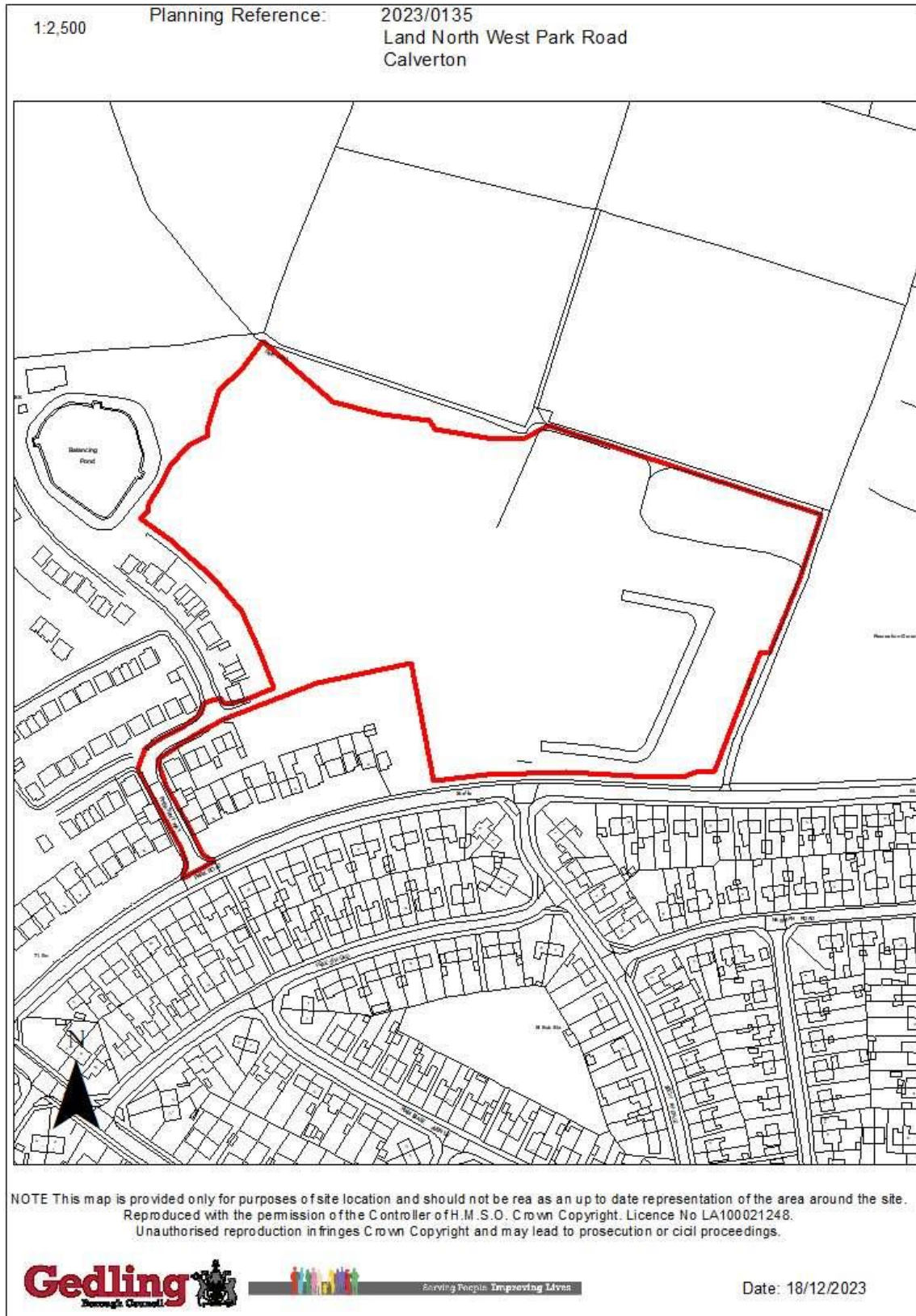




Planning Report for 2023/0135



Report to Planning Committee

Application Number:	2023/0135
Location:	Land North West, Park Road, Calverton
Proposal:	Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 132 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 (re-plan of reserved matters approvals 2020/0020 and 2022/0584 with 363 units in total).
Applicant:	Persimmon Homes Nottingham
Agent:	
Case Officer:	Nigel Bryan

The application is referred to Planning Committee to comply with the Councils constitution as the development proposes more than 9 dwellings.

