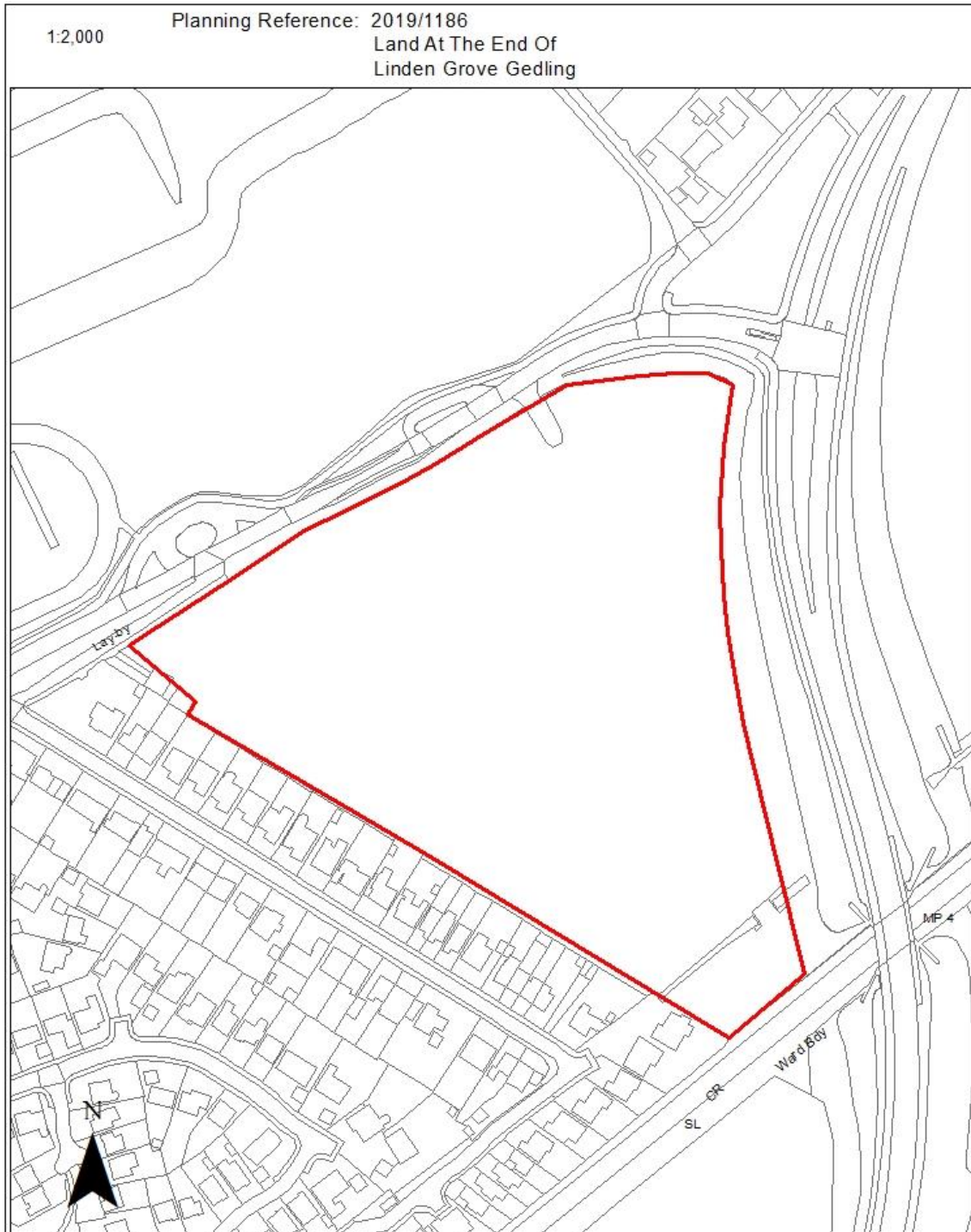




## Planning Report for 2019/1186



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.  
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**Report to Planning Committee**

<b>Application Number:</b>	<b>2019/1186</b>
<b>Location:</b>	<b>Land at the end of Linden Grove, Gedling</b>
<b>Proposal:</b>	<b>Outline planning application for residential development for up to 120 dwellings and associated development (including public open space, engineering works, drainage, internal roads, paths and parking) with all matters reserved excluding access.</b>
<b>Applicant:</b>	<b>Northern Trust Company Limited</b>
<b>Agent:</b>	<b>Avison Young</b>
<b>Case Officer:</b>	<b>Nigel Bryan</b>

