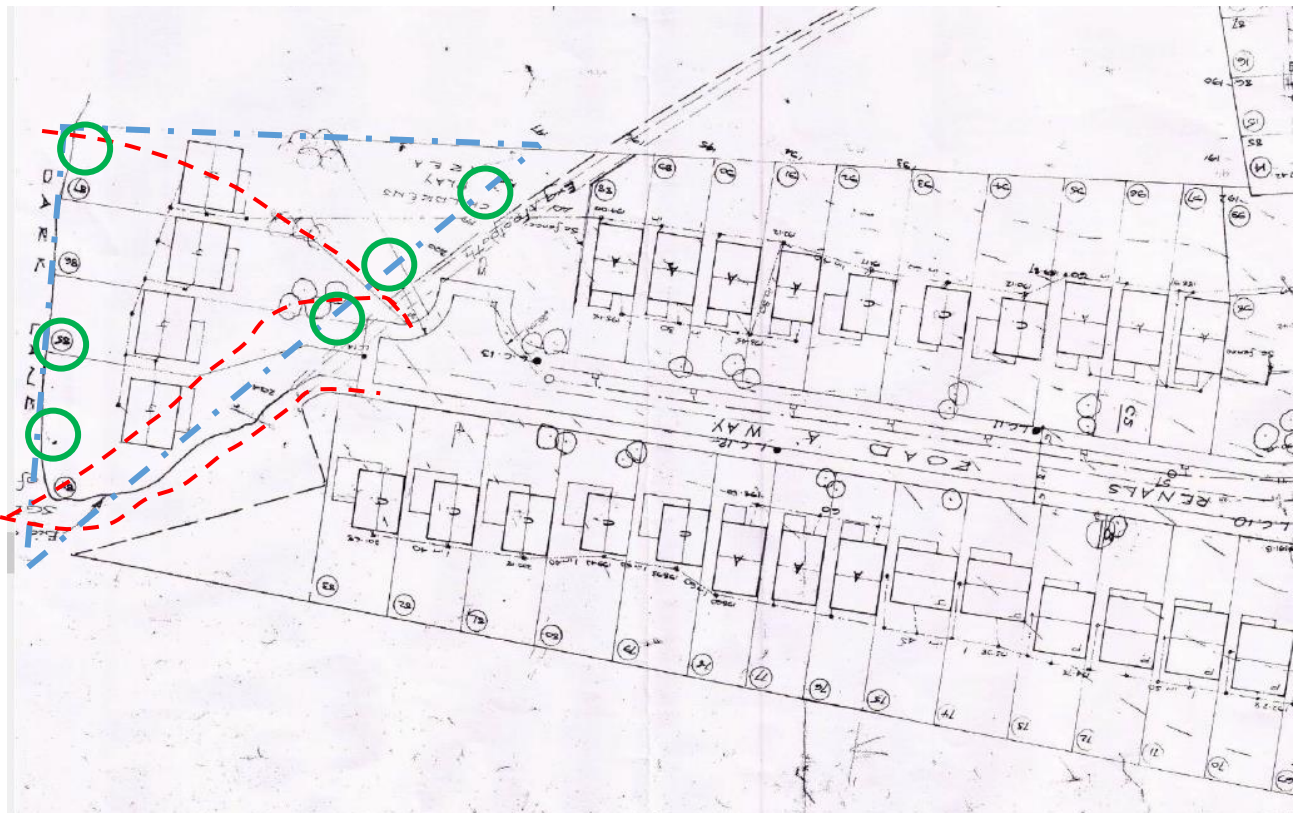
have not done so. As the landowner it is their legal responsibility to maintain the route and make sure vegetation does not encroach onto the route from the sides or above. Footpath 40 is currently unusable due to a fallen tree which Nottinghamshire County Council Rights of Way team are aware of. The Rights of Way team have confirmed that it is on the programme to be cleared to allow this footpath to be used again.



