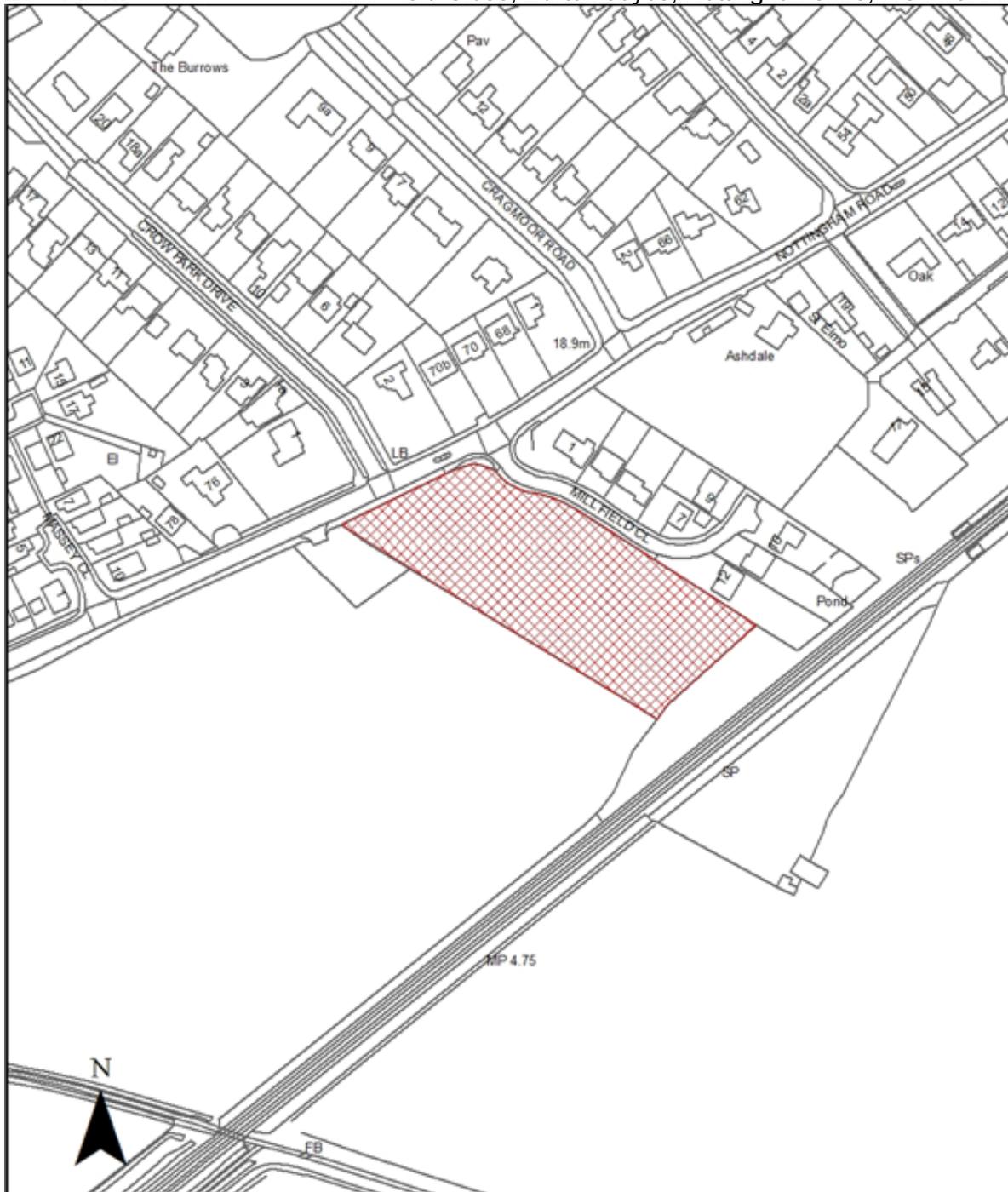




Application Number: 2015/0424

Location: Mill Field Close, Burton Joyce, Nottinghamshire, NG14 5AA.



NOTE:

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Report to Planning Committee

Application Number:	2015/0424
Location:	Mill Field Close, Burton Joyce, Nottinghamshire, NG14 5AA.
Proposal:	Outline Planning Permission for Residential Development
Applicant:	Arriva PLC
Agent:	Newell Projects Ltd
Case Officer:	David Gray

The application is a Major development, therefore, in line with the Council's Constitution; this application has been referred to Planning Committee.

Site Description

The application site relates to an area of land on the corner of Nottingham Road and Mill Field Close to the south west corner of Burton Joyce. The site is comprised of an area of meadow land on the south-west edge of Burton Joyce.

A number of existing detached dwellings are presently served off Mill Field Close which is accessed off Nottingham Road. No. 12 Mill Field Close directly adjoins the north eastern side of the application site boundary.

The north eastern site boundary is demarcated by a low level post and wire fence along Mill Field Close with a residential boundary hedge to no. 12.

To the north west and south east, separating the site from Nottingham Road and a railway line respectively, is a mature vegetation boundary in the form of hedgerows and trees. The site's south western boundary comprises a mix of 'gappy' hedgerows interspersed with a row of semi-mature Silver Birch trees.

A wind turbine is quite clearly visible in the backdrop to the site which is otherwise fairly featureless.

With reference to the Environment Agency's Flood Maps, the entire site is located within indicative Flood Zone 2.

With regard to the Proposals Map comprising the Gedling Borough Replacement Plan (2005), the site is located within the established urban residential area of Burton Joyce and specifically identified as an area of Safeguarded Land designated by way of saved Policy ENV31.

Proposed Development

Outline planning permission is sought for the residential development of the site with all matters reserved for subsequent detailed approval.

It has been agreed with the applicant that a condition would be imposed in the event of approval of the application which would limit the maximum numbers of dwellings to no more than 23 and the application has been assessed as 'up to 23 dwellings'.

