

Report of the Chief Executive

APPLICATION NUMBER:	20/00845/OUT
LOCATION:	Former site of Lynncroft Primary School, Walker Street, Eastwood Nottinghamshire
PROPOSAL:	Outline application with all matters reserved for 60 assisted living apartments with access from Walker Street

1. Purpose of Report

The application is brought to the Committee as it is a major development.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix and to the prior signing of a Section 106 Agreement.

3. Detail

- 3.1. The application seeks outline planning permission with all matters reserved for 60 assisted living apartments.
- 3.2. The site includes vacant hard standing areas situated immediately to the south of land formerly occupied by a primary school which included playing fields to the west of the main school buildings, which have since been demolished. Outline Planning consent has been granted for 110 dwellings with all matters reserved with access from Lynncroft.
- 3.3. The main issues relate to whether the principle of residential development would be acceptable, whether there would be an unacceptable impact on the character and appearance of the locality, whether there would be an unacceptable impact on neighbour amenity, whether it would result in a risk to flooding, whether there would be an impact on biodiversity and whether there would be harm to highway safety.
- 3.4. The benefits of the proposal are that it would provide housing in a sustainable location close to the town centre and associated facilities, and on a brownfield site allocated in the Part 2 Local Plan for housing development. The principle of development would be in accordance with the policies contained within the development plan. This is given significant weight. Any potential harm caused by the development would be outweighed by the benefits of the scheme.

4. Data Protection Compliance Implications

4.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

5. Background Papers

5.1 There were no background papers.

APPENDIX

1 Details of the Application

- 1.1 The application seeks outline planning permission with all matters reserved for 60 assisted living apartments. An indicative site layout plan has been submitted which shows that access would be off Walker Street, as the site is otherwise bounded by built development, to the south and west, and the adjacent site to the north. The indicative plan shows the care home to be arranged in an L shape within the southern half of the site. A private landscaped area north of the proposed care home is indicatively shown to the north west corner, to adjoin the indicative public open space area serving the approved 110 dwellings (20/00844/OUT). The site to the north, adjacent to the replacement school and which is accessed off Walker Street, was granted outline planning permission for 110 dwellings with access off Lynncroft (reference 20/00844/OUT).
- 1.2 The housing proposed is indicated to be market housing with a mix of one and two bedroom apartments.

2 Site and surroundings

- 2.1 Outline planning permission has been granted for 110 dwellings to the north of the site (20/00844/OUT), accessed off Lynncroft. There are two storey dwellings to the east off Walker Street/Three Tuns Road, to the south off Victory Close and flats to the south west off Weillington Place. There is a footpath that links Walker Street to Wellington Place, which is to the south of the site. On the opposite side of Walker Street to the east of the site includes a motor repair garage. Immediately to the north-east of the site includes the Lawrence View Primary and Nursery school.
- 2.2 The application site is to the north of Eastwood Town Centre. There are no designated heritage assets adjacent to the site.

3 Relevant Planning History

- 3.1 There have been two planning notifications made by the County Council as Education Authority relating to the use of the site as a school and grounds, which were both for security fencing, in 2002 and 2006.
- 3.2 In 2013, planning permission for 113 apartments, 27 bungalows, energy centre off Walker Street was approved on Appeal (13/00784/FUL).
- 3.3 In 2020, Nottinghamshire County Council granted planning permission the construction of a new highway junction and modifications to junction at Walker Street/Three Tuns Road (5/20/00265/CCR). This has been implemented.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development

- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 17: Biodiversity
- Policy 19: Developer Contributions

4.2 Part 2 Local Plan 2019:

4.2.1 The Council adopted the Part 2 Local Plan (P2LP) on 16 October 2019.

- Policy 1: Flood Risk
- Policy 2: Site Allocations
- Policy 6.1: Walker Street Eastwood – housing allocation site
- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 24: The Health and Wellbeing Impacts of Development
- Policy 26: Travel Plans
- Policy 28: Green Infrastructure Assets
- Policy 31: Biodiversity Assets
- Policy 32: Developer Contributions

4.3 National Planning Policy Framework (NPPF) 2021:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 5 – Delivering a sufficient supply of homes.
- Section 11 – Making effective use of land.
- Section 12 – Achieving well-designed places.
- Section 14 – Meeting the challenge of climate change, flooding coastal change.
- Section 15 – Conserving and enhancing the natural environment.

