

Land at Asher Lane, Ruddington, Nottinghamshire

Client: Space Foods Limited

Andrew Granger & Co has been successful at planning appeal in securing consent for 175 dwellings, including vehicular access, pedestrian links, public open space, car parking, landscaping and drainage in the green belt on the edge of Ruddington, a village in Nottinghamshire.

The team prepared and submitted the outline planning application in 2016, which included co-ordinating external consultants on highways, drainage, ecology, landscape and visual impact, noise and archaeology, and also drafted the Design and Access Statement which supported the submission.

The application was refused by Rushcliffe Borough Council in April 2017 for three reasons which related to planning policy, highways and noise.

On behalf of the client, Andrew Granger & Co submitted and co-ordinated a planning appeal against the Council's decision with a Public Inquiry held in April 2018.

In the determining the appeal, the Planning Inspector agreed with our case in respect of very special circumstances to justify development within the Green Belt, and that the proposal would not result in severe cumulative impacts on the local highway network. The Inspector concluded:

'In conclusion, there would clearly be harm to the Green Belt by inappropriateness, loss of openness and some incursion into the countryside to the south of the village. But such harm would be minimal in terms of the five purposes of the Green Belt set out in the NPPF and the criteria in Core Strategy Policy 4. The harm would be less than that created by the development of the Council's preferred sites, which in themselves attest to the need to develop Green Belt sites on the edge of Ruddington. There is no other harm that would arise from the proposed development, given my conclusion that it would not result in severe residual cumulative impacts on the local highway network.

For these reasons, not only would the scheme accord with the development plan as a whole, but the balance of material considerations also weighs in its favour. Consequently, I conclude that the appeal should be allowed subject to conditions.'

