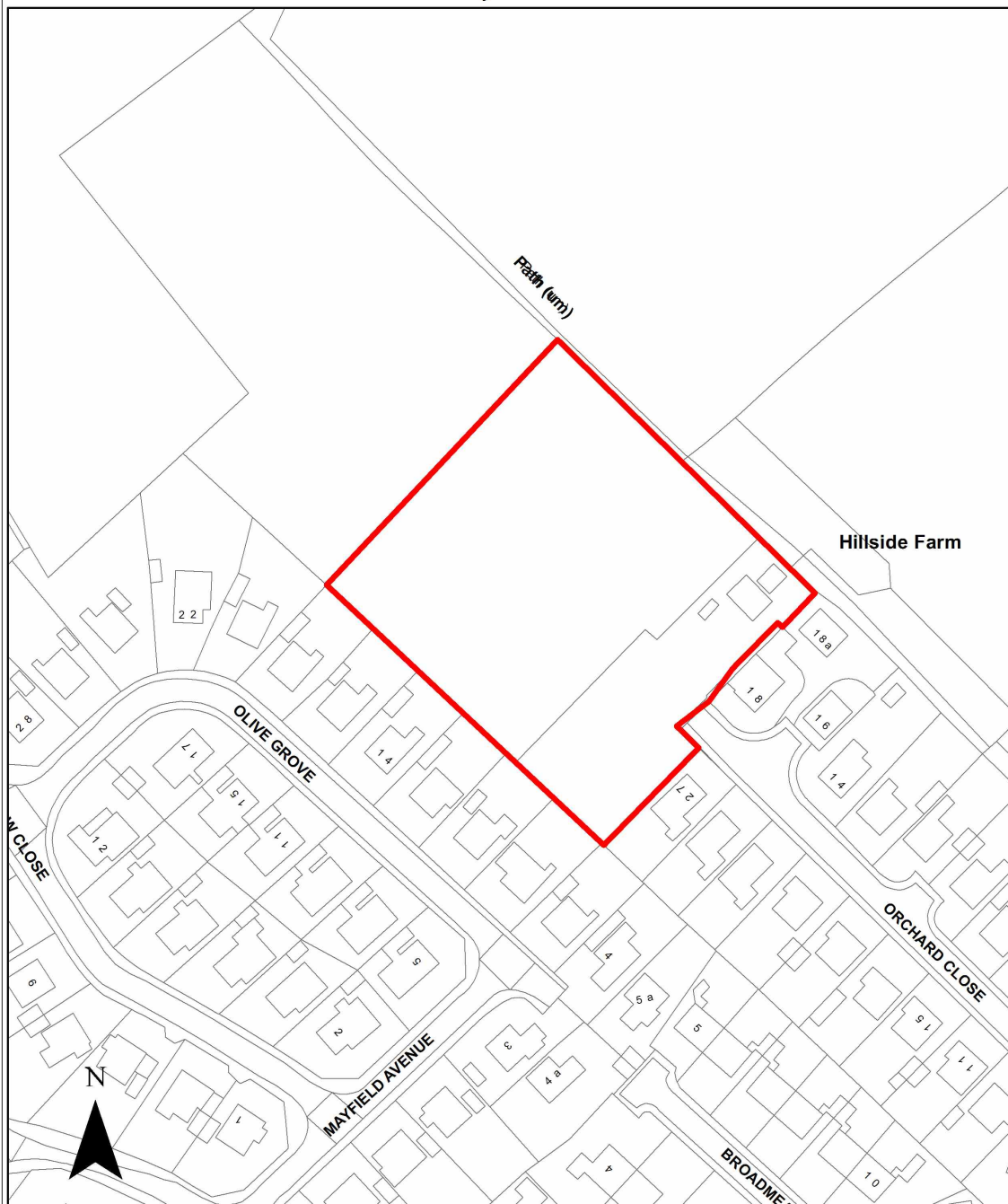




Planning Report for 2018/1034

1:1,250

Planning Reference: 2018/1034
Land Off Orchard Close
Burton Joyce



NOTE This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
Reproduced with the permission of the Controller of H.M.S.O. Crown Copyright. Licence No LA100021248.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.



Report to Planning Committee

Application Number: 2018/1034

Location: Land Off Orchard Close Burton Joyce

Proposal: Outline planning application (all matters reserved except for access) for the erection of up to 15 No. dwellings and associated infrastructure.