5 Consultations

5.1 **Council's Environmental Health Officer:** No objections subject to a pre-commencement condition in respect of contaminated land survey, and note to applicant regarding hours of construction (noisy works) and burning of waste.

5.2 **Council's Parks and Environment Officer:** Provision for future onsite maintenance should be considered.

5.3 **Council's Waste and Recycling Officer:** The development would require 8 x 1100 litre bin for residual waste, 8 x 1100 litre bin for dry recycling waste and 8 x 140 litre bins for glass recycling. Bins should be located in pre-built bin and to be built no more than 10m from adopted highway.

- 5.4 **County Council Policy Officer:** no financial contributions requested.
- 5.5 **County Council Highways Authority:** Satisfied that the access width off Walker Street would be sufficient for 60 assisted apartments. Parking and turning facilities should be designed in accordance with Highways minimum standards. Details of the parking and turning facilities, which are to be submitted at reserved matters stage, should ensure that the carriageway width is adequate to serve the site and designed so as to enable larger vehicles such as refuse vehicles to pass cars simultaneously. Further to this, the development should provide a loading area for ambulances in close proximity of the entry point to the complex.
- 5.6 **County Council Right of Way Officer:** Applicant needs to confirm if public RoW (Eastwood Footpath 26) is to be included within the layout. Details required of surfacing and how the footpath would be protected in relation to the adjacent vehicular access of Walker Street. Applicant to be made aware of obligations in respect of development affecting or adjacent to the public RoW.
- 5.7 **County Council as Local Lead Flooding Authority:** No objection subject to a condition to agree a surface water drainage scheme which should be based on the approved FRA. Would need to be re-consulted should any changes be proposed to the FRA or the Drainage Strategy.
- 5.8 **Notts Wildlife Trust:** Generally accepting of the information submitted, but recommend conditions requiring the development to be carried out in accordance with the Ecologists recommendations; Construction Ecological Management Plan (CEMP); and Landscape Ecology Management Plan (LEMP).
- 5.9 **Coal Authority:** No comments, as considers notification not required. Coal standing advice to be included as note to applicant.
- 5.10 **NHS CCG West:** Request a financial contribution of £32,512.50 based on 60 units, to provide enhanced capacity / infrastructure at one or all of the three existing practices: Church Walk Surgery; Newthorpe Medical Practice; Eastwood Primary Care Centre.
- 5.11 **Resident comments.** A number of properties either adjoining or opposite the site were consulted and a site notice was displayed. Three comments were received raising the following issues:
- Walker Street visibility is a concern caused by bend in the road between Percy Street and Three Tuns Road. Narrowness of junction with Nottingham Road should be addressed by a number of highways improvements to the locality.
 - On street parking is a problem on Walker Street.
 - Traffic/disruption caused by construction traffic.
 - Flats of Wellington Place need to be consulted.
 - A number of matters were raised in relation to the outline application for 110 dwellings (20/00844/OUT).

6 Assessment

6.1 The main issues relate to whether the principle of residential development would be acceptable, whether there would be an unacceptable impact on the character and appearance of the locality, whether there would be an unacceptable impact on neighbour amenity, whether it would result in a risk to flooding, whether there would be an impact on biodiversity and whether there would be harm to highway safety.