The agent is of the opinion that the final numbers would be below that upper limit as the site context indicates a lower density is more appropriate, the Local Planning Authority must, however, treat the proposals as though 23 is the proposed number.

No layout details have been provided and thus any forthcoming planning permission would not relate to a set or defined layout nor to final dwelling numbers. The 23 units suggested in the application are merely indicative and based on a conventional density of 30 dwellings per hectare. If approved, a condition can be imposed to limit the number of dwellings to a maximum of 23.

The application is supported by the following drawings and documents:

- Application form and Site Location Plan;
- Planning and Design and Access Statement;
- Flood Risk Assessment;
- Topographical Survey;
- Extended Phase 1 Habitat Survey and Surveys;
- Arboricultural Survey.

Consultations

Burton Joyce Parish Council – In principle no objections on the condition that the development would reflect the Local Plan and the needs of the community with an aging population; residents already experience difficulty getting into and out of Mill Field Close due to volume and speed of traffic travelling along the A612; question the ease of pedestrian access to local amenities as a benefit as the pavements and crossings in this area are already considered to be inadequate or non-existent; already issues relating to water pressure, and the drainage and sewerage systems on Mill Field Close therefore any new development would need to rectify and improve this situation; need to see a clear indication that the proposal will address flood risk.

Public Protection – Air Quality - Whilst the proposal is unlikely to impinge on the Air Quality Management Area, it is considered that the proposals could have an impact on other 'commuter routes' where air pollution may be a factor. As such the applicant should give consideration to emissions mitigation in line with the 'Air Quality and Emissions Mitigation Guidance for Developers' (August 2015) to ensure a sustainable development from an emissions perspective.

Public Protection – Contamination - Whilst it would appear that the site has predominately been used in the past as agricultural land; it is unclear whether it was used by the garage and depot, which previously occupied the site of Mill Field Close. This does not necessarily preclude it from issues relating to land contamination; particularly when the proposals are for a sensitive end-use. As such recommend imposition of planning condition to require a Phase 1 (desk-top) land contamination assessment, which would include a site walkover.

Environment Agency – No comment as this site falls in Zone 2 as such refer to Standing Advice.

Severn Trent Water Ltd – No objection subject to the imposition of a pre-commencement planning condition requiring drainage plans for the disposal of surface water and foul sewage to be submitted to and approved by the Local Planning Authority.

Arboricultural Officer – The site contains a good number of young trees on the south-western side and also a good group of trees/hedges on the north-western side adjacent to the A612. Upon any detailed planning application would like to see Tree Survey expanded to include Arboricultural Impact Assessment if any trees are to be removed; a method statement which includes any special engineering works and surfacing required in vicinity of trees; and full details of highway tree planting.

Economic Development Officer – Owing to the size of the site and the potential number of dwellings recommend the imposition of a planning condition requiring a Local Labour Agreement.

Network Rail – No objection in principle subject to the imposition of Planning Conditions with regard to drainage, boundary treatment, landscaping, method statement and noise/soundproofing. Also highlight a number of detailed matters to be brought to the attention of the applicant.

Planning Policy – Provide comments on matters of prematurity, five year land supply and safeguarded land, housing and flooding and conclude stating Planning Policy has no objection to the principle of the development subject to the proposal according with the criteria in Local Plan Policy H7 and other policies related to the detail of the proposal.

Nottinghamshire Wildlife Trust – The site appears to include trees, grassland and hedgerows with adjoining scrub/woodland which are habitats that provide potential for protected species to be present – Object:

'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.'

Nottinghamshire County Council Nature Conservation –Recommend Planning Conditions.

Nottinghamshire County Council (Highway Authority) – No objections in principle subject to the site being designed in accordance with the 6Cs design guide. It is recommended that vehicular access into the site should be provided directly from Mill Field Close which is likely to require improvement up to the junction with Nottingham Road, including the provision of a footway along the site frontage; recommend imposition of conditions requiring approval of the detailed highway design/drainage and the compliance with the 6Cs design guide and the Parking Provision SPD.

Nottinghamshire County Council Transport and Travel Services – It is envisaged that contributions towards local bus service provision will be sought.

Nottinghamshire County Council Education – 23no. dwellings would yield an additional 5 primary and 4 secondary places. Based on current projections the primary and secondary schools are at capacity. Therefore seek a total Education contribution of £126,315 (£57,275 primary and £69,040 secondary).

Nottinghamshire County Council Flood Management Team – The outline planning application is acceptable subject to the imposition of detailed planning conditions in relation to floor levels, the need for a site levels and drainage strategy as part of a detailed/Reserved Matters Application, the need to follow sustainable drainage principles, flood plain compensation etc.

Nottinghamshire County Council Planning Policy – Identify the relevant national and county planning context as well as strategic issues relating to public health and landscape. With regard to landscape considerations the site is located in Policy Zone Trent Washlands 05- Stoke Bardolph Village Farmlands. This policy zone is described as having a poor landscape condition and a low landscape sensitivity to change and the landscape action is 'Create'. Therefore, if the development is granted permission this is an opportunity to strengthen the landscape character of the site. This could be done by adding to and strengthening the existing perimeter planting using native species recommended in the Trent Washlands Species list (see Appendix C). In conclusion the County Council does not raise any objection on strategic policy grounds.

Refer to Mineral Safeguarding Areas.

Neighbouring Properties were notified, a Site Notice was posted and the application was advertised in the local press. Approximately 21 letters and emails of representation from local residents have been received, which raise objections, concerns or issues on various grounds which can be outlined as follows:

Principle of the Development

- Questions whether site is within the Green Belt or brownfield land;
- Application says that the site was part of an extended area of a previous bus garage until 01/01/1995 – we believe this to be an error as the existing properties on Mill Field Close were built in 1980s and no one has recollection

of its use for this purpose;

- Note that the site notice indicates that the proposal does not accord with the Development Plan which can only refer to the proposed number of houses and other issues and assume therefore the application should be refused;
- Incursion into the Green Belt;
- The erection of 23 dwellings is unacceptable on this site;
- Acceptance of the proposal will result in more applications being made to build on land between the village and Carlton/Netherfield causing urban sprawl;
- Green Belt should be protected;
- Large developments proposed at Teal Close, the former Gedling Colliery and land between the new Colwick loop road extension to Carlton le Willows/Burton Pastures will result in settlement coalescence.