1.0 Site Description

- 1.1 The site is located to the north of the main built up area of the settlement of Calverton and consists of formerly agricultural land utilised for arable purposes. There are significant differences in ground level across the site with the eastern part being higher than the land to the north and the west.
- 1.2 The northern boundary of the allocated site is shared with open land, the eastern boundary with Calverton Village Hall and the William Lee Memorial Park. The southern boundary with Park Road and Collyer Road and the west with Calverton Miners Welfare and existing dwellings on North Green.
- 1.3 The overall site area for the larger site granted planning permission is 13.6 hectares. However, the current application is for alterations to the eastern part of the site, adjacent to William Lee Memorial Park. Development has commenced on the larger site and a number of dwellings in the western section, between Collyer Road and North green, are built and occupied.

2.0 Relevant Planning History

2016/0499EIA – Screening Opinion for housing development. Concluded that an Environmental Impact Assessment was not required.

2018/0607 - Outline planning application for up to 365 No. dwellings with all matters reserved except access, with access served from Park Road and Collyer Road.

2020/0103 - Diversion of footpath 39 for 90m – the application was considered at the 05 August 2020 Planning Committee meeting and an Order to divert the footpath has been made.

2020/0156DOC - Approval of details reserved by condition 13 (archaeology) of outline planning permission 2018/0607 – approved on the 20 March 2020.

2020/0020 - Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 351 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 – the application was considered at the 09th September 2020 Planning Committee with the decision notice issued on the 11 September 2020.

2020/1063DOC - Approval of details reserved by conditions 4 (Topographical Survey), 5 (drainage), 6 (contamination), 7 (trees), 8 (EVCP), 9 (CEMP), 10 (lighting), 11 (bat and bird box), 12 (hedging), 14 (highways), 15 (highways), 16 (Travel Plan), 17 (landscaping) and 18 (CMP) of outline planning permission 2018/0607 – approved on the 06th April 2021.

2022/0584 – ‘Application for the approval of reserved matters (layout, landscaping, scale and appearance) for the erection of 101 dwellings and associated infrastructure, pursuant to outline approval 2018/0607 (re-plan of reserved matters approval 2020/0020, which includes an additional 12 units taking the total number of units to 363)’ – the application was granted reserved matters approval on the 14 October having been considered at the 12th October 2022 Planning Committee.

3.0 Proposed Development

- 3.1 The application seeks reserved matters approval pursuant to outline permission 2018/0607. Matters under consideration for this reserved matters approval are, layout, scale, landscaping and appearance. The application is for the erection of 132 dwellings with the proposal resulting in a number of plot substitutions to previous reserved matters approval 2022/0584.
- 3.2 The layout as amended broadly follows that as previously approved with the primary change to plots being that a number are now proposed to be ‘future homes’, which will increase the sustainability of the dwellings to be erected, with a number now incorporating a solar panels on the roof and additional insulation.

4.0 Consultations

- 4.1 Nottinghamshire County Council Highways – The Highway Authority raise no objection to the application subject to the imposition of conditions.
- 4.2 Lead Flood Authority – object on the grounds of a lack of information submitted in support of the application.

- 4.3 Parks and Street Care - note that the area of public open space meets the requisite provision of 10%. The location of the Local Equipped Area of Play (LEAP) is acceptable and final details of that will need to be approved through the Section 106 Legal Agreement.
- 4.4 Strategic housing – raise no objection to the application.
- 4.5 Calverton Parish Council – No comments received.
- 4.6 Members of the Public

A press notice was published and site notices erected. Neighbour letters were sent to properties on Park Road, Collyer Road and North Green. No consultation letters were sent to properties recently erected on the wider site in that those directly adjacent to the area subject of this application were not erected or occupied. As a result of consultation undertaken no responses have been received.

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’.

6.0 Development Plan Policies

- 6.1 The following policies are relevant to the application:

6.2 National Planning Policy Framework 2023 (NPPF)

The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2023 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG). 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 (ACS) 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 11: Historic Environment – sets out the criteria for assessing applications affecting the historic environmental and heritage assets and their settings.