Applicant: Metacre Ltd

Agent: Turley

Case Officer: Graham Wraight

1.0 Site Description

1.1 The site consists of an area of open land located at the end of Orchard Close in Burton Joyce. With the exception of several relatively small scale buildings located nearest to Orchard Close, the site is undeveloped. It is enclosed by hedgerows to the north-eastern and south-western boundaries, amongst which a number of trees as located, whereas the north-western boundary is open. The south-eastern boundary is shared with existing dwellings on Orchard Close, with fences defining the boundaries.

1.2 The site slopes steeply up from the south-east up towards the north-west. The south-eastern and south western boundaries are shared with existing residential dwellings whilst the north-eastern and north-western boundaries are shared with open land. The site area is 0.7 hectares.

2.0 Relevant Planning History

None.

3.0 Proposed Development

3.1 The application seeks outline planning permission for the erection of up to 15 new dwellings with the matter of access for consideration now and the matters of layout, appearance, scale and landscaping reserved for later consideration.

3.2 Access would be taken directly from Orchard Close. An indicative plan has been provided to demonstrate how access to and within the site could be provided and how the proposed dwellings could be laid out on the site.

4.0 Consultations

- 4.1 Nottinghamshire County Council Highways – no objection subject to conditions relating to the detailed plans that will be required at reserved matters stage and that accesses to dwellings are hard surfaced. Concern is raised with regards to the configuration of the internal access road shown on the indicative plan however this could be addressed at reserved matters stage.
- 4.2 Nottinghamshire County Council Planning Policy – requests a sum of £40,968 towards primary school provision and a sum of £35,506 towards secondary school provision, together with a contribution of £5,000 towards bus stop improvements at Chesterfield Drive.
- 4.3 Nottinghamshire County Council Rights of Way – no objection.
- 4.4 Gedling Borough Council Economic Development – a local labour agreement is required.
- 4.5 Gedling Borough Council Housing Strategy – Based upon the proposed development of 15 Units, four affordable dwellings are required of which 3 are affordable rented and 1 is intermediate sale.
- 4.6 Gedling Borough Council Parks and Street Care – a financial contribution of £33,930.40 (capital) and £15,400 (maintenance) to be spent in Burton Joyce is required.
- 4.7 Gedling Borough Council Scientific Officer – no objection subject to conditions relating to contaminated land, electric vehicle charging and a construction management plan.
- 4.8 Gedling Borough Council Tree Officer – no objection subject to a tree protection condition.
- 4.9 NHS – no financial contribution is sought.
- 4.10 Environment Agency – no comments to make.
- 4.11 Lead Local Flood Authority – no objection.
- 4.12 Severn Trent Water – no objection.
- 4.13 Burton Joyce Parish Council – object on the following grounds:
 - ☐ The plan indicates a deliberate design to allow future access to the greenbelt behind to then north and the east of the site.
 - ☐ There is inadequate provision for flood risks – a substantial, properly engineered flood defence would be necessary to cope with the water run-off from such a steep hillside. Planting of trees would also provide some soak-up of rainwater.
 - ☐ More thought is needed regarding the proximity and impact on the existing dwellings.

- ☐ In line with the Neighbourhood Plan, the size and type of housing in the village needs to address local need – 4-5 bedroom houses are already in good supply. It is questioned whether the policy of providing affordable housing is being upheld in this development.
- 4.14 Members of the public – a press notice was published, two site notices displayed and neighbour notification letters posted. Three letters of objection have been received and these are summarised as follows:
- ☐ Concern at the continual applications & subsequent development approvals in the Gedling Borough Council area of Burton Joyce
 - ☐ Increase in congestion on already poor roads is a major concern, along with added pressure on schooling, facilities and the detrimental impact on local environment
 - ☐ Why are 875 new houses needed in such a small radius?
 - ☐ Impact upon visual amenity and upon the rural aspect of the green village boundary
 - ☐ Will impact greatly upon current residences and residents
 - ☐ New properties should visually attune to what is already there
 - ☐ Three storey houses are definitely not acceptable
 - ☐ The basis for the whole design is based around creating access to the larger green belt area behind the current site and opening up yet more green belt land for development, contrary to local policies.
 - ☐ Whole design is not acceptable and out of character with what is already existing.
 - ☐ Overbearing impact
 - ☐ The development will also increase the risk from flooding from surface water, as the drains do not cope now from sudden downpours
 - ☐ Any groundwork close to the farm buildings is likely to affect the bats that live there and there appears to be no provision for re-housing the.