Highways and Transportation

- Already difficulties exiting Mill Field Close, particularly turning right;
- Proposal does not address existing access/egress issues which will be exacerbated through additional housing;
- Junction with Nottingham Road and Mill Field Close already dangerous – restricted view of traffic travelling westwards and difficult for pedestrians to cross safely;
- Large vehicles cannot safely turn at the end of the cul-de-sac and thus have to dangerously reverse into and out of Mill Field Close;
- Cul-de-sac is not wide enough to park two cars on opposite sides of the Mill Field Close and people visiting properties on Nottingham Road often have to park on the Close, therefore the parking issue must be addressed in any future development;
- There will be more traffic on an increasingly busy stretch of road where there has been a fatality in the past;
- Already difficulty for pedestrians trying to cross Nottingham Road;
- Drivers do not adhere to the speed limits on Nottingham Road;
- The junction into the site should be opposite Crow Park Drive with a mini-roundabout/traffic lights;
- Adding a potential 23 homes could add another 46 plus cars to the existing problems;
- There have already been a number of traffic incidents at this junction;
- The pavement on the Mill Field Close side of Nottingham Road between Mill Field Close and St Helen's Grove is very narrow and uneven, and from St Helen's Grove to Station Road is non-existent;
- Because of road safety concerns (many instances of damage to central refuges/bollards) existing residents do not allow children to walk to school therefore more dwellings will add to traffic and parking issue at the local school;
- Access to the proposal should be independent of Mill Field Close;
- Vehicles regularly mount the pavements on Nottingham Road in order to pass right turning traffic that has to wait a long time for a gap in the traffic.

Flood Risk and Drainage

- The application only really covers the risk of flooding from the river which is not the only water related risk for Mill Field Close;

- Water run-off from the roads can be substantial and has caused flooding in the gardens of properties on Nottingham Road;
- The drainage system cannot cope at present and some of the excess water can run into the application site;
- The loss of the field to hard standing will increase drainage problems;
- The application implies that there are no current drainage problems;
- Will the proposal increase flood risk elsewhere?
- There is a concrete tank built into the ground directly next to the site which is there to try and prevent sewer flooding which has happened in winter when water flows down into the main sewer and backs up into properties and further advice should be sought from Severn Trent Water Ltd in this regard;
- After serious flooding in parts of Burton Joyce in 2000 and 2007 a submission was made by residents to a Select Committee on Environment, Food and Rural Affairs in 2008 (references provided) which resulted in some work being undertaken by the Environment Agency but this only concentrated on flood threat from the River Trent;
- Further flooding has occurred in 2012, 2014 and 2015;
- Threat from the river may be 1 in 30 or better but 8 or more events over the last 16 years shows that the principal threat of flooding in the village is the rainfall run-off from the hills.

Flora and Fauna

- Tree Survey was completed after hedgerow along Mill Field Close was removed at a time when there was nesting activity.
- Proposal will have an immense impact on nature – flora and a wide variety of fauna;
- There are protected species habitats in the field, bats seen flying around and many different breeds of bird;
- The wildlife survey is cursory at best as it was completed after the site was cleared;
- A large area of gorse containing protected species habitats was destroyed and a mature hawthorn hedge along the Mill Field Close boundary was ripped out as well as a number of trees, some of which were larger than those that remain.

Infrastructure and Services

- Proposal will increase children in the village school;
- Appointments at the Doctor's Surgery/Dentist will be even harder to get.

Detailed Comments

- Any housing needs to be in keeping with the character of the surrounding houses;
- There is very little by way of 'move on' style housing for people wishing to downsize or move to accommodation more suitable for anticipated needs in older years;
- Was assured that if the field is built on in the future that the development would be in accordance with the existing houses on Mill Field Close;
- Difficult to see how 20 or more houses on the site will conform to the existing pattern of development in the area;

- Rear gardens to 23 dwellings would be tiny on a site measuring 0.74ha.

Other Matters

- Proposal will make us feel more like part of the City than a Village;
- This proposal is not about relieving the housing shortage but making vast profits;
- Will the development be inside the advised distances that housing should be from the wind turbines that are being erected creating noise impact;
- Does the site area of 0.74ha include the land right up to the railway line as shown on the Flood Risk Assessment?
- The Authority has suggested a high density development of affordable housing which would necessitate a children's play area as the nearest facility necessitates crossing a busy road;
- New builds and affordable housing are going to ruin the village look/feel and de-value the area;
- Major planting of trees of significant proportion could be implemented to mitigate the visual and noise impacts of the nearby wind turbines;
- Concerns regarding the consultation process include the erection of one site notice on the low level fence on Mill Field Close.

Planning Considerations

In making a recommendation in relation to this application it has been determined that the main planning considerations in relation to this proposal are: -

- a) The principle of developing the site and Planning Policy and Guidance;
- b) The highway implications of the development;
- c) Flood risk and drainage considerations;
- d) The impact of the development on the site's flora and fauna
- e) Contributions – Education, Bus Stop infrastructure and Affordable Housing;
- f) Other matters raised by local residents/consultees.

The Principle of developing the site and Planning Policy and Guidance

National Planning Policy Framework (March 2012).

The relevant national policy guidance in respect of these matters is set out in the National Planning Policy Framework (March 2012). At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 17 'The Core Planning Principles' states that planning should, inter alia:-

- 'proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs and
- contribute to conserving and enhancing the natural environment...'