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 18 Protecting and Enhancing Biodiversity – sets out that proposals should be supported by an up to date ecological assessment. Any harmful impact should be avoided through design, layout and mitigation or compensation. Where possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around the development and contribute to the establishment of green infrastructure.

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.

LPD30: Archaeology – sets out the measures to protect sites with archaeological potential.

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 Calverton 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.

LPD62: Comprehensive development – requires development to come forward in a manner which would not compromise development of a larger allocated site.

LPD 66: Housing Allocations– identifies the application site as housing allocation H16, for approximately 390 new dwellings.

6.5 Calverton Neighbourhood Plan (CNP)

The Calverton Neighbourhood Plan was adopted by Gedling Borough Council on 31 January 2018. As such the Calverton Neighbourhood Plan forms part of the Development Plan for Gedling Borough.

Policy G1: Comprehensive Development – Sets out that proposals for residential development in the North Western Quadrant Urban Extension will only be permitted where it is accompanied by an overall masterplan illustrating a high quality residential environment; highway access links including to/from the existing village road network and the feasibility of links to/from the B6386 Oxtan Road; off-site highway improvements; footpath and cycle links into the village; open spaces and structural landscaping; retention of open frontages between development and North Green and Park Road;

interrelationship between the new development and the Community Hall & Sports Pavilion and William Lee Memorial Park; Housing mix; ecological corridors and health impact assessment.

Policy G2: Developer Contributions – sets out that developer contributions will be sought towards education provision (nursery, primary, secondary, 16-18), primary GP healthcare provision and village centre environmental improvements.

Policy G5: Housing Mix – states that development should include a mix of dwelling sizes, that planning permission will be granted for developments which provide bungalow and other types of accommodation for elderly and disabled people, that proposals for major development that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused, that on all major development schemes, planning permission will be granted for the provision of plots for self-build subject to other policies in the development plan and that affordable housing should be designed and delivered to be indistinguishable from market housing and should be distributed throughout the development as a whole.

Policy ISF1: Sustainable Transport – states that opportunities for the use of sustainable modes of transport must be maximised.

Policy ISF2: Car Parking – states that any new development outside of the Village Centre will only be permitted where it has sufficient parking provision.

Policy ISF3 – Highway Impact – sets out the criteria for assessing highway impact.

Policy ISF4: Infrastructure Provision – states that residential developments will be required to provide the necessary infrastructure, such as education provision, healthcare provision, open space and drainage provision.

Policy BE1: Design & Landscaping – states that all development on the edge of Calverton must provide soft landscaping on the approach into the village and sets out criteria to achieve this.

Policy BE2: Local Distinctiveness and Aesthetics – states that development should be designed to a high quality that reinforces local distinctiveness including that buildings on the fringes of major developments should have variations in height, style and position.

Policy BE3: Public Realm – sets out the approach to the public realm and to landscaping.

Policy BE4: Parking Provision – sets out that adequate parking must be provided.

Policy BE5: Heritage Assets – sets out that development proposals should take account of their effect on Ancient Monument and their setting within Calverton and non-designated sites with potential archaeological interest.

Policy NE3: Flooding- sets out the approach to preventing flooding and to ensure that adequate drainage is provided.

Policy NE4: Green Infrastructure –sets out the approach to green infrastructure and ecological considerations.

Policy NE5: Biodiversity – sets out the approach to biodiversity.

6.6 Other

Parking Provision for Residential and non-Residential Developments – Supplementary Planning Document 2022 – 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.

Low Carbon Planning Guidance for Gedling Borough (May 2021) - provides guidance on sustainable design and construction.