5.0 Assessment of Planning Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.
- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2018 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

6.0 Development Plan Policies

- 6.1 The following policies are relevant to the application:
- 6.2 National Planning Policy Framework 2018

Sets out the national objectives for delivering sustainable development. Sections 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land) and 12 (Achieving well-designed places) are particularly relevant.

6.3 Greater Nottingham Aligned Core Strategy Part 1 Local Plan

Policy A: Presumption in Favour of Sustainable Development – a positive approach will be taken when considering development proposals

Policy 1: Climate Change – all development will be expected to mitigate against and adapt to climate change including with respect to flood risk.

Policy 2: The Spatial Strategy – states that sustainable development will be achieved through a strategy of urban concentration with regeneration.

Policy 8: Housing Size, Mix and Choice – sets out the objectives for delivering new housing.

Policy 10: Design and Enhancing Local Identity – sets out the criteria that development will need to meet with respect to design considerations.

Policy 17: Biodiversity – sets out the approach to ecological interests.

Policy 19: Developer Contributions – set out the criteria for requiring planning obligations.

6.4 Local Planning Document (Part 2 Local Plan)

The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

LPD 4: Surface Water Management – sets out the approach to surface water management.

LPD 7: Contaminated Land – sets out the approach to land that is potentially contaminated.

LPD 11: Air Quality – states that planning permission will not be granted for development that has the potential to adversely impact upon air quality unless measures to mitigate or offset have been incorporated.

LPD 19: Landscape Character and Visual Impact – states that planning permission will be granted where new development does not result in a significant adverse visual impact or a significant adverse impact on the character of the landscape.

LPD 21: Provision of New Open Space – sets out that there will be a requirement for public open space on sites of 0.4 hectares in area and above, which could be on-site or off-site.

LPD 32: Amenity – planning permission will be granted for proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers.

LPD 33: Residential Density – states that planning permission will not be granted for proposals of less than 30 dwellings per hectare unless there is convincing evidence of a need for a different figure.

LPD 35: Safe, Accessible and Inclusive Development – sets out a number of design criteria that development should meet, including in relation to the massing, scale and proportion of development.

LPD 36: Affordable Housing – sets out that a 20% affordable housing provision will be required in Carlton but that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this.

LPD 37: Housing Type, Size and Tenure – states that planning permission will be granted for residential development that provides for an appropriate mix of housing.

LPD 48: Local Labour Agreements – sets out the thresholds where a Local Labour Agreement will be required.

LPD 57: Parking Standards – sets out the requirements for parking.

LPD 61: Highway Safety – states that planning permission will be granted for developments that do not have a detrimental impact upon highway safety, movement and access needs.

LPD 68: Housing Allocations Burton Joyce – identifies the application site as housing allocation H21, for approximately 15 new dwellings.

6.5 Burton Joyce Neighbourhood Plan

Burton Joyce Neighbourhood Plan was adopted on 10th January 2019. The relevant policies in the Neighbourhood Plan for determination of this application are as follows:

NP 1: Spatial Strategy – sets out the locational objectives for development in the village.

NP 2: Protecting the Landscape Character of Burton Joyce Parish and Enhancing Biodiversity – sets out criteria for protecting landscape character and biodiversity.

NP 3: Design Principles for Residential Development – sets out the design principles for new residential development.

NP 4: A Mix of Housing Types – sets out that schemes are required to deliver a housing mix that reflects the demonstrable need for smaller dwellings, that

how the need has been taken into account must be demonstrated, that accessibility standards be met and that smaller market dwellings will be supported in locations up to a 10-minute walk from the village centre.

NP 5: Conservation and Enhancement of Non-Vehicular Routes – sets out criteria relating to non-vehicular routes, including for development proposals near existing rights of way.

Other

Parking Provision for Residential Developments – Supplementary Planning Document 2012– sets out the car parking requirements for new residential development.

Open Space Provision SPG (2001) – sets out the open space requirements for new residential development.

Affordable Housing SPD (2009) – sets out the affordable housing requirements for new residential development.

7.0 Planning Considerations

Principle of the development

- 7.1 The site is allocated as housing site H21 by Policy LPD 68 of the Local Planning Document which was adopted in July 2018. Policy LPD 68 identifies the site as providing approximately 15 dwellings, which is the maximum number proposed by the current application. The approval of this outline planning application would therefore be entirely in accordance with the development plan and with the objectives of the National Planning Policy Framework and Aligned Core Strategy.