In particular the following chapters are relevant in considering this application:

NPPF Section 1: Building a strong, competitive economy (paragraphs 18-22)

NPPF Section 4: Promoting sustainable transport (paragraphs 29-41)
NPPF Section 6: Delivering a wide choice of high quality homes (paragraphs 47-55)
NPPF: Section 9: Protecting Green Belt Land – Para 85
NPPF Section 10: Meeting the challenge of climate change, flooding and coastal change (paragraphs 93-108);
NPPF Section 11: Conserving & enhancing the natural environment (paragraphs 109-125)
NPPF: Planning conditions and obligations (paragraphs 203-206)

Additional information is found in the National Planning Practice Guidance.

Aligned Core Strategy (ACS)

Gedling Borough adopted the Aligned Core Strategy (ACS) on 10th September 2014 and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Council Replacement Local Plan referred to in Appendix E of the ACS. The weight to be given to the relevant policies of the Replacement Local Plan has been considered in accordance with paragraphs 214 and 215 of the NPPF.

The following ACS policies are relevant:

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity
- Policy 19: Developer Contributions

Gedling Borough Council Replacement Local Plan

The following saved policies of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008) are also relevant: -

- Policy ENV1: Development Criteria;
- Policy H7: Residential Development on Unidentified Sites within the Urban Area and the Defined Village Envelopes;
- Policy H16: Design of Residential Development;
- Policy ENV31: Safeguarded Land; and
- Policy R3: Provision of Open Space with New Residential Development.

Affordable Housing Supplementary Planning Document December 2009

Also relevant for this application is the Council's SPD on affordable housing:

Policy Discussion

Policy ENV31

The Policy context contains tensions between different policies/guidance at Local Plan and NPPF level. The main factor in distilling the complex policy considerations is that Gedling Borough cannot demonstrate a five year housing land supply as required by the NPPF and in that situation policies which seek to control/direct/constrain residential development – including spatially – should be considered out of date and little or no weight attached to them. Residential development should be assessed in line with Paragraph 14 of the NPPF which states that if development is ‘Sustainable’ and would not lead to demonstrable harm, which outweighs the benefits, or be contrary to the guidance within the rest of the NPPF then permission should be granted without delay.

It is brought to Members’ attention that this site is not within the Green Belt and is not currently proposed to be included within the Greenbelt and is definitively not Green Belt.

The site is on land designated as safeguarded by the Replacement Local Plan (Policy ENV31). ENV31 identifies that Safeguarded Land shall be safeguarded from inappropriate development until such time that it is allocated for development; appropriateness is to be established by considering proposals as if they were in the Green Belt.

Therefore, given that ‘Greenbelt’ Policies and guidance on Greenbelts within the Local Plan and the NPPF are not relevant and should not be applied to the determination of this application, I consider that due to the lack of a five year housing land supply this means that even where the policies require development to be assessed as if it were within the Green Belt this is ‘out of date’ and I have therefore given it no weight in my assessment of this application.

Policy ENV31 states, ‘the land (shown on the Proposals Map) not included within the Green Belt that is:-

- a. outside the existing urban areas,
- b. not in the settlements inset in the Green Belt, and
- c. is not included in any allocation for development in this Local Plan (the RLP)

shall be safeguarded from inappropriate development until a future Local Development Document is adopted that proposes it for development’.

Policy ENV31 also advises that the appropriateness for development will be established by considering proposals as if they were in the Green Belt.

Policy ENV31 makes reference to considering development by applying policy ENV26 (the other policies are not relevant in this instance given the form of development proposed – it should be noted that Policy ENV26 was not one of the Replacement Local Plan Policies that was saved and has subsequently been replaced by Section 9 of the NPPF ‘Protecting Green Belt Land’ and Policy 3 of the ACS).

In any event, policy ENV31 (Safeguarded Land) is a policy that restricts or directs residential development and given the lack of a Five Year Housing Land Supply, is considered to be out of date and should be given little or no weight.

Paragraph 85 of the NPPF

Paragraph 85 of the NPPF states at Bullet Point 4 that:

'Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;'

Therefore, if Gedling Borough had a five year land supply then Para 85 would mean that safeguarded land shouldn't be developed prior to a Local Plan review, and a recommendation for refusal of this application would follow.

However, as the most recent assessment indicates that the Council cannot demonstrate a five year land supply, policies which restrict the supply of houses are considered out of date and the presumption in favour of sustainable development should be applied to applications for residential development.

Whilst this includes assessing applications against the whole of the NPPF, including para 85, the need to meet housing targets is considered to outweigh the harm caused to the purpose of safeguarded land (i.e. meeting longer term development needs).

I consider it appropriate and acceptable for a 'Planning Judgement' to be made where there are competing requirements or a 'tension' between different sections of the NPPF, and that the planning balance in this instance weighs in favour of paragraph 49 which directs Local Planning Authorities towards prioritising housing delivery and against paragraph 85 which seeks to safeguard land for, unknown, future development needs when the current situation is a clear and present need being unfulfilled in terms of housing delivery.

In this context the basis for protecting 'Safeguarded Land' is outweighed by the need to meet immediate housing needs.

This position is in line with a recent appeal decision at a site at Wigan which found that the need for housing development outweighed the need to 'safeguard' land for future development;

Appeal Ref: APP/V4250/A/14/2226998

Land South West of Bee Fold Lane, Atherton, Wigan, Greater Manchester.

"Where, as here, a local planning authority is unable to demonstrate a five-year supply of deliverable housing sites, paragraph 49 of the Framework indicates that relevant policies for the supply of housing should not be considered up-to-date. Housing applications should be considered in the context of the presumption in favour of sustainable development, bearing in mind the imperative in paragraph 47 of the Framework to boost significantly the supply of housing. Thus, in line with national

planning policy, policies relevant to the supply of housing in the Core Strategy are to be regarded as out-of-date and, therefore, carrying less weight than normal.