6.2 **Principle**

6.2.1 The site is part of a larger allocated site in the Part 2 Local Plan, which allocates the wider site for a mix of residential, replacement school and community hub. As such, the loss of the site as playing fields has been assessed and found to be justified, through the Local Plan adoption process. The application site is allocated for residential development and as such the principle of the development is acceptable, subject to the Key Development Requirements which are:

- 200 homes (over the whole allocated site)
- Provision of attractive and usable walking and cycling links
- Retention of The Canyons as open space (wooded area to the south of and therefore outside of the application site)
- Enhancement of Green Infrastructure corridors through the site including enhancement of the wildlife corridor to the rear of houses on Garden Road and connect to the wider area via the DH Lawrence heritage trail
- Ensure that development does not increase risk of flooding elsewhere
- Provision of SuDS at the northern edge of the site
- Maintain views of DH Lawrence heritage from Walker Street as part of the DH Lawrence heritage trail

6.2.2 Whilst the combined amount of residential development (that is, the proposal for 60 assisted apartments being considered under this application and the 110 dwellings approved on the adjacent site (reference 20/00844/OUT) which equates to 170), it is accepted by the Council's Planning Policy Officer that due to the significant land-level differences, which could constrain development and the ability to access the mid-level plateau (site of the proposed public open space as shown on the indicative site layout), the overall provision of the site allocation for 170 homes is acceptable as whilst this would potentially result in a 30 home shortfall, it likely that the overall scheme would be negatively impacted upon if the additional 30 dwellings were insisted upon.

6.3 **Developer Contributions**

6.3.1 As the application is a major, developer contributions have been requested for: NHS NUH Trust £448.72 per dwelling and NHS CCG £32,512.50 towards the enhancement of capacity or infrastructure at existing primary health care facilities.

6.3.2 In respect of the NHS NUH request for a contribution of £448.72 per dwelling, as the site is allocated in the adopted local plan, and therefore was subject to consultation with relevant healthcare providers at the time of production, this request cannot be justified and as such the latter will not be considered necessary in order to make the development otherwise S106 compliant.

6.3.3 As this application is for assisted living apartments, no financial contributions towards affordable housing will be sought.

6.3.4 An open space contribution has not been requested.

6.3.5 A transport contribution has not been requested.

6.4 Layout

6.4.1 The layout takes into account the constraints of the site which are the differences in ground levels. The layout is indicative, as all matters are reserved. The indicative layout shows a footprint of an apartment block which will be designed to ensure adequate residential outlook can co-exist with the Primary school to the north-east and surrounding residential dwellings. The indicative layout demonstrates a car parking facility to the rear of the site to ensure the Walker Street frontage would be less car dominated and deliver a high quality design. A private green space is to be provided in the northern part of the site and indicatively linked to the open space provided within the northern site granted outline permission for 110 dwellings.

6.4.2 Details of the layout, appearance and scale of development would all be reserved matters and any impact on character and appearance of the wider area would be assessed at that point.

6.5 Amenity

6.5.1 The submitted Planning Statement indicates the development will comprise of a three storey block of apartments arranged on site to allow sufficient space around the building itself and distance from neighbouring properties. The reserved matters, once submitted, would need to demonstrate that any buildings proposed would not have a significant impact on neighbour amenity. Cross sections through the proposed development in context with the existing dwellings would be required in order to assess any impact.

6.6 Impact on Biodiversity

6.6.1 Landscaping details are a reserved matter; however, it is indicated that landscaping would be implemented throughout the site including a private green space to the rear of the care facility in the north-west corner.

6.6.2 Notts Wildlife Trust are generally accepting of the information submitted as part of the application, and recommend conditioning a CEMP and LEMP to ensure that biodiversity assets are not adversely affected by the development. This includes ensuring construction works are carried out with respect for or harm to the wildlife and to ensure that ecological enhancements are secured.

6.7 Access and Highway Safety

6.7.1 Access would be a reserved matter; however, the indicative layout shows that the development would have a single access from Walker Street. The Highway Authority raise no objection to this, this access was considered by Nottinghamshire County Council sufficient to accommodate the traffic of up to 150 dwellings.