Figure 04: Site Features

-  Site Boundary
-  Footpaths
-  TPO Trees
-  Important Hedges
-  Gently Sloping Land (upwards to the south)
-  Keenwell (approximate position)

Extract From Dark Lane, Calverton Development Brief SPD July 2008



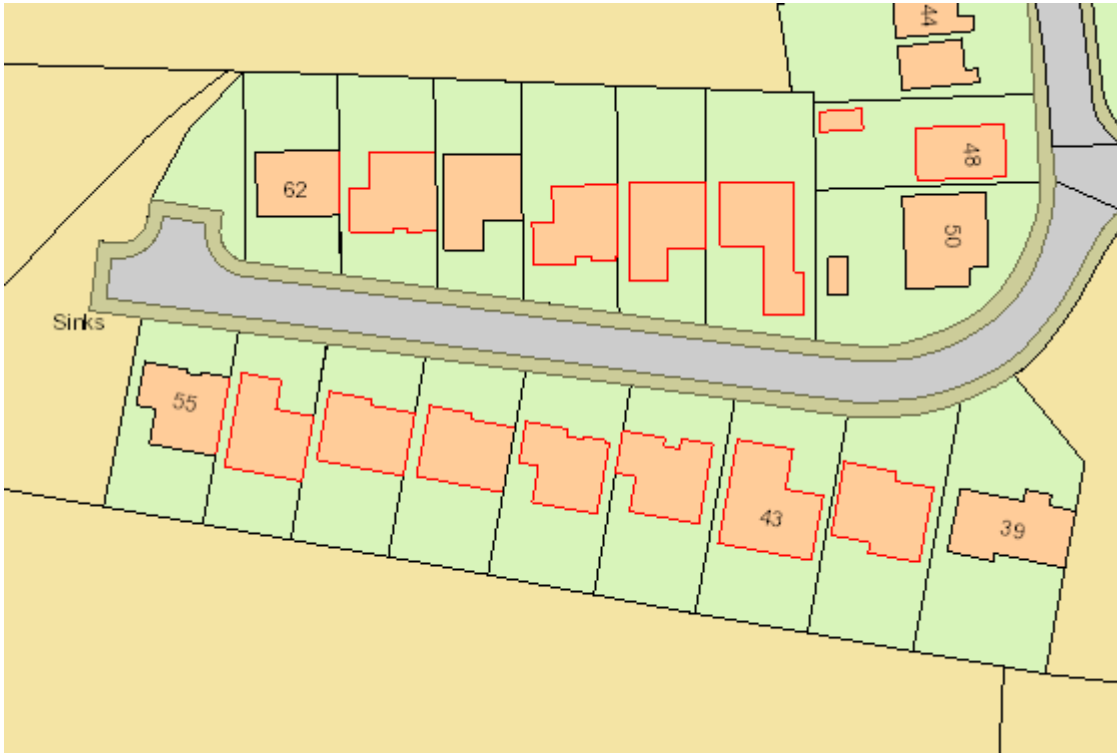
1972 Planning Permission Layout With Open Space Notation; Footpaths and TPOs Overlaid

The current position of the TPO Oak trees in our view further prevent the realistic implementation of any of the four plots. It is our understanding that these TPOs have been made since the 1972 permission was granted.

The Keenwell and associated Spring are shown on the Development Brief extract, it is also known as King's Well. It is an archaeological feature of local interest. It arises between some sandstone blocks forming a small cave where a strong spring flows and fills a small pool with some rough

stones around it. The pool does not appear very deep although is it overgrown in parts. A footbridge crosses over the springhead, meaning that one has to peer under it to see the spring.

According to Christopher Peck of the local history society, this was supposed to have used by ‘Old Saxon Kings’ to bathe their eyes as a protection against failing sight. One of the medieval kings and his attendants are also reputed to have stopped here whilst travelling to the North.