**The application is referred to Planning Committee with the proposal for the erection of 10 or more dwellings, as required by the Councils constitution.**

**1.0 Site Description**

- 1.1 The vast majority of the site is flat and arable farmed, so is devoid of any significant features. However, to the north-east of 45 Linden Grove, adjacent to the railway line, the application site is physically separated from the majority of the remainder of the site by a line of trees and this small parcel of land is rough grassland. Boundary treatments to the site are predominantly planting in the form of hedges and some trees. Vehicular access to the site is currently from Burton Road.
- 1.2 Immediately adjacent to the application site on its south-western boundary lies Linden Grove, numbers 1-45 (odd numbers only), 272 Burton Road and an electric substation. The site is bound by highway on two other boundaries, Colwick Loop Road to the north-east, which is raised above the application site; to the north-west is Burton Road, with the grounds of Carlton-le-Willow school beyond. The highway layout in the area is somewhat unusual in that there is a bus turning area on the opposite side of Burton Road, as well as a lay-by to the front of the application site and 272 Burton Road, the later of which falls within the application site. A small section of the application site is

adjacent to the Nottingham to Lincoln railway line, where the site narrows; the site is roughly triangular in shape.

- 1.3 The application site is allocated for residential development under policy 64 of the LPD.

## **2.0 Relevant Planning History**

- 2.1 The application site has no recent planning history.

## **3.0 Proposed Development**

- 3.1 The application is submitted in outline with access under consideration; all other reserved matters (layout, scale appearance and landscaping) are for consideration at a later date. An indicative layout has been submitted in support of the application and the development is for the erection of upto 120 dwellings and associated infrastructure including, public open space, engineering works, drainage, internal road, paths and parking.
- 3.2 Amended plans have been received that make alterations to the access from Burton Road. The main access would be opposite the bus turnaround area and have a carriageway width of 5.5m with a 2m wide footway on either side. A visibility splay of 2.4m by 43m can be achieved in each critical direction for the access. The existing lay-by to the front of the site will be reduced in length and its access moved closer to 272 Burton Road.
- 3.3 There will be a need to remove some planting to create the access point; however, given the lay-by to the west and relatively large verge to the east, there will be no need for large scale removal of vegetation. For the avoidance of doubt, there will no alteration to the location of bus stops in the area.

## **4.0 Consultations**

- 4.1 A press notice was published, a site notice displayed and neighbour notification letters posted. A full re-consultation was also undertaken on amended plans showing alterations to the access, minor alterations to the red-line plan; clarification offered on possible contamination and the application was also advertised as a departure to the development plan, explained later in this report. As a result of consultation undertaken a total of 15 neighbour letters were received, all objecting to the application, 12 were received in response to the original application and 3 to the re-consult. A summary of the objection is drafted below;

- Will bus stops in the area be impacted?;
- What will happen to the layby to the front of the site?;

- Not all of the application site is within the applicants control, particularly a drainage ditch to the edge of properties on Linden Grove;
- The application should not be granted permission until such time as the GAR is complete and approving the development will be contrary to LPD64;
- There is not enough information with regard to impacts on ecology for the site, with it noted that large amounts of wildlife utilise it;
- There is Japanese knotweed on the site;
- The site is prone to flooding;
- Local services e.g. doctors, schools etc, are at capacity and not able to accommodate the increase in population;
- There will be a detrimental impact on the amenity of neighbouring properties, some of which are bungalows;
- The development will lead to extra noise pollution and anti-social behaviour, particularly depending on where the Public Open Space is;
- The site is contaminated having been used in the past in association with the Stoke Bardolph sewerage works.

4.2 Environment Agency – In respect of flooding, note that part of the application site falls within flood zone 2 and they refer to their standing advice. With regard to possible contamination, they ask that, if minded to grant permission, a number of conditions and informatives be added to any decision.

4.3 Lead Local Flood Authority – raise no objection to the application subject to a condition requiring the drainage strategy being completed in accordance with principles outlined in the submitted FRA;

4.4 Severn Trent – note that the applicant is currently in discussion with them direct on the capacity of the existing network. Subject to the completion of those discussions, they raise no objection but suggest informatives to any decision notice;

4.5 Highway Authority (Nottinghamshire County Council (NCC)) – note that the visibility splay that can be achieved is acceptable and, following receipt of amended plans, the impact on the layby to the front of 272 Burton Road is now acceptable. Furthermore, subject to a condition with regard to a 'construction masterplan' they raise no objection to the development commencing in advance of the GAR being complete.