- 6.7.2 The Highway Authority consider that the projected traffic generated by the site would not lead to a detrimental impact on highway safety.
- 6.7.3 Details of the parking and turning facilities, which are to be submitted at reserved matters stage, should ensure that the carriageway width is adequate to serve the site and designed so as to enable larger vehicles such as refuse vehicles to pass cars simultaneously. Further to this, the development should provide a loading area for ambulances in close proximity of the entry point to the complex.
- 6.7.4 Further details should be provided at reserved matters stage which demonstrate how Eastwood public footpath 26 will be protected and enhanced. As such, a condition is proposed for the applicant to provide further details in relation to the potential inclusion of the footpath within the layout or its overall protection if it is to remain outside the scheme.
- 6.7.5 The revised Travel Plan has been reviewed by the Highway Authority and no objections have been provided. Highway Authority are satisfied with the contents, including measures to ensure ongoing monitoring of the Travel Plan.
- 6.7.5 The site is in a sustainable location, and given the opportunities for pedestrian routes to facilities such as education, health and shopping, and to public transport, it is considered that the development would lessen reliance on the use of private vehicles.

6.8 Flood Risk and Surface Water Drainage

- 6.8.1 A Flood Risk Assessment has been submitted and subject to a condition requiring details of a surface water drainage scheme to be submitted and agreed prior to commencement of the development, the County Council as Local Lead Flooding Authority raise no objections. It is therefore considered that, subject to the agreement of the surface water drainage scheme, the development would not result in a significant increase of risk of flooding to nearby property or other adjacent land.

6.9 Other Matters

- 6.9.1 It is considered that the immediate neighbouring properties and the wider area have been consulted in accordance with the statutory obligations set out in the TCPA 2015, through notification letters to all adjoining residents, placement of site notices and publication of a press notice.
- 6.9.2 The planning department is aware of the concurrent Levelling Up Fund bid submission being coordinated by the Council's Economic Development Team. Whilst the proposals and suggested projects may have an impact on this wider site, this application will be determined independently to that process and assessed accordingly.

7 Planning Balance

- 7.1 The benefits of the proposal are that it would provide additional housing in a sustainable location on an allocated brownfield site; and deliver biodiversity gain.

- 7.2 Any potential impact on the character and appearance of the locality and residential amenity, in relation to layout, scale and appearance, are reserved matters, and it is considered that this can be assessed and addressed through the reserved matters submission.
- 7.3 On balance, as the proposed development is considered to be in accordance with adopted policy and meets the Key Development Requirements of this allocated site, and subject to the conditions below, it is recommended that outline planning permission be granted.
- 8. Data Protection Compliance Implications
- 8.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.
- 9. Conclusion
- 9.1 It is recommended that the Committee grant conditional outline planning permission subject to the prior signing of a Section 106 Agreement.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>Application for the approval of any reserved matters shall be made to the Local Planning Authority before the expiration of ten years from the date of this outline permission.</p> <p><i>Reason: In accordance with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.</p> <p><i>Reason: In accordance with Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
3.	<p>This outline permission relates to the Site Location Plan No. 27465-ARC-XX-XX-DR-A-00004 received by the Local Planning Authority on 03.12.22.</p> <p><i>Reason: For the avoidance of doubt.</i></p>

<p>4.</p>	<p>Before any development is commenced detailed drawings and particulars showing the following (the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> a) the scale, layout and external appearance of the dwellings; b) the means of access and parking provision within the site; and c) the landscaping treatment of the site. <p>The development shall be carried out strictly in accordance with the approved details.</p> <p><i>Reason: The application was submitted in outline only and to ensure that the details of the development are acceptable to the Local Planning Authority.</i></p>
<p>5.</p>	<p>No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:</p> <ul style="list-style-type: none"> • Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753. • Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area. • Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA • Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1

	<p>year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.</p> <ul style="list-style-type: none"> • For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm. • Details of STW approval for connections to existing network and any adoption of site drainage infrastructure. • Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development <p><i>Reason: To ensure that the development does not increase the risk of flooding to the site or to flood risk off the site, in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>6.</p>	<p>No part of the development hereby approved shall commence until details of an investigative survey of the site have been submitted to and approved in writing by the Local Planning Authority. The investigative survey must have regard for ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. Thereafter, no building pursuant to this permission shall be occupied or otherwise be brought into use until:</p> <ul style="list-style-type: none"> (i) All necessary remedial measures have been completed in accordance with details approved in writing by the Local Planning Authority; and (ii) It has been certified to the satisfaction of the Local Planning Authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified. <p><i>Reason: In the interests of public health and safety, in accordance with Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>7.</p>	<p>No part of the development hereby approved shall commence until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include measures to help reduce any impacts on wildlife and habitats during the development stage. The CEMP shall be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of ensuring that the development does not result in harm to the biodiversity value of the site, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i></p>