16. Even if this were not the case, the appeal site is part of a wider area of safeguarded land in the Borough. The clear intent of the Core Strategy is to make allowance for the early release of such land, if required to maintain an adequate and continuous supply of housing land throughout the plan period. As the Council is unable to demonstrate a five-year supply of deliverable housing land, in accordance with national and local planning policy, such an adequate and continuous supply is not being maintained. Thus, although being mindful that the recently adopted Core Strategy does not specifically allocate the appeal site for development, it cannot reasonably be considered, given the situation in which the Borough now finds itself with regard to the delivery of housing, that the early release of safeguarded land is either premature or at odds with the Core Strategy's agreed approach.

17. It is clear, therefore, given the Borough's housing land supply situation, the reduced weight that can be given to Core Strategy policies relevant to the supply of housing, and the Core Strategy's own intent with regard to planning applications on safeguarded land, that there can be no in principle objection to the early release of the appeal site. As such, and in these specific circumstances, I conclude that given its status as a parcel of a larger area of safeguarded land, it is not necessary for the appeal site to be kept free of permanent development at the present time in order to maintain its availability for development in the longer term, having particular regard to the requirements of local and national planning policy as set out above.

18. This conclusion does not, however, lead to an automatic assumption that permission should be granted. Rather, paragraph 49 aims to ensure that in situations where (as here) the existing Local Plan policies have failed to secure a sufficient supply of deliverable housing sites, the 'presumption in favour of sustainable development' is duly applied. The mechanism for applying that presumption is set out in paragraph 14 of the Framework. This explains that where relevant policies are out of date then (unless material considerations indicate otherwise) permission should be granted, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole or specific policies in the Framework indicate development should be restricted. This, clearly, does not equate to a blanket approval for residential development in locations that would otherwise have conflicted with Local Plan policies. If the adverse impacts of the proposal significantly and demonstrably outweigh the benefits, then planning permission should still be refused."

Policy 3.2 of the Aligned Core Strategy (ACS)

With regard to Policy 3 of the ACS, Policy 3.2 sets out a sequential approach to deciding which land to allocate for development with preference given to non-Green Belt land prior to Green Belt.

Policy 3.2 states that:

In reviewing Green Belt boundaries to deliver the distribution of development in

Policy 2, part 2 Local Plans will use a sequential approach to guide site selection as follows:

- a) Firstly land within the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.
- b) Secondly, other land not within the Green Belt (safeguarded land).
- c) Thirdly, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, Key Settlements for growth and other villages.

The site is within the development boundary for Burton Joyce and in meeting the housing target identified in the ACS, it is therefore considered that this site is in compliance with the requirements of that policy in general terms and would not undermine the objectives of the policy.

Other Policies

While the level of housing need in Burton Joyce has not yet been established, given the size of the village in comparison to the other villages, it is considered likely that this would be in excess of the potential dwellings capacity of this site. The site is considered to accord with Policy 2 of the ACS. The site is within the defined village envelope of Burton Joyce and, subject to meeting the criteria in the Policy, would also accord with Policy H7.

Policy 2 of the ACS adopts a spatial strategy of urban concentration with regeneration and seeks to provide most development in or adjoining the main built up area. The site is adjacent to a settlement identified as an 'Other Village' by Policy 2.3d of the ACS. In Gedling Borough, up to 260 homes will be provided at these 'Other Villages'.

Policy H7 sets the approach for dealing with housing proposals on unidentified sites not on Green Belt land. It states that within the defined village envelopes planning permission will be granted provided the development:-

- a. is of a high standard and does not adversely affect the area;
- b. would not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the area; and
- c. it is not contrary to other policies in the Local Plan.

The issue of whether it is appropriate to bring forward this site for development at this time therefore needs to be given consideration.

The National Planning Practice Guidance identifies that the circumstances when planning applications may be refused due to prematurity will be limited and unlikely except where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. The Guidance states that,

'Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging [Local Plan](#); and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area’.

While the ACS has been adopted, this site is of a size which is not addressed by ACS (the ACS allocated sites over 500 dwellings). The allocation of sites of this size will come through the Local Planning Document.

I am of the opinion that the site is not of a scale that is significant in terms of predetermining issues that should be dealt with via the Local Planning Document. While the level of new housing growth at Burton Joyce has not yet been established it is not considered that a site of this scale would conflict with the status of Burton Joyce as an ‘Other Village’ nor would it stop other sites in and around Burton Joyce also coming forward.

Additionally, as Members are aware, the Local Planning Document is not at an advanced stage of preparation. The first stage of public consultation (Issues & Options) was held during October to December 2013. At the time of writing this Committee Report no decisions have been made on which sites will ultimately be proposed to be allocated for development and there has been no formal public consultation on specific proposals.

In this context, the guidance is pertinent where it states that, ‘Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination’.

As the Local Planning Document is not at an advanced stage, refusal on the grounds of prematurity is not considered reasonable at this time.

On the basis of the guidance within the NPPF, particularly paragraph 14, if there are no demonstrable harmful impacts, which outweigh the benefits, and the development is not ruled out by other sections of the NPPF then permission should be granted without delay.

Therefore, subject to assessing the impacts of the scheme, the Principle is acceptable and the guidance in the NPPF would direct towards approving this development due to the clear material benefits of delivering housing which can make a contribution to the Borough’s housing shortfall.

In consideration of the principle of the development proposed on this site the following assessments are relevant.

Highway Implications

Members are reminded that this application reserves all matters for future consideration, including access to serve the site.

Whilst I acknowledge the comments received from neighbouring residents in relation to highway safety, the Highway Authority has raised no objections in principle subject to the site being designed in accordance with the 6Cs Design Guide.

With regard to vehicle access to the site, the Highway Authority recommends that the junction should be provided directly from Mill Field Close, which is likely to require improvement up to the junction with Nottingham Road, including the provision of a footway along the site frontage. This would require a negative or 'Grampian' condition.