They have requested a contribution of £20,000 toward bus stop provision as well as £45,000 toward sustainable transport.

With respect of the Travel Plan the document has been updated to the satisfaction of the Highway Authority. A condition requiring a pedestrian and cycle link to be provided to Burton Road is also sought.

- 4.6 NHS (primary care) – Request a contribution of £65,025 toward enhancing capacity at any of the four practices that will be affected by the development, namely Westdale Lane Surgery, Unity Surgery, Park House Medical Centre and Appletree.
- 4.7 NHS (secondary care) – the Trust notes the development will impact on the their ability to deliver services at the main hospitals in Nottingham and to mitigate the impact there would be a need to make a contribution of £107,308.00;
- 4.8 NCC Education – note that Carlton Primary has spare capacity to absorb the number of pupils, 25, that the development is predicted to generate so do not request a contribution for primary education. With regard to secondary provision, the schools in the Carlton Secondary Planning Area, which is at capacity and the development would generate a need for an additional 19 spaces. As a result of contribution of £453,625 is sought.
- 4.9 NCC Libraries - note that there is no opportunity to extend Carlton library; however, their stock of books is below what it should be. Based on the application generating 276 new residents and a requirement for an additional 1.532 items at £10 per unit, they are seeking a contribution of £4,228.00;
- 4.10 Scientific Officer (Air Quality) – request the submission of Construction Environmental Management Plan and installation of electric charging points;
- 4.11 Environmental Health (noise) - concur with the conclusions outlined in the submitted noise report and raise no objection to the application subject to the mitigation identified therein being implement and a condition requiring verification that the approved sound insulation scheme has been implemented and is fully operational;
- 4.12 Environmental Health (contamination) – Following receipt of updated information with regard to possible contamination, noting that the site has been used a compound during construction of the Colwick Loop Road and in association with the Stoke Bardolph sewerage works, they note that there is one outstanding area of concern with regard to the lack of exploration close to a substation in the north-western corner of the site. Therefore, conditions would be required to ensure that the remaining outstanding issue is fully explored.
- 4.13 Strategic Housing (affordable) - note that the policy requires 20% affordable housing and based on the number of dwellings proposed 24 units would be required. This should comprise 17 affordable rent and 7 intermediate e.g. shared ownership. A suitable mix would be 14 x 2-bedroom, 8 x 3-bedroom

and 2 x 4-bedroom with a particular demand for bungalows and adapted dwellings;

- 4.14 Conservation and Heritage Officer – largely concur with the views contained in the Heritage Statement. The main issue would be the height of the dwellings proposed to be erected and likely impact on the setting of Gedling House, taking this into account it is likely that any dwellings to be erected should be no more than two-storey;
- 4.15 Arborist - raises no objection to the application, subject to conditions, but notes that, in particular, the cycleway on the masterplan is likely to fall within the crown of a number of trees and this would need to be mitigated against;
- 4.16 Parks and Street Care - note that the Design and Access Statement indicates 6,400sqm of Public Open Space (POS) is proposed; this would be policy compliant. A Local Equipped Area of Play (LEAP) would need to be provided and it is noted that a Sustainable Urban Drainage System (SUDS) is proposed; however, for this to be considered POS deep fenced off balancing ponds or enclosed valley areas with steep gradients or inaccessible banks do not provide the amenity intended for by the policy and should not be included in the overall open space calculations. Dry balancing ponds where provided should have a shallow gradient to allow access for the public and maintenance for grass cutting equipment;

## **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 2019 (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 The National Planning Policy Framework (2019) sets out the national objectives for delivering sustainable development. Sections 5 (Delivering a wide choice of high quality homes), 6 (building a strong and competitive economy), 9, (promoting sustainable transport) 11 (Making effective use of land), 12 (Achieving well-designed places), 14 (Meeting the challenge of climate change, flooding and coastal change), 15 (conserving and enhancing

the natural environment) and 16 (Conserving and enhancing the historic environment) are particularly pertinent.