Impact upon visual and residential amenity

- 7.2 It is noted that representations received have raised concerns that the development shown on the indicative plan submitted would have an adverse impact upon both visual and residential amenity.
- 7.3 These matters would be assessed in detail at reserved matters stage however it is considered that the number of dwellings proposed by this outline application could be accommodated in a manner that would not cause undue harm to either visual or residential amenity, subject to a satisfactory scale of dwellings being proposed.
- 7.4 It is noted that the ground level of the site rises steeply and that the prevailing character of the properties in the immediately vicinity of the site is dormer bungalows. However, it is considered that the site could potentially accommodate other types of dwelling but this would need to be carefully considered when the reserved matter of scale was submitted and the detailed plans provided would need to demonstrate that there would not be an adverse impact upon visual or residential amenity.

- 7.5 It is therefore considered that the proposed development of this could, in principle, be achieved in a manner that would accord with the relevant policies of the Local Development Plan and the Burton Joyce Neighbourhood Plan in terms of the impact upon visual and residential amenity.

Highways matters

- 7.5 The Highway Authority has raised no objection to the proposal but has recommended planning conditions which outline the scope of the information that will be required from a highways point of view at reserved matters stage and which require accesses to dwellings to be hard surfaced. It is considered that the imposition of these conditions would be reasonable and necessary.
- 7.6 It is noted that the Highway Authority has outstanding concerns about the configuration of part of the internal access road that has been shown on the indicative plans submitted however the current outline application only seeks to have the access point to the development site approved. Therefore the internal layout of the access road would be addressed at reserved matters stage.
- 7.7 It is therefore considered that the application accords with the objectives of the National Planning Policy Framework and LPD Policy 61.

Flood risk

- 7.8 Concern has been raised in representations received that the development of this site would exacerbate flood risk in the surrounding area, in particular due to the topography of the site. However the Environment Agency have advised that they have no comments to make and the Lead Local Flood Authority has raised no objection. Whilst the proposal would result in the development of a greenfield site, provision would need to be made for the site to be drained and it is considered that this could be achieved in a manner that would not increase flood risk. A Flood Risk Assessment & Detailed Drainage Strategy has been submitted with the application and a condition relating to drainage is proposed to secure a drainage scheme once the detailed layout of the site is known.
- 7.9 The proposal therefore accords with the objectives of the National Planning Policy Framework and Local Plan Policy LPD 4.

Ecological considerations

- 7.10 An Ecology Assessment has been provided in support of the application and concludes that the proposal would not have an adverse impact upon protected species. Conditions relating to bat and bird boxes and lighting are recommended and it is considered to be reasonable and necessary to impose such conditions.
- 7.11 It is therefore considered that the proposal accords with the objectives of the National Planning Policy Framework and Aligned Core Strategy Policy 17.

Planning Obligations

- 7.12 In order to confirm with the relevant planning policies, the following planning obligations would need to be met:
- Affordable Housing, to meet with the requirements of the adopted Affordable Housing Supplementary Planning Document and Policy LPD 36 of the Local Planning Document – based on 15 dwellings, four affordable dwellings would be required of which 3 are affordable rented and 1 is intermediate sale. If less than 15 dwellings are proposed at reserved matters stage then there would be no requirement for affordable housing.
 - Education – £40,968 towards primary school provision and a sum of £35,506 towards secondary school provision. This figure is based upon 15 dwellings and would need to be re-calculated if a lower number of dwellings were proposed at reserved matter stage.
 - Public Open Space, to meet with the requirements of the adopted Open Space Supplementary Planning Guidance and Policy LPD 21 of the Local Planning Document, as the site exceeds 0.4 hectare in area – £33,930.40 (capital) and £15,400 (maintenance) to be spent in Burton Joyce.
 - Bus stop improvements at two bus stops at Chesterfield Drive close to the site – £5,000 is sought to improve the standard of bus stop infrastructure in the vicinity of the development and could be used for, but not limited to; Real Time Bus Stop Poles & Displays including Associated Electrical Connections, Extended Hardstands/Footways, Polycarbonate or Wooden Bus Shelters, Solar Lighting, Raised Boarding Kerbs, Lowered Access Kerbs and Enforceable Bus Stop Clearways. The improvements would be at the nearest bus stops and given the location of the site towards the edge of the village it is considered that this contribution is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.
 - A Local Labour Agreement, to meet with the requirements of Policy LPD 48 of the Local Planning Document, as the number of dwellings, size of the site and number of jobs exceeds the thresholds stated.
- 7.13 These obligations would need to be secured by way of a S106 Planning Obligation which shall be completed prior to determination of the planning application. It is considered that all of the above obligations meet with the tests set out in Section 122 of The Community Infrastructure Levy Regulations 2010.