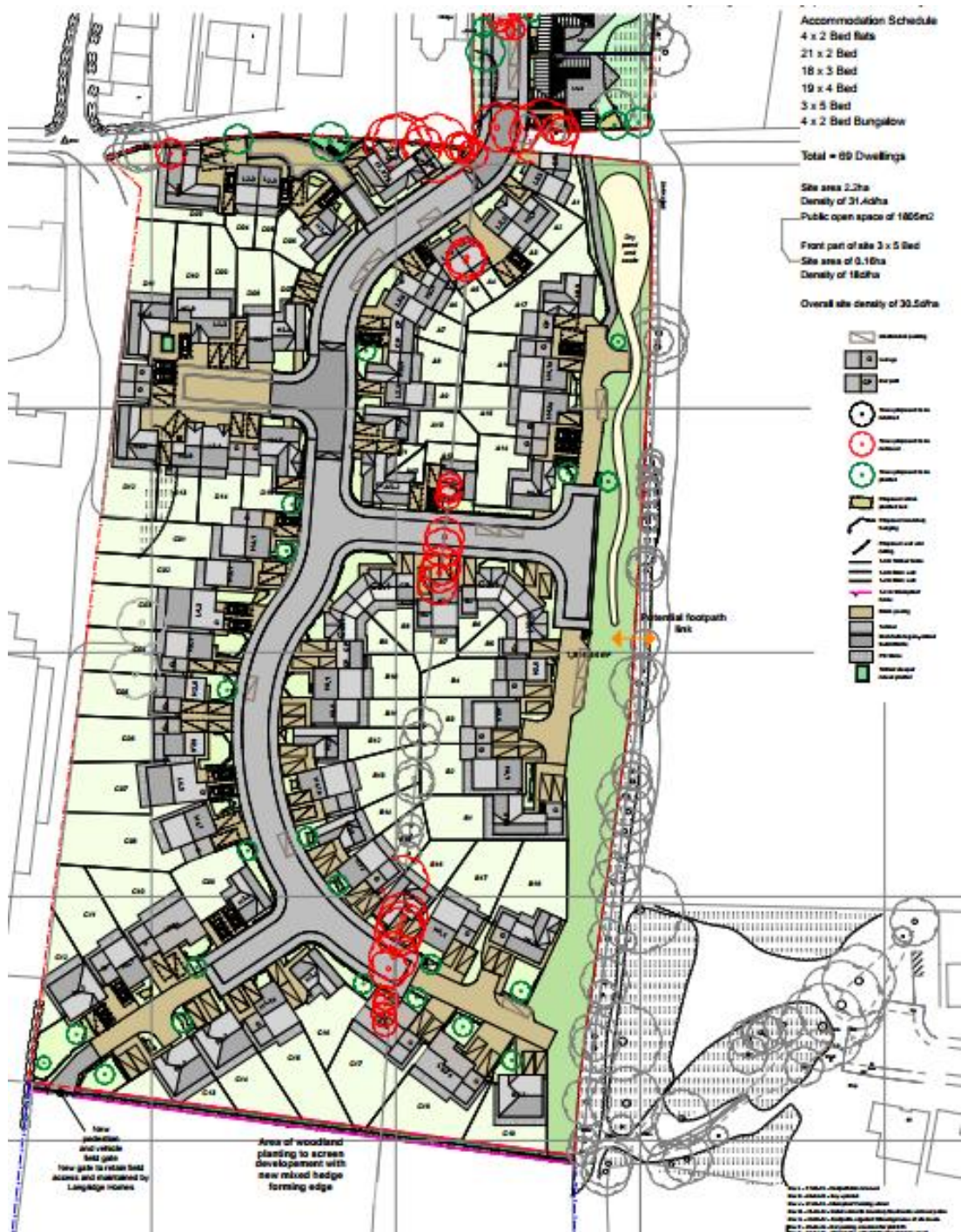
Plot by Plot Permissions

Northern Side	Consent	Southern Side	Consent
No.62	2002/1535	No.57	2008/0710 (Not Built)
No.60	2002/1535	No.55	2002/1535
No.58	2001/1160	No.53	2002/1207
No.56	2001/1160	No.51	2001/1564
No.54	2000/0747	No.49	2001/1564
No.52	2000/0747	No.47	2000/0747
		No.45	2000/0747
		No.43	84/0136
		No.41	83/0112
		No.39	83/0112

Dark Lane

Langridge Homes have raised a new objection to Policy NE2 in relation to the identification of open space on land along Dark Lane. This is not a matter they raised at the relevant consultation period.

In any event this open space designation is explicitly supported by GBC as it reflects the open space along the Dark Lane edge secured through the Reserved Matters Consent 2012/1503 which was pursuant to the Outline Consent 2005/0910. Given that the developer has a long history of slow delivery and a predetermination to amend schemes and layouts throughout the lifetime of a site it is considered imperative to secure the long-term policy protection of the open space along the Dark Lane edge from built development in any future amendments that may be proposed.



Approved Layout from 2012/1503 - Reserved matters application (appearance, landscaping and scale) further to outline consent 2005/0910

Anthony Northcote *HNCert LA(P), Dip TP, PgDip URP, MA, FGS, ICIQB, MInstLM, MCMi, MRTPI*
 NEIGHBOURHOOD-PLAN.CO.UK
 Planning Advisors to Calverton Parish Council and the Calverton Neighbourhood Plan
 29th July 2017