6.3 The following policies of The Adopted Core Strategy (ACS) 2014 are pertinent to the determination of the application: relevant

- Policy 2 – The Spatial Strategy
- Policy 10 – Design and Enhancing Local Identity
- Policy 11 – The Historic Environment
- Policy 19 - Developer Contributions

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

- LPD 3 – Managing Flood Risk
- LPD 4 – Surface Water Management
- LPD5 – Managing water quality
- LPD6 – Aquifer protection
- LPD 20 – Protection of Open Space
- LPD 21 - Provision of New Open Space
- LPD 26 – Heritage assets
- LPD 31 – Locally Important Heritage Assets
- LPD32 – Amenity
- LPD 35 – Safe, Accessible and Inclusive Development
- LPD 36 – Affordable Housing
- LPD37 – Housing type, size and tenure
- LPD 39 – Specialist Accommodation
- LPD 57 – Parking Standards
- LPD 61 – Highway Safety
- LPD64 – Housing allocations – Urban Area and edge of Hucknall

6.5 Other Guidance

Parking Provision for Non Residential Developments – Appendix D of the adopted Local Planning Document Part 2 Local Plan sets out parking standards for residential uses. Furthermore, the Affordable Housing SPD is also relevant.

## 7.0 Planning Considerations

### **Principle of development**

7.1 The application site is allocated for residential development under policy LPD64 and is identified under criterion H4 as being able to supply 115 homes. The site is identified as one that will not be permitted to deliver homes prior to

the Gedling Access Road being complete as this will free up capacity by diverting traffic from the Arnold Lane/Shearing Hill area; this topic is explored later in this report. The policy identifies that the site will be capable of returning 23 affordable dwellings as well as contributions toward education, health and public open space.

- 7.2 In addition to the above, the application site falls within the main urban area of the Borough and has good access to services, including the Carlton Le Willows Academy and public transport. There are no overriding policy objections to residential development on the site although it is noted that parts of the site fall within flood zone 2 as well as the site being in relatively close proximity to Gedling House, a Grade II Listed Building, topics that are explored in greater detail later in this report. However, given that the site is allocated for residential development and is in a sustainable location to the edge of Nottingham, the principle of development is supported and complies with policy LPD64 and guidance within the NPPF.

#### Impact on the character of the area and residential amenity

- 7.3 The application is submitted in outline with only access committed at this stage so the impact on the character of the area from individual dwellings is currently not known but is something that would be controlled through subsequent reserved matters applications where matters such as the relationship between dwellings on site and those on Linden Grove will be explored in some detail. An indicative masterplan has been submitted in support of the application and indicates that part of the requisite Public Open Space (POS) will be toward the boundary with the railway line, the area of the site which has the greatest ecological interest. Furthermore, it is indicated that dwellings will back immediately adjacent to those on Linden Grove, which is likely to be broadly acceptable, subject to not detrimentally impacting on the amenity of occupiers from possible overlooking and overbearing impacts. However, based on the information submitted in support of this outline application there is no reason to suggest that the character of the area and residential amenity will be detrimentally impacted. As a result the application is deemed to comply with policies LPD32 and ACS10.

#### Impact on heritage assets

- 7.4 A Heritage Impact Assessment has been submitted in support of the application with it noted that the application site is visible from Gedling House, a Grade II Listed Building, and vice versa. Gedling House is an early C19 Country retreat; however, it is apparent that overtime its setting has significantly changed, most notably in that parts of the grounds now have Carlton le Willows school and associated playing pitches upon it. In addition, views from the Listed building have been further eroded by residential development to its south, which has largely removed the open country views that the dwelling would have once enjoyed. As a result, it is considered that residential development of the land would not have a significant detrimental impact on the setting of Gedling House; however, the building still has a prominence in the wider landscape given its raised location. As a result there would be a need to ensure that views of the building from the south are not detrimentally impacted by any dwellings that are erected and to this end the



Heritage and Conservation Officer suggested that buildings should be no taller than two-storeys in scale. This is a matter that can be dealt with at the reserved matters stage when scale is under consideration. However, an informative about this topic should be added to the decision notice indicating the scale of development that is likely to be acceptable. Having regard to the impact of the development on the setting of Gedling House it is considered that the application complies with policies LPD26 and LPD27 and guidance within the NPPF.