I concur that the vehicular access into the site should ultimately be off Mill Field Close not only in the interests of highway safety, but also to avoid the need to remove a significant element of mature roadside vegetation to the northwest boundary of the site.

The Highway Authority subsequently identifies a requirement to impose the standard planning conditions in connection with access details.

Detailed parking arrangements would be considered at the reserved matters stage, but would be required to comply with the requirements of the Borough Council's Parking Provision for Residential Development SPD (May 2012).

I am of the opinion that the proposal complies with criteria c. of Policy ENV1 insofar as an adequate provision for the safe and convenient access and circulation of pedestrians and vehicles can be provided as part of the detailed considerations to be dealt with as part of a Reserved Matters Application.

Flood Risk and Drainage

Firstly, with regard to issues of Flood Risk, the site is within indicative Flood Zone 2 and is also identified in the SFRA as being at risk during the 1 in a 1000 year and the 1 in a 100 year flood events. Paragraph 100 of the NPPF sets out that inappropriate development in areas at risk of flooding should be avoided by steering development away from areas at highest risk; where development is necessary in higher risk areas it should be safe and not increase the risk of flooding elsewhere. The NPPF requires the application of, firstly a Sequential Test and then, in certain circumstances an Exceptions Test.

As set out in the NPPF (paragraph 101) the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk/probability of flooding.

It is noted that the applicant has provided a Flood Risk Assessment (April 2014). This sets out that they consider that application of the Sequential Test is not required and/or the proposal has passed the Sequential Test by virtue of Table 3 'Flood risk vulnerability and flood zone 'compatibility' of the NPPF Technical Guidance indicating that more vulnerable uses in flooding terms, such as residential dwellings, are appropriate in Flood Zone 2.

However, I consider that the Sequential Test IS required to be passed with regards to this site.

The NPPF Technical Guidance was replaced in March 2014 by the on-line National Planning Practice Guidance. The new notes to Table 3 make clear that use of the table comes after application of the Sequential Test and, therefore, only if there were no 'reasonably available' sites in Flood Zone 1 should sites in Flood Zone 2 be considered. In this case, if it were demonstrated that there were no 'reasonably available' sites in Flood Zone 1 then no further work would be required, as, it is shown by Table 3, the proposal is appropriate within Flood Zone 2.

It should be demonstrated that there are no reasonable available sites of a similar scale and at lower risk of flooding in the Burton Joyce and Stoke Bardolph areas. This should take account of other policy designations such as Green Belt.

After reviewing the sites that have been put forward in the Strategic Housing Land Availability Assessment, it is considered that none of those of a similar scale or at lower risk of flooding could be considered as reasonably available being, as they are, in the Green Belt.

It is considered that compliance with the Sequential Test has been demonstrated. As the proposal is for a more vulnerable use in Flood Zone 2 the principle of the proposal is considered to be acceptable in flood risk terms.

In regard to the Exceptions Test, the provision of housing including affordable housing is a national priority and I consider this to be of community wide benefit and to meet the requirements of the Exceptions Test.

The application documentation includes a detailed Flood Risk Assessment (FRA) which considers potential tidal or coastal flooding, fluvial (river) flooding and pluvial (groundwater) flooding. The Assessment does not therefore identify any flood risk concerns that would warrant a refusal of planning permission and the Environment Agency subsequently makes no comment on the application and refers the Local Planning Authority to the Lead Local Flood Authority (LLFA).

As the LLFA, Nottinghamshire County Council's Flood Management Team advises that the outline planning application is acceptable subject to the imposition of detailed planning conditions in relation to floor levels, the need for a site levels and drainage strategy as part of a detailed/Reserved Matters Application, the need to follow sustainable drainage principles, flood plain compensation etc.

Whilst I acknowledge the representations received in relation to flood risk and drainage matters, I am of the opinion that the concerns can be adequately addressed at the detailed design stage and planning conditions imposed accordingly. Moreover, the LLFA and the Environment Agency raise no objections to the principle of the sites development for residential purposes.

In view of the above, I am of the opinion that the proposal accords with the requirements of the NPPF, Policy 1 (Climate Change) of the ACS and saved Policy ENV1f (Development Criteria) of the Gedling Borough RLP.

Flora and Fauna

The relevant planning policies that need to be considered in relation to ecological matters are set out in Policy 17 of the ACS and Section 11 of the NPPF.

Policy 17 of the ACS states that development on or affecting non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.

Section 11 of the NPPF advises, at paragraph 118, that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying a number of principles, including the encouragement of opportunities to incorporate biodiversity in and around developments. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

The application site includes trees, grassland and hedgerows with adjacent scrub/woodland. These are potential habitats for protected species. An Extended Phase 1 Habitat Survey and a Protected Species Survey were subsequently provided in response to initial comments of the County Council's Conservation Team and the Nottinghamshire Wildlife Trust.

Following the submission of additional information from the agent, Nottinghamshire County Council (Nature Conservation) confirmed that they were content with the proposals subject to the imposition of conditions including those relating to further survey work and any mitigation measures subsequently found to be necessary following the survey work.

Nottinghamshire Wildlife Trust object in principle to the granting of planning permission before all the surveys they consider necessary have been carried out.

As the scheme is outline with all matters reserved there is considerable scope to require stand-offs, landscaping, buffers and other measures as required with regard to accommodating protected species.

In my opinion there is no reason to refuse permission on this issue.

Mineral safeguarding – NCC

With regard to Mineral Safeguarding Areas, as raised by NCC the site is not at all likely to be suitable for mineral extraction, being so close to housing and the desire by NCC to safeguard this specific site cannot be justified.

Contributions – Education and Affordable Housing

Although the developer has set out no numbers and no layout plan, they have agreed to the full education and affordable housing contributions – this would be

covered by a S106 legal agreement which would use the correct formulas to calculate the payments/contributions in line with the correct policy guidance and the Reserved Matters application would set out exact numbers. Nottinghamshire County Council also indicate that they will seek a contribution to bus stop infrastructure – this is likely to also be dependent upon the final housing numbers at the Reserved Matters stage.

