

CLIENT

Private Land Owner

PROJECT NAME

RAF Newton

LOCATION

Nottinghamshire Green Belt

SOLUTIONS IN PLANNING FOR

Residential and B8 uses on former MoD site

**the problem**

Our client controlled 60ha of former RAF base in the Nottinghamshire Green Belt, adjoining the village of Newton. Existing Site comprised of 5 existing hangars, ancillary training buildings, mess accommodation and officers' quarters. Limited short term temporary commercial uses had been permitted, accessed through the existing village. Our client wished to promote the site for mixed uses including residential and B8 storage uses.

the solution

Hunter Page Planning successfully suggesting to the LPA that the land be included in the emerging Local Plan as a Major Developed Site in the Green Belt. HPP led a design

team including architect, landscape, transport, ecology, archaeology, hydrology, noise and air quality to produce a masterplan led planning application and Environmental Statement required by the planning authority. This demonstrated opportunities to create gains to the openness of the Green Belt. In addition close liaison with the local community was established and maintained to secure support. Traffic generation was a key issue as the site was close to the trunk road network and the Highways Agency was concerned. In order to identify and deal with these concerns a planning application was submitted in outline. This identified that the HA concerns could be met with a phased approach to development.

Planning permission achieved for a first phase re-utilisation of hangars for B8 use and development of 165 new dwellings.