#### Drainage and flood risk

- 7.5 A flood risk assessment has been submitted in support of the application and identifies that parts of the application site are within flood zone 2 but this would not be an overall barrier to development and any flood risk concerns can be mitigated. Furthermore, the acceptability of the site for residential development in respect of flood risk has been explored through the process to allocate it for housing. The drainage strategy indicates that surface water will be stored on site in above ground attenuation, to comply with SUDS guidance. The outlet for surface water will be an existing drain, the Harrington Drain, to the southern edge of the site close the railway line. This type of drainage strategy is considered to comply with relevant guidance on flood risk. It should be noted that concern has been raised by third parties over a dyke that runs along the western edge of the application site adjacent to the properties on Linden Grove; however, surface water is not intended to be discharged into it. Furthermore, maintenance and ownership of the dyke is a civil legal matter between relevant parties.
- 7.6 Foul water will be discharged to the main foul network and the applicant is in discussion with Severn Trent over capacity; this means of disposing of foul water is acceptable. The application is therefore deemed to comply policies LPD3 and LPD4.

#### Highways

- 7.7 Vehicular access is proposed to be in a central location along Burton Road and a visibility splay of 2.4m by 43m can be achieved, with a footway on either side, this is shown on drawing 73712-CUR-00-XX-DR-TP-75001-P02. The highway Authority raise no objection to the access and there are wide verges in the area to ensure that greater visibility can be achieved and only a small section of hedgerow would need to be removed to facilitate the access.
- 7.8 Amended plans have been received that offer clarification on what is to happen with a layby to the front of 272 Burton Road and this is to be reduced in length and will still have an access point from Burton Road but it will be much reduced in length. The amended access to the lay-by is not considered to raise any highway safety concerns in that the layby is not excessively used, save for drop off and pick up at school times, and it will retain access to Linden Grove.
- 7.9 One of the key issues for the application is the overarching policy LPD64, which identifies that the site should not deliver homes until Gedling Access

Road (GAR) is complete. The reason for this is that completion of the GAR will divert traffic from Shearing Hill/Arnold Lane, thereby freeing up highway capacity in the local area. When the Local Planning Document was adopted it was apparent that there were a number of matters that still needed to be resolved about development of the GAR including funding, possible Compulsory Purchase Orders and its design; matters which have all been resolved. The application has been advertised as a departure to the development plan in that it is possible development of the site could commence before the GAR is complete. However, it is apparent that development of the GAR has commenced and, despite the recent covid pandemic, construction of the GAR is still on target for completion by late 2021. It also has to be borne in mind that if outline permission is granted there would be a need for a reserved matters application to be granted permission as well as other technical matters e.g. discharge of conditions, S278 Highway agreements etc. Paragraph 109 of the NPPF highlights that 'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe', which is not considered to be the case here. Following consultation with the Highway Authority they have identified that provided construction activity of Linden Grove did not materially affect or compromise construction of the GAR itself, they would not raise objection to this aspect of the development being relaxed and development of the site running alongside construction of the GAR, even if traffic levels were to return to pre-covid levels. However, there would be a need for the applicant to provide details of a 'construction masterplan' so that construction traffic can be controlled if the two proposals were to commence at the same time, something that could be secured via condition.

- 7.10 A Travel Plan has been submitted in support of the application and identifies the means by which the site can be accessed by public transport, with it apparent that there is a bus stop in close proximity to the site as well as a school. Following receipt of an updated Travel Plan the Highway Authority support the application in respect of provisions to encourage occupiers to travel sustainably. It should also be noted that a link is proposed to be provided from the site to the existing cycleway on Burton Road and details of this can be secured via a suitably worded condition. Furthermore, a request has been made from the County Council for financial contributions toward bus stops in the local area as well towards sustainable transport, which is covered in the Planning Obligations section of the report.
- 7.11 Having regard to the above it is considered that the application would not be detrimental to highway safety and is well linked to the public transport network. Nor, subject to a condition, is it considered necessary to restrict development to not commence until the GAR is complete. Having regard to the above it is considered that the application complies guidance within the National Planning Policy Framework, Aligned Core Strategy Policy 10; LPD 57 and LPD61 and whilst there is conflict with policy 64 in that the GAR may not be complete when development is due to commence, it is not considered that this would justify a refusal of permission given that the Highway Authority raise no objection to the proposal.