Other matters raised by local residents/consultees

Infrastructure and services

The provision of infrastructure and services will be part of the overall Aligned Core Strategy. In general terms, the service providers have a responsibility to ensure these keep up with housing growth, and with a national housing crisis this should not be seen as a reason to resist development.

Proposal will make us feel more like part of the City than a Village;

The development is not of a scale which would fundamentally influence or alter the settlement of Burton Joyce in any meaningful way, the maximum number of properties would be 23 and this would easily be absorbed into the existing built form with no major visual impacts beyond the street scene of the immediate setting of the site.

This proposal is not about relieving the housing shortage but making vast profits;

The development of land for housing is a national priority and there is no 'in principle' reason to resist this type of development nor is there any presumption against profit making.

Will the development be inside the advised distances that housing should be from the wind turbines that are being erected creating noise impact;

Environmental Protection raise no objection in this regard and with the proximity of other dwellings it cannot be considered that this is a valid reason for resisting the application.

Does the site area of 0.74ha include the land right up to the railway line as shown on the Flood Risk Assessment?

The site is as set out on the red-edged site plan.

The Authority has suggested a high density development of affordable housing which would necessitate a children's play area as the nearest facility necessitates crossing a busy road;

Affordable housing, open space and play areas will be settled at the Reserved Matters stage and will be carefully assessed, including any implications for highway safety.

New builds and affordable housing are going to ruin the village look/feel and de-value the area;

It is considered that neither new builds nor affordable housing, in themselves, will have a detrimental impact upon any interests of acknowledged importance - a high quality of design/layout will be expected and the vitality of the local community will be enhanced by the development.

Major planting of trees of significant proportion could be implemented to mitigate the visual and noise impacts of the nearby wind turbines;

A landscaping scheme will be required at the Reserved Matters stage.

Concerns regarding the consultation process include the erection of one site notice on the low level fence on Mill Field Close.

For the size of the site, the consultations are appropriate and proportionate. There was a site notice, press notice and letters to the adjoining residents.

Representations have questioned the applicant's statement that the last use of the site was as 'part of an extended area of bus garage'. It is unclear whether the site was used by the garage and depot which previously occupied the site of Mill Field Close, however, regardless of any previous use, the site is now clearly Greenfield in nature and this has had no impact on my assessment of the proposal in principle terms.

Conclusion

I am of the opinion that the proposed development would be acceptable in all regards, and where there is a conflict with planning policy the development falls to be considered under paragraph 14 of the NPPF, as the site is removed from the Green Belt. I consider that planning permission should be granted subject to the applicant completing a S106 legal agreement to provide an education contribution, affordable housing and the relevant CIL payment.

Recommendation:

That the Borough Council GRANTS OUTLINE PLANNING PERMISSION, 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 highway and education authority for the provision of, or financial contributions towards Public Transport, Educational Facilities and Affordable Housing; and subject to the following conditions:

Conditions

Conditions

1. Application for the Approval of the Reserved Matters shall be made to the Borough Council not later than three years from the date of this permission. Details of Access, Appearance, Landscaping, Layout and Scale (hereinafter called the Reserved Matters) for the development shall be submitted to and approved in writing by the Borough Council before any development begins and the development shall be carried out as approved. The development hereby permitted shall commence no later than two years from the date of approval of the last Reserved Matters to be approved.
2. This permission relates to the approved plans received on the 7th May 2015: - Topographical Survey - Drawing number - 14100cv-01- Site location plan scale 1:2500
3. Before any development is commenced there shall be submitted to and approved in writing by the Borough Council details of the improvement of the access to and at the junction with Nottingham Road and a footway along the site frontage, the parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays, and drainage (hereinafter

referred to as reserved matters) . All details submitted to the Borough Council for approval shall comply with the County Council's Highway Design and Parking Guides which are current at the time the details are submitted. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.

4. There shall be a maximum of 23 dwellings erected on this site.
5. Unless otherwise agreed in writing by the Local Planning Authority the development shall be carried out in strict accordance with the recommendations contained within the approved Flood Risk Assessment reference FW655/FRA/001 v2 submitted with the application.
6. Prior to the commencement of development hereby approved a Construction Environmental Management Plan (CEMP) for the development shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details: (1) the hedgerow and tree protection measures that shall be implemented for all retained woodland, trees and hedgerows approved as part of the landscaping details to be submitted as part of the reserved matters pursuant to this application. A statement shall also be provided which details how the protection measures shall be implemented so as to minimise damage and disturbance to habitats within the vicinity and the species they support. The protection measures shall accord with current British Standards in relation to design, demolition and construction (BS5837:2012 or any subsequent revision); (2) the measures that shall be implemented during the construction of the development so as to minimise water runoff and works pollution entering watercourses; and (3) the measures that shall be implemented so as to avoid any disturbance to nesting birds during construction.(4) details of traffic routes for Heavy Goods Vehicular movements during the construction of the development. (5) details of wheel washing facilities to be used by vehicles entering and leaving site during the construction of the development ; (6) details of how the principle of Best Practicable Means shall be applied in relation to minimising impact on the surrounding area during the construction of the development in relation to noise and vibration and safeguarding air quality and (7) details on protecting the adjacent Network Rail land, services and infrastructure in respect of the issues raised by Network Rail in their email dated 01 September 2015 from Matthew Leighton. The approved CEMP(s) and all details therein shall be implemented in accordance with the approved details throughout the construction period of the development.
7. Prior to the commencement of development hereby approved there shall be submitted to and approved in writing by the Borough Council a site level survey plan for the development showing existing and proposed site levels. The development shall be implemented in accordance with the approved details, unless otherwise prior agreed in writing by the Borough Council.
8. Before development is commenced on site there shall be submitted to and approved in writing by the Borough Council, details of a surface water

drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development. 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, unless otherwise prior agreed in writing by the Borough Council.