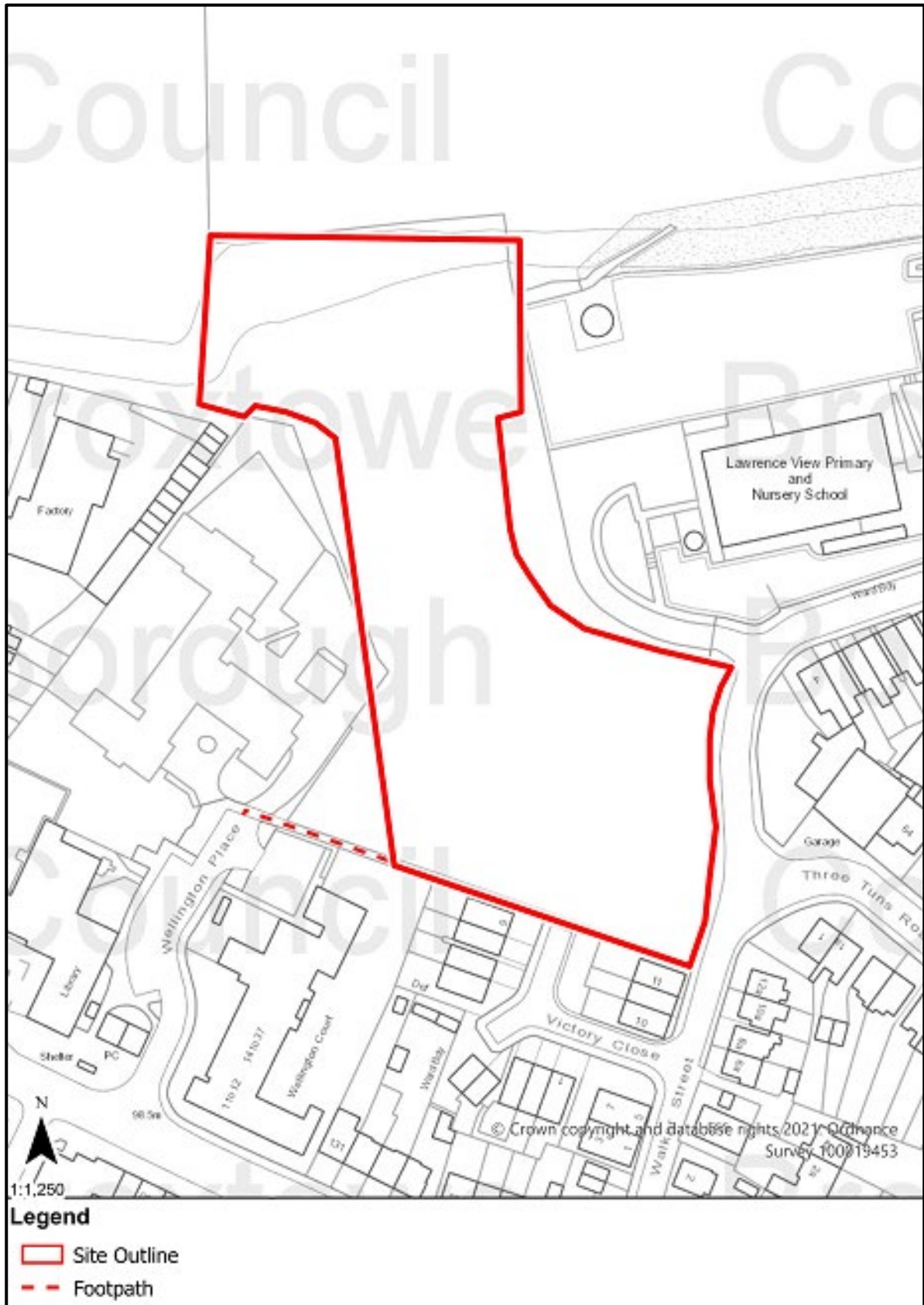
<p>8.</p>	<p>No part of the development hereby approved shall commence until a Landscape Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP should include details of ecological enhancements, bird nest boxes, bat boxes, maintenance schedule, and green roofs. The LEMP shall be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of ensuring that a biodiversity gain can be achieved, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i></p>
<p>9.</p>	<p>No part of the development hereby approved shall commence until cross sections through the site, including the existing dwellings adjacent, have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of residential amenity and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>10.</p>	<p>No part of the development, including demolition, hereby approved shall be commenced until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:</p> <ul style="list-style-type: none"> a) The parking of vehicles of site operatives and visitors b) Loading and unloading of plant and materials c) Storage of plant and materials used in the construction of the development d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate e) Wheel washing facilities f) Measures to control the emission of dust and dirt during construction g) A scheme for recycling/disposal of waste resulting from demolition and construction works h) A risk assessment in relation to the railway <p>The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>11.</p>	<p>No above ground works shall commence until details of Electric Vehicle Charging points including quantity and location have been</p>