### Landscaping and ecology

- 7.12 With the application submitted in outline form there are limited details with regard to the landscape strategy for the site; however, an arboricultural assessment has been submitted in support of the application along with an ecological report. The vast majority of the site is arable farmed and has limited ecological benefits. To the periphery of the site are a number of relatively mature hedgerows and planting, with a landscape buffer adjacent to Colwick Loop road. To the southern edge of the site, adjacent to 45 Linden Grove, is a green area that is largely detached from the arable field by planting; this space is considered to have some ecological benefits as well as being close to the watercourse that will be used for drainage. However, the ecological report identifies that there are no protected species in the area that will be detrimentally impacted and it is intended for this part of the site to form part of the public open space, which is welcome in that it will retain as green space in the area that has the highest ecological benefit. There is no indication that existing green boundary treatments will be removed as part of the application, although final details of this will not be clear until a detailed landscaping scheme is submitted. Whilst the ecological report identifies that there are no badger sets on site it does recommend an additional survey be undertaken prior to commencement of development to ensure that none have moved on to the site. Furthermore, a condition is recommended to secure ecological benefits on site e.g. bat boxes etc. Having regard to the above the scheme is considered to be acceptable in terms of landscaping impacts and the proposal complies with the objectives of the National Planning Policy Framework and Aligned Core Strategy Policy 10.

### Planning obligations

- 7.13 Given the number of dwellings to be erected there would be a need to seek contributions to make the development acceptable in planning terms. The contributions sought from each of the consultees is outlined below and the merit of each addressed in turn;
- Affordable housing – the development would be required to return 20% affordable dwelling, which would equate to 24 units. This should comprise 17 affordable rent and 7 intermediate e.g. shared ownership. This level of contribution is supported by policy LPD36 and the Affordable Housing SPD.
  - Education – there is capacity at the local primary school to accommodate the number of children that the development would generate. However, a contribution of £453,625 is sought toward the 19 additional secondary places that the development would generate and this is supported by policy 19 of the ACS and evidence provided by Nottinghamshire County Council.
  - Highways – a contribution of £20,000 is sought toward improved bus stop provision along Burton Road. Furthermore, a request for £45,000 toward sustainable transport has been made. Whilst the request to improve bus stops is considered to be directly related toward the development in question, the request toward sustainable transport is considered to be

more ambiguous and requests contributions toward a 6-month smartcard bus pass, or taster tickets. However, the Travel Plan (TP) submitted in support of the application largely addresses these concerns and identifies that taster tickets and public transport information will be supplied in the form of welcome packs to each household. Therefore, given that the TP is proposed to be approved it is recommended that only the £20,000 toward bus stop enhancement be sought, in that the TP addresses the sustainability transport request and would lead to a duplication of this function. The highway contributions as outlined above are supported by policy 19 of the ACS.

- NCC Libraries have indicated that the application will generate greater demand on their services and that additional books would need to be bought at Carlton library. As a result a contribution of £4,228 toward increased stock is sought and is deemed to comply with guidance within policy 19 of the ACS.
- The Primary Care Trust (PCT) request a contribution of £65,025 toward enhancing capacity at any of four practices that will be affected by the development, namely Westdale Lane Surgery, Unity Surgery, Park House Medical Centre and Appletree; this request is supported in that there are capacity issues that need to be addressed in these local surgeries. However, the Secondary Care Trust (SCT) have sought a contribution of £107,308.00 toward Nottingham University hospitals but this is not considered to be directly linked to the application in that the PCT request fills this local function and, therefore, the SCT request is not supported. The contribution sought by the PCT is supported by policy 19 of the ACS.
- There is a requirement for POS at not less than 10% as well as a Local Equipped Area of Play. This would be secured through a section 106 agreement as well as details being included so that future maintenance of the POS could, if required, be adopted by Gedling Borough Council; this is compliant with LPD21.
- A local labour agreement would also be sought through the s106 legal agreement, although this would not require the transfer of any monies, and the request is supported by policy LPD48.

The contributions sought are deemed to comply with guidance as outlined in paragraph 56 of the NPPF, which outlines the tests required to seek a planning obligation as well as ACS19 and Section 122 of The Community Infrastructure Levy Regulations 2010

### Other matters

- 7.14 A number of concerns have been raised about possible incursions into third party land as part of the application but the applicant has indicated that they own all of the land and there is no reason to dispute this and such matters are

civil legal matters. Furthermore, the possible devaluation and loss of a view from existing properties is not a material planning consideration in the determination of this application.