7.0 **Planning Considerations**

Principle of the development

- 7.1 The site is allocated as a housing site, H16, under Policy LPD 66 of the Local Planning Document, which was adopted in July 2018. Policy LPD 66 identifies the site as providing approximately 390 dwellings and therefore the principle of residential development on this site is established, although it should be noted that outline permission does not include all of the H16 land; elements to the west and north are excluded as they are understood to be under different ownership. Furthermore, the proposal is a reserved matters application and, therefore, the site benefits from outline permission for up to 365 dwellings. In addition, as outlined in section 2.0 of this report, reserved matters approval has been granted on the site for 363 dwellings, with this application for a number of plot substitutions. The total number of dwellings which would be delivered on the site would remain at 363; which would conform with the outline permission, with it permissible to submit a number of reserved matters applications on the site.
- 7.2 The Calverton Neighbourhood Plan (CNP) also identifies the wider area between Park Road and Oxtan Road as being the location for the North East Quadrant Urban Extension Site. Policy G1 of the CNP is considered to be most pertinent to the determination of the application, which outlines 10 criteria that need to be considered, outlined in paragraph 6.5 of this report.
- 7.3 The layout accords with the indicative layout and masterplan that was submitted with the outline application. Information with regard to how the site will interact with future phases of the allocated land and safeguarded land is

limited save for it being identified that the main access road could provide access into the safeguarded land. This first phase of development will provide a broad design ethos that later phases will need to follow and final agreement over the internal highway layout will be progressed through later phases of the development and need to comply with policy G1. The Design and Access Statement submitted in support of this application addresses policy G1 of the CNP.

- 7.4 Having regard to the above it is apparent that the site is allocated for residential development, benefits from outline planning permission (ref: 2018/0607) and reserved matters approval (2020/0020), therefore, the principle of residential development is supported and deemed to comply with policies LPD66 and G1 of the CNP.

Layout, scale and appearance

- 7.5 The layout as proposed follows that approved under the previously approved reserved matters application. 10% of the site area would be POS to comply with policy LPD21 and the land as identified as POS within the Neighbourhood Plan remains unaffected. The overall density of development would be 26.7 dwellings per hectare, with policy LPD 33 identifying that development in Calverton should be of a minimum density of 25 dwellings per hectare. Therefore, the density of development is the same as approved under 2022/0584 and the scheme is considered to respect the character of the area comprising a mixture of detached, semi's and terraces of up to 4 dwellings.
- 7.6 The layout has taken into account the Neighbourhood Plan in that it provides open space adjacent to existing properties on North Green. Furthermore, the broad principles of good design are considered to be followed in that the main areas of open space are overlooked, the development is largely outward facing and there are focal buildings at key nodes. A number of 'double fronted' properties are also proposed on corner plots to ensure that blank gables are not on prominent corners and frontages are, where possible, active and overlooked. The affordable housing has been spaced out in small groups to allow their management without having large groupings, which is acceptable in both social and design terms.
- 7.7 With regard to scale, all of the dwellings will either be two-storey or two and a-half in scale; the larger properties are typically located at focal points within the site e.g. view termination. No bungalows are to be provided but there will be an acceptable mix of properties ranging from 2 to 5 bedrooms, with a mixture of tenures. Furthermore, no specialist housing, bungalows or self-build units will be provided but it is still considered that the mix of dwellings would be appropriate for a wide range of socially diverse occupants. Two additional affordable rented units have also been amended to be 4-bedroom, with an identified demand for such units. Having regard to the above, on balance, the mix and tenure of properties is considered to be acceptable and comply with policy G5 of the CNP and LPD37.

- 7.8 A materials schedule has been provided and identifies a mixture of red and buff brick properties, with red brick predominate. The front elevation of some properties will have render focal point and tiles will largely be mixture of red and darker colours, with red predominate. The materials as identified are acceptable and will respect the character of the area having regard to materials utilised on existing properties in the area and approved on the wider site that benefit from planning permission.
- 7.9 In respect of affordable housing provision, the larger site will provide the requisite number of dwellings required by the outline permission e.g. 51 affordable/social rent and 22 intermediate sale. The number of affordable dwellings to be provided within the re-plan site is 17 and is appropriate for this particular part of the site. The dwellings are also appropriately spread so as to not lead to groupings. No first homes are sought on the site in that such provision was not in place when the outline permission was granted and intermediate housing e.g. shared ownership, is instead provided. The application is, therefore, deemed to comply with LPD36.
- 7.10 The elevation treatments of the dwellings are typical of dwellings of this size and it is the key features of detailing around the windows and doors, some of which will have brick cills and others stone, which will create visual diversity within the buildings. As noted above, some will have render focal points and a number will have porches to break up the front aspect. Furthermore, some of the dwellings have been specifically designed and sited for their context e.g. double fronted dwellings. The external appearance of the dwellings will respect the character of the area and house types are largely the same as previously approved. As a result the overall layout, scale and appearance of the development is deemed to comply with policy ASC10 of the aligned core strategy, policy BE1 of the CNP and guidance within the NPPF.