9. 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, unless otherwise prior agreed in writing by the Borough Council.
10. No vegetation clearance or ground works shall take place on site during the bird nesting season (1st March to 31st August inclusive in any given year), unless pre-commencement checks for nesting birds have been undertaken by an appropriately qualified ecologist and the outcome reported to the Borough Council. If any nesting birds are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council before the development commences. The mitigation measures shall be implemented in accordance with the approved details before development commences, unless otherwise prior agreed in writing by the Borough Council.
11. No vegetation clearance or ground works shall be undertaken until the site has been walked by an ecologist, and any refugia which could be used by reptiles have been subject to hand searches. If any reptiles are found to be present, details of any proposed mitigation measures shall be submitted to and approved in writing by the Borough Council. The mitigation measures shall be implemented in accordance with the approved details before development commences.
12. No development shall commence on site until a detailed survey of Protected Species and their habitats has been conducted and the report and conclusions and recommendations for mitigation measures, including protection measures to be put in place to prevent accidental ingress and damage, and including timings, has been submitted to and approved in writing by the Local Planning Authority. The report shall include: (1) Updated ecological surveys, in the event that 2 years has elapsed since the date of the original survey: (2) Details relating to the protection of retained vegetation, to included trees and hedgerows: (3) A working methodology to minimise impacts on common toad, a Section 41 species (i.e. national conservation priority) recorded on site during the reptile surveys: (4) A detailed landscaping plan, to provide details of planting mixes and establishment regimes and to ensure the use of locally-appropriate native tree and shrub species on the site boundaries: (5) Details of any water attenuation facility, to ensure that this is multifunctional and designed to maximise its biodiversity value: (6) A detailed lighting scheme, in the event that lighting is required, to be designed to minimise its impacts on nocturnal wildlife: (7) Other biodiversity enhancement

measures, such the incorporation of integrated bird and bat boxes into the fabric of the new buildings, measures to provide bird and bat breeding boxes within the site area in accordance with details to be agreed in writing with the Local Planning Authority. The report shall include measures for the prevention of light spillage to adjacent habitats from the development. The detailed layout and other plans submitted at the Reserved Matters stage shall incorporate all the measures identified including stand-offs and other similar measures to protect the habitat of Protected Species. The mitigation measures identified in the approved details shall be fully implemented in accordance with the approved timings at all times and in their entirety.

13. The detailed plans and particulars to be submitted as reserved matters in relation to appearance shall include details of the materials to be used in the external elevations and roofs of the proposed buildings. The development shall be carried out in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise agreed in writing by the Borough Council.
14. The detailed plans and particulars to be submitted as reserved matters in relation to landscaping shall include: (a) details of the size, species, positions and density of all trees and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Borough Council.
15. If within a period of five years beginning with the date of the planting of any tree or shrub, approved as reserved matters in relation to landscaping, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Borough Council seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Borough Council.
16. Unless otherwise agreed by the Borough Council, development must not commence until details relating to the following have 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 Borough Council. 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 Borough

Council. 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. The scheme shall be implemented in accordance with the approved details.

17. 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 under condition 3 above. 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 Borough Council.
18. 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 Borough Council and once the Borough Council 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 Borough Council. The Remediation Scheme shall be implemented as approved.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To ensure that the roads of the proposed development are designed to an adoptable standard, to ensure adequate vehicular access to the highway network and to ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
4. In order to define the permission and to allow the Local Planning Authority to control the development in the interests of good planning, residential amenity and design.
5. To prevent the increased risk of flooding in accordance with the National Planning Policy Framework, Section 10.
6. To ensure a satisfactory development in accordance with the aims of Sections 10 and 11 of the National Planning Policy Framework and Policy 1 of the Aligned Core Strategy Submitted Documents.
7. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies

Saved 2008).

8. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures, in accordance with the National Planning Policy Framework and Policies 1 and 17 of the Aligned Core Strategy Submission Documents.
9. To ensure the development is provided with a satisfactory means of drainage and to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution, in accordance with the National Planning Policy Framework and Policy 1 of the Gedling Borough Aligned Core Strategy Submission Documents.
10. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
11. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
12. To minimise any potential impacts on biodiversity in accordance with the National Planning Policy Framework and Policy 17 of the Gedling Borough Aligned Core Strategy Submitted Documents.
13. To ensure a satisfactory development in accordance with Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
14. To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
15. To ensure a satisfactory development and that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
16. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
17. To ensure that practicable and effective measures are taken to treat, contain or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).
18. To ensure that practicable and effective measures are taken to treat, contain

or control any contamination and to protect controlled waters in accordance with the aims of Policies ENV1 and ENV3 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Reasons for Decision

The development has been considered in accordance with the National Planning Policy Framework, the adopted Local Plan and Emerging Aligned Core Strategy, where appropriate. In the opinion of the Borough Council the proposed development accords with the relevant policies of these frameworks and plans.

Notes to Applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework, based on seeking solutions to problems arising in relation to dealing with the planning application. This has been achieved by meeting the applicant and agent to discuss consultation responses; providing details of issues raised in consultation responses; requesting clarification, additional information or drawings in response to issues raised and providing updates on the application's progress.

Your attention is drawn to the attached correspondence from Nottinghamshire County Council, the Environment Agency, Severn Trent Water, Nottinghamshire Wildlife Trust and the Borough Council's Public Protection Section.

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.

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake these works you will need to enter into an agreement under Section 278 of the Act. Please contact Matt Leek on 0300 500 8080 for details.

The developer is advised that Severn Trent has a public sewer within the application site which is protected under the provisions of the Water Industry Act 1991. The developer is advised to contact Severn Trent on 0116 234 3834 before submitting the detailed plans for the site.