## **8.0 Conclusion**

- 8.1 The principle of development is supported in that the site is allocated for residential development under policy 64 of the Local Planning Document. Subject to conditions, it is considered acceptable to allow development in advance of completion of the GAR, if required. Furthermore, contributions are sought to make the development acceptable in planning terms with regard to affordable housing; education; health, libraries and highways. Details with regard to final layout will be secured through subsequent reserved matters and, subject to conditions, the development is not considered to have an adverse impact on highway safety; drainage/flooding; ecology or the amenity of neighbouring properties.
- 8.2 The application is, therefore, deemed to comply with policies 2, 10, 11 and 19 of the Aligned Core Strategy; policies 3, 4, 20, 21, 26, 31, 32, 35, 36, 39, 40, 57 and 61 of Local Plan Document and guidance contained within the NPPF; whilst a departure from policy LPD64 it is not considered that this would justify a refusal of planning permission weighing all material planning considerations in the round.

**9.0 Recommendation: Grant Planning Permission: Subject to the owner(s) entering into planning obligations 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, education, bus stop improvements, health, public open space including management arrangements for the open spaces/drainage feature and a local labour agreement; and subject to the conditions listed for the reasons set out in the report:**

### **Conditions**

1. Application for approval of reserved matters shall be made to the local planning authority not later than three years from the date of this permission. Details of appearance, landscaping, layout and scale (hereinafter called the reserved matters) for the development shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

2. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

3. This permission shall be read in accordance with the application form and following list of approved drawings:

73712-CUR-00-XX-DR-TP-75001-P02 - vehicular access

Location plan

Design and Access Statement

The development shall thereafter be undertaken in accordance with these plans/details.

4. No dwelling permitted to be erected at the reserved matters stage shall be occupied until a suitable access arrangement has been provided in accordance with the approved drawing entitled 'Access Arrangement', drawing no. 73712-CUR-00-XX-DR-TP-75001P02.

5. No part of the development hereby permitted shall take place until a construction management plan, which shall include details with regard to wheel washing, has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be completed in accordance with the agreed details

6. No dwelling permitted to be erected at the reserved matters stage shall be occupied until the roads necessary to serve that dwelling have been constructed to base level.

7. No dwelling permitted to be erected at the reserved matters stage shall be occupied until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.

8. Development shall proceed in accordance with the approved Travel Plan ref: 73712-CUR-00-XX-RP-TP-002 rev V04 (dated 14 May 2020).

9. No development shall take place until a Phasing Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved Phasing Plan.

10. From the date of first occupation every property built on the site with one or more dedicated vehicle parking spaces and/ or a garage shall be provided with access to an electric vehicle (EV) charge point. Charge points must have a minimum power rating output of 7kW on a dedicated circuit, capable of providing a safe overnight charge to an electric vehicle. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.

11. 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 produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment; all works on site shall, thereafter, be undertaken in accordance with the approved CEMP

12. Before development is commenced on site there shall be submitted to and approved in writing by the Local Planning Authority, details of a surface water drainage scheme for the site, based on sustainable drainage principles and in broad accordance with the drainage strategy contained in the flood risk assessment. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall be retained for the lifetime of the development.

13. Before development is commenced there shall be submitted to and approved in writing by the Borough Council drainage plans for the proposed means of disposal of foul sewage. The scheme shall be implemented in accordance with the approved details before the development is first brought into use and shall be retained for the lifetime of the development thereafter.

14. Prior to the commencement of development there shall be submitted to and approved in writing by the Local Planning Authority a contaminated land risk assessment that will include the following: 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, a detailed remediation scheme (to bring the site to a condition suitable for the intended use by removing unacceptable risks to critical receptors) should 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.

15. 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.

16. 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 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.

17. Development shall proceed in accordance with the approved noise report, completed by Hoare Lea (ref: Burton Road, Gedling REP-1011670-05-AM20190916-Rev 01.docx) and the mitigation therein, notably with regard to window details and ventilation for any façade of a dwelling that fronts the railway line, Burton Road and Colwick Loop Road. Verification that the approved sound insulation has been implemented and is fully operational shall be submitted to and be approved in writing by the Local Planning Authority.

18. Prior to the commencement of development, a badger survey of the site shall be submitted and approved in writing by the Local Planning Authority. Any mitigation contained in the approved report shall thereafter be implemented in accordance with the approved report.

19. Prior to the commencement of development a report identifying ecological enhancements for the site shall be submitted to and approved in writing by the Local Planning Authority. The enhancements as approved shall be installed prior to completion of the development.

20. As part of the reserved matters application a Tree Protection Plan shall be submitted in support of the application identifying all trees and ecological features that are to be retained along with the extent of fencing to protect them during construction.