Landscaping

- 7.11 A detailed landscaping scheme has been submitted in support of the application. Given that the site was until recently arable farmed there are no trees of note within this smaller application site that would be affected. The landscaping scheme as proposed is, to all intents and purposes, the same as previously approved. Having regard to the above it is considered that the landscaping scheme is acceptable and complies with policy LPD18 and guidance within the NPPF.

Other considerations

- 7.12 For the avoidance of doubt, there are a number of other topics that were covered when the outline application was determined. Notably, a Section 106 Legal Agreement secured planning obligations in respect of affordable housing, health care, education, bus service and bus stop improvements, a local labour agreement and maintenance of the Public Open Space. This should mitigate infrastructure concerns relating to this development. Other matters covered by condition on the outline permission include archaeology, drainage, possible contamination and a Construction Method Statement.

- 7.13 With regard to residential amenity it is noted that the site is largely self-contained and the impact on properties on the opposite side of Park Road would be minimal. Internally, the layout has been designed to ensure that any potential overlooking is kept to a minimum with rear gardens in the region of 10m in depth. Therefore, it is considered that the impact on the amenity is acceptable and complies with policy LPD32.
- 7.14 Each dwelling will have off street parking provision and conditions are proposed to be added to the decision notice to ensure that the identified provision is provided. The Highway Authority raise no objection to the level of provision provided, which is considered to be acceptable with at least two parking spaces available for each property and more for the larger units including both integral and detached garages, which would comply with policy LPD57 and guidance within the Parking Provision for Residential and non-Residential Developments SPD. With respect to public transport to serve the site, a contribution to do this has been secured through financial contributions in the Section 106 legal agreement attached to the outline permission. The final path of any bus route is likely to be determined should the remainder of the safeguarded land come forward for development, which is not yet currently known, although the scheme as outlined would, if the safeguarded land were to come forward, allow buses to pass through it.
- 7.15 There are public rights of way in the area, including one that has been diverted under application 2019/0103 but the development will not fundamentally alter the right of way or ability of members of the public to access adjacent land.
- 7.16 The Lead Flood Authority object to the application on the grounds of a lack of information; however, they raised no objection to the extant reserved matters approvals (2020/0020 and 2022/0584). The outline permission, 2018/0607, requires the developer to provide full details of floor levels and drainage, conditions 4 and 5 respectively, prior to the commencement of development. The submission of this information will ensure that the Lead Flood Authority is provided with appropriate information, prior to the approval of these technical requirements. This objection is not therefore grounds for refusing this revised approval of reserved matters application, as the extant permission requires the submission of drainage and floor level details and their concerns can be addressed.
- 7.17 In accordance with the Low Carbon Planning Guidance for Gedling Borough Supplementary Planning Document it is noted that there would be a need to encourage a development that would lessen the impacts of climate change. EV charging points would be required for each dwelling and encourage electric car usage. The dwellings proposed as part of this re-plan will also have greater insulation over and above current minimum building regulation requirements. The site is also sustainably located with good access to services and the has been designed in a manner whereby a bus route could access the site should safeguarded land come forward, all of which will reduce help to reduce the impact of the development on the environment and assist in reducing climate change.

8.0 Conclusion

8.1 The principle of the development has been established flowing the grant of outline application 2018/0607; the fact that the site is allocated for residential development in the Local Planning Document; and there are extant reserved matters approvals in place (references: 2020/0020 and 2022/0584) for similar development. Access has already been approved with the internal access arrangements also now considered to be acceptable. The density of development is acceptable and the layout considered to respect the character of the area. The design of the dwellings is acceptable with a mixture of materials and scale of properties, with public open space overlooked and residential amenity respected. Having regard to the above it is considered that the application complies with policies A, 1, 2, 8, 10,17 and 19 of the Aligned Core Strategy; policies 4, 7, 11, 18, 19, 21, 30, 32, 33, 35, 36, 37, 48, 57, 61, 62 and 66 of the Local Planning Document; policies G1, G2, G5, ISF1, ISF2, ISF3, ISF4, BE1, BE2, BE3, BE4, NE3, NE4 and NE5 of the Calverton Neighbourhood Plan; guidance within the NPPF and Open Space Provision SPG; Affordable Housing SPD; Parkin Provision for Residential and non-Residential Developments SPD and Low Carbon Planning Guidance for Gedling Borough.

Recommendation: to grant reserved matters approval, subject to the imposition of conditions, as set out in the report:

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

Document	Submitted	Reference
Planning Layout	28/11/2023	CC-PL-01 Rev D
Charter Plan	28/11/2023	CA-CP-01 Rev B
Location Plan	21/09/2023	CA-LP-01 Rev A
Alnmouth Elevation	21/09/2023	AL_MA_End_R21-903 Rev C
Danbury Elevation	21/09/2023	Da_MA_End_R21-903 Rev C
Deepdale Elevation	21/09/2023	Dp_MA_End_R21-903 Rev A
Glenmore Elevation	21/09/2023	GI_MA_End_R21-903 Rev B
Kingley Elevation	21/09/2023	Kg_MA_End_R21-903 Rev A
Sherwood Elevation	21/09/2023	Sh_MA_Det_R21-903 Rev C
Barnwood F1 Elevation	21/09/2023	Bw_MA_Det_R21-903 Rev C (Render)
Barnwood Elevation	21/09/2023	Bw_MA_Det_R21-903 Rev C
Saunton F1 Elevation	21/09/2023	Sa_MA_End_R21-903 Rev C (Render)
Saunton Elevation	21/09/2023	Sa_MA_End_R21-903 Rev C
Braunton F1 Elevation	21/09/2023	Br_MA_Mid_R21-903 Rev C (Render)
Braunton Elevation	21/09/2023	Br_MA_Mid_R21-903 Rev C

Rivington Elevation	21/09/2023	Ri_MA_Det_R21-903 Rev C
Burnham Elevation	21/09/2023	Bu_MA_Det_R21-903 Rev C
Kennet Elevation	21/09/2023	Ke_MA_End_R21-903 Rev C
Brampton F1 Elevation	21/09/2023	Bt_MA_Det_R21-903 Rev C (Render)
Brampton Elevation	21/09/2023	Bt_MA_Det_R21-903 Rev C
Selwood Elevation	21/09/2023	Se_MA_Det_R21-903 Rev C
Selwood F1 Elevation	21/09/2023	Se_MA_Det_R21-903 Rev C (Render)
Kielder Elevation	21/09/2023	Ki_MA_End_R21-903 Rev C
Greenwood F1 Elevation	21/09/2023	Gw_MA_Det_R21-903 Rev C (Render)
Greenwood Elevation	21/09/2023	Gw_MA_Det_R21-903 Rev C
Ennerdale Elevation	28/11/2023	En_MA_End_R21G-903 Rev B

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

2. No part of the development hereby permitted shall be brought into use 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.
3. No part of the development hereby permitted shall be brought into use until the access driveways and parking areas are constructed with provision to prevent the unregulated discharge of surface water from the driveways and parking areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
4. The landscaping scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

Reasons

1. For the avoidance of doubt.
2. To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) and to comply with policy LPD61.
3. To ensure surface water from the site is not deposited on the public highway causing dangers to road users and to comply with policy LPD61.

4. To ensure that the development assimilate within the green environment and to comply with guidance within the NPPF.

Notes to Applicant

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.

The applicant should note that notwithstanding any planning permission, if any highway forming part of the development is to be adopted by the Highways Authority, the new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act 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, or alternatively 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.

It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site.

All correspondence with the Highway Authority should be addressed to:-

Hdc.south@nottscc.gov.uk

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 as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Wheel washing facilities shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no mud, dirt or other debris is discharged or carried on to a public road.

Please note that in accordance with Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) (England) Order 2015, there would be a need to ensure that any hard surface over 5m squared would need to be permeable or drained in such a manner so as to ensure surface water drains within the curtilage of the property.