Other matters

- 7.14 It is noted that the indicative plan submitted shows a link from the main access road into the adjacent field to the north-east and representations received have suggested that this is to allow for additional development in the future. However the field in question is not within the current outline planning application red line site area and does not form part of the present proposals. Any proposals for development on the land in question would be subject to a separate application for planning permission.
- 7.15 Furthermore, concern has been raised about the number of housing approvals that have been granted in the surrounding area. However given that

this site is an allocated housing site in the Local Planning Document, the approval of this outline application would be entirely in conformity with the development plan.

- 7.16 The size of the individual houses (including the number of bedrooms) would be established at reserved matters stage, as would the design of the dwellings and parking provision.
- 7.17 A condition is recommended to secure electric vehicle charging points at each new dwelling.

8.0 Conclusion

- 8.1 The principle of the development accords with the objectives of national and local planning policies, in particular as the site is a housing allocation in the adopted Local Planning Document. It is considered that up to 15 dwellings could be accommodated on the site in a manner that would not cause undue harm to visual and residential amenity, highway safety and ecological interests or would cause flood risk concerns. It is therefore considered that the granting of outline planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents and Burton Joyce Neighbourhood Plan.

Recommendation: Grant Outline Planning Permission with the matter of Access approved: Subject to the applicant entering into a Section 106 Agreement with the Borough Council as Local Planning Authority and with the County Council as Local Education Authority for the provision of, or financial contributions towards, affordable housing, open space, education, bus stop improvements and a local labour agreement; and subject to the conditions listed for the reasons set out in the report:

Conditions

- 1 Approval of the details of appearance, scale, landscaping and appearance (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority before the commencement of any development.
- 2 Application for the approval of reserved matters must be made not later than three years from the date of the outline permission and the development to which this permission relates must be begun within two years from the date of final approval of reserved matters.
- 3 This permission shall be read in accordance with drawing number 11_Revision 00 (with regard to the site area) and drawing number 67676-CUR-00-XX-DR-TP-75001 Rev P02 (with regard to the access point onto Orchard Close only). Development shall thereafter be undertaken in accordance with these plans.
- 4 Prior to the commencement of development details of the existing and proposed ground levels of the site and finished floor levels of the dwelling

shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

- 5 Development shall not commence until a scheme for the satisfactory disposal of foul and surface water from the site has been submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall then be occupied or brought into use until the approved foul and surface water drainage works are completed in accordance with the approved scheme.
- 6 Unless otherwise agreed by the Local Planning Authority, development must not commence until the following has been complied with:

Site Characterisation

An assessment of the nature and extent of any potential contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include; a survey of the extent, scale and nature of contamination and; an assessment of the potential risks to: human health, property, adjoining land, controlled waters, ecological systems, archaeological sites and ancient monuments.

Submission of Remediation Scheme.

Where required following the site characterisation assessment, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

In the event that remediation is required to render the development suitable for use, the agreed remediation scheme shall be implemented in accordance with the approved timetable of works.

Prior to occupation of any building(s) a Verification Report (that demonstrates the effectiveness of the remediation carried out) must be submitted and approved in writing by the Local Planning Authority.

- 7 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements set out in Condition 6 above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

- 8 No development shall commence on site in connection with the development thereby approved (including demolition works, tree works, fires, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement (AMS) in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to and approved in writing by the Local Planning Authority and any protective fencing is erected as required by the AMS. The AMS shall include full details of the following:

- a) Timing and phasing of Arboricultural works in relation to the approved development.
- b) Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of trees, shrubs and hedges adjacent to the site.
- c) Details of any construction works required within the root protection area of trees, hedges or shrubs adjacent to the site, as defined by BS5837:2012.
- d) Details of the arrangements for the implementation, supervision and monitoring of works required to comply with the arboricultural method statement

The development shall thereafter be undertaken in accordance with the approved Arboricultural Method Statement.

