

Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00355/REG3</b>
<b>LOCATION:</b>	<b>Inham Nook Hotel, Land To North Of Chilwell Community Centre, Garages To North Of Hotel And Part Of Gardens To The Rear Of 15, 17A, 17B, 17C And 17D Great Hoggett Drive, Inham Road, Chilwell, Nottinghamshire, NG9 4HX</b>
<b>PROPOSAL:</b>	<b>Residential development of 15 dwellings (12 houses and 3 apartments) and associated parking, including incorporation of part rear gardens of 15, 17a, 17b, 17c and 17d Great Hoggett Drive, following demolition of Inham Nook public house and demolition of garage blocks to the north of the site. Creation of a pocket park to amenity land north of community centre / library.</b>

1. Purpose of Report

The application is brought to the Committee as it is an application made on behalf of the Council.

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 full planning permission to construct 15 dwellings comprising 12 houses and 3 apartments and associated parking, following the demolition of the public house and the council garages to the north. The application also includes the creation of a pocket park to the north of the library building, which is to the west of the site, and also includes land to the rear of 15 a and b, and numbers 17 a – d Great Hoggett Drive, which is currently garden area associated with those properties. All properties would be affordable housing, with the intention that these would be for affordable rent.

3.2 Plots 1 to 5 would be two bedroom properties and two storey in height and would be sited to the north of the site, in the position of the demolished garages. These would comprise of a terrace of three and two semi-detached dwellings. Plots 1 to 10 would be a terrace of two storey three bedroom dwellings which would front Inham Road. The apartments would be to the corner of the site where Inham Road adjoins Great Hoggett Drive and would be in the form of a three storey building, adjoined to plot 10. Plots 14 and 15 would be a pair of semi-detached two storey three bedroom properties fronting Great Hoggett Drive.

- 3.3 A total of 31 parking spaces (including two spaces for disabled use) would be provided across the site, comprising of a mix of frontage and rear parking. A pocket park would be created to the rear of the library building with a pedestrian path running diagonally through giving access from the development onto Barn Croft. This would provide an allotment area and a park area.
- 3.4 The main issues relate to whether the principle of residential development is acceptable; whether the layout and design of the development is acceptable; whether there would be any detrimental impact on highway safety; and whether there would be opportunity for enhancement of ecology within the site.
- 3.5 The benefits of the proposal are the provision of additional homes within a sustainable location with good access to a well-served public transport route and to other community facilities such as library, primary schools, parks and open spaces and to local convenience stores.

4. Financial Implications

The comments of the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs and income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

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

7. Background Papers

- Car Parking Study
- Drainage Design Statement
- Affordable Housing Statement
- Building for Life Statement
- Design and Access Statement
- Energy Statement
- Statement of Community Involvement
- Ecological Appraisal
- Arboricultural report

## APPENDIX

1. Details of the application
- 1.1 The application seeks to construct a total of 15 dwellings comprising 12 x two and three bedroom two storey dwellings and a three storey building housing three x one bedroom apartments. The apartment building would be to the corner of Inham Road and Great Hoggett Drive, with a terrace of dwellings facing Inham Road. A pair of semi-detached dwellings would face Great Hoggett Drive. Five dwellings would be located to the north of the site in place of the row of garages to be demolished and would also necessitate the use of garden land currently associated with 15 a and b and 17 a-d Great Hoggett Drive.
- 1.2 Each dwelling would be traditional in appearance, being of brick with a tiled gable roof. The dwellings would have a feature inset entrance and brick detailing between the ground and first floor windows on the front elevation. Solar panels would be provided to the roof of each dwelling including the apartment building. All properties would be affordable housing, with the intention that these would be for affordable rent.
- 1.3 Parking would be a mix of frontage and rear parking. Seven spaces would be provided directly off Great Hoggett Drive, in front of plots 14 and 15 and to the side of the apartment building (plots 11 to 13). Ten spaces would be to the front of plots 1 to 5 and be accessed from Barn Close. The remaining 14 spaces would be located to the rear of plots 7 to 9 and would also be accessed from Barn Croft. 15 Electric Vehicle Charging Points (EVC's) are to be provided across the scheme although no details of location have been provided.
- 1.4 Due to differences in land levels, where the site is at a higher land level than Inham Road and Great Hoggett Drive, a ramped pedestrian footpath would provide access from the two roads. Steps would also lead from Great Hoggett Drive. Details of the design and a cross section of the ramps and steps would be secured by condition in order to ensure access would be suitable for all users. Bin collection points would be provided adjacent to the ramp access leading from Inham Road, and within the rear parking area, adjacent to plot 5.
- 1.5 Each dwelling would have a private enclosed garden to the rear, and the apartment building would have an enclosed communal garden as well as a bin and bike store for each property.
- 1.6 An area of landscaping would be provided to the east of plot 6, publicly accessible, in order to retain a prominent tree and to provide a visual break between the buildings and the library site to the east. A pocket park would also be created on undeveloped land to the north of the library, and south of the access road off Barn Croft. This area would be given over to allotment use and planting, and would have a diagonal footpath connecting the site to Barn Croft.

## 2 Site and surroundings

- 2.1 The site currently comprises of a two storey detached building last in use as a public house, set back from Inham Road and with associated parking to the west, accessed off Great Hoggett Drive. The public house