	<p>submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of promoting the use of sustainable modes of transport in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>12.</p>	<p>No dwelling hereby approved shall be occupied until the access road and any communal parking / turning areas have been completed and made available for use.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in the interests of highway safety, in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>13.</p>	<p>The detailed drawings and particulars required under condition 4(c) shall include the following details:</p> <ul style="list-style-type: none"> a) trees to be retained and measures for their protection during the course of development; b) numbers, types, sizes and positions of proposed trees and shrubs; c) proposed boundary treatments; d) proposed hard surfacing treatment for all areas; e) planting, seeding/turfing of other soft landscape areas; and f) details of a management and maintenance scheme including a timetable for implementation of the scheme. <p>The approved scheme shall be carried out strictly in accordance with the approved details. Soft landscaping shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: No such details were submitted with the application and the development cannot proceed satisfactorily without the outstanding matters being agreed in advance of the development commencing to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Part 2 Local Plan (2019).</i></p>
<p>14.</p>	<p>The development shall be carried out in accordance with the recommendations contained within the Ecological Impact</p>

	<p>Assessment dated November 2020, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of ensuring that a biodiversity gain can be achieved, in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</i></p>
15.	<p>The development shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy dated 05.03.21, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure that the development does not increase the risk of flooding to the site or to flood risk off the site, in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
16.	<p>The development shall be carried out in accordance with the Travel Plan dated June 2021, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of promoting the use of sustainable modes of transport in accordance with the aims of Policy 10 of the Broxtowe Aligned Core Strategy (2014) and Policy 17 of the Broxtowe Part 2 Local Plan (2019).</i></p>
17.	<p>No development shall commence until details for the protection and/or enhancement of the adjacent Eastwood Public Footpath 26 have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: Insufficient information has been submitted and in the interests of visual amenity and public health and safety, in accordance with Policy 17 and 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<p>Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays.</p>
3.	<p>Burning of commercial waste is a prosecutable offence. It also causes unnecessary nuisance to those in the locality. All waste should be removed by an appropriately licensed carrier.</p>
4.	<p>The Local Planning Authority ask to be re-consulted with any changes to the submitted and approved details of any FRA or Drainage Strategy which has been provided. Any deviation from the principles agreed in the approved documents may lead to an</p>

	<p>objection to the discharge of conditions. We will provide you with bespoke comments within 21 days of receiving a formal consultation.</p>
<p>5.</p>	<p>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 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at:</p> <p>www.gov.uk/government/organisations/the-coal-authority</p>

Site location plan (not to scale)



Photographs

View of access off Walker Street



View towards access and Three Tuns Road



View of public footpath adjacent access off Walker Street



View of access/overgrown site



Proposed layout plan (indicative only / showing approved north site 20/00844/OUT)