- 9 The reserved matters application for the layout of the development shall include detailed plans and particulars relating to the following items:
- (i) A detailed layout plan of the site (for the avoidance of doubt the submitted preliminary masterplan reference: 31-01 Revision 00, shall be considered to be for indicative purposes only) which shall be accompanied by a swept path analyses of an 11.5m long refuse vehicle throughout the proposed highway to become adopted, considering the likelihood of on street parking;
 - (ii) Details of the proposed arrangements and plan for future management and maintenance of any proposed private roads;
 - (iii) Details of the proposed arrangements and plan for future management and maintenance of any hedgerows and other vegetation not within the curtilages of the proposed dwellings;
 - (iv) Any bin storage proposals located on any shared private drives.

Thereafter, the scheme shall be implemented in full accordance with the approved details.

- 10 No dwelling shall be occupied until such time as access to that dwelling has been provided in a bound material and the associated parking spaces have been provided in in a bound material (not loose gravel) and which shall be drained to prevent the unregulated discharge of surface water onto adjacent roads and footways.
- 11 Prior to commencement of any external works, details of Electric Vehicle charging points to be provided at each dwelling, to include their location and specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in

accordance with the approved details prior to the first occupation of the development.

- 12 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance set out in the IAQM Guidance on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.
- 13 Prior to the erection of any external lighting (other than within the curtilages of the approved dwellings) there shall be submitted to and approved in writing by the Local Planning Authority details of all such lighting, including levels of illumination and a lux plot of the estimated luminance. The lighting scheme submitted for approval shall meet with the recommendations set out within paragraph 5.7 of the Ecological Assessment (reference 6849.003). The external lighting shall be provided in accordance with the approved details and shall be retained as such thereafter for the lifetime of the development.
- 14 No above ground construction works shall commence until details of bat and bird boxes to be incorporated within the fabric of the buildings and/or within the site have been submitted to and approved in writing by the Local Planning Authority. The bat and bird boxes shall thereafter be provided prior to the first occupation of the development hereby approved.

Reasons

- 1 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990. The application is expressed to be in outline only in accordance with Article 5 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
- 2 To comply with the requirements of Section 92 of the Town and Country Planning Act 1990.
- 3 To define the permission, for the avoidance of doubt.
- 4 This pre-commencement condition is necessary to ensure that the development does not have a detrimental impact upon visual amenity or upon the occupiers of adjacent dwellings.
- 5 This pre-commencement condition is necessary to ensure that satisfactory provision is made at the appropriate time for the disposal of foul and surface water.
- 6 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.

- 7 To ensure the development is safe and suitable for use, thereby taking into consideration paragraph 178 of the National Planning Policy Framework and policy LPD7 of the Councils Local Plan.
- 8 To ensure that existing trees are adequately protected.
- 9 To ensure the development is designed and constructed to adoptable standards and appropriately maintained.
- 10 To ensure appropriate access and parking arrangements are available.
- 11 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration policy LPD11 of the Councils Local Plan.
- 12 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.
- 13 In the interests of protecting ecological interests.
- 14 In the interests of enhancing ecological provision on the site.

Reasons for Decision

The principle of the development accords with the objectives of national and local planning policies, in particular as the site is a housing allocation in the adopted Local Planning Document. It is considered that up to 15 dwellings could be accommodated on the site in a manner that would not cause undue harm to visual and residential amenity, highway safety and ecological interests or would cause flood risk concerns. It is therefore considered that the granting of outline planning permission would fully accord with the objectives of the relevant planning policies set out in the National Planning Policy Framework, Aligned Core Strategy, Local Planning Document and Supplementary Planning Documents.

Notes to Applicant

The comments of Nottinghamshire County Council's Rights of Way Officer are enclosed.

Severn Trent Water advise that although their statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Nottinghamshire County Council operates the Advanced Payments Code as set out in sections 219 to 225 Highways Act 1980 (as amended). Payment will be required from the owner of the land fronting a private street on which a new building is to be

erected. The developer should contact the Highway Authority with regard to compliance with the Code, and /or to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible after Planning Permission is granted. Correspondence with Highway Authority should be addressed to: hdc.south@nottsc.gov.uk

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highway Authority the new roads and any highway drainage will be required to be provided in accordance with Highway Development Control's requirements for Nottinghamshire County Council as highway authority. The guidance can be found at; <http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring by installing wheel washing facilities on site.

The applicant's attention is drawn to the recommendations set out in the submitted Ecological Assessment (reference 6849.003).

The comments of the Lead Local Flood Authority are enclosed.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved. The actual amount of CIL payable will be calculated when a decision is made on the subsequent reserved matters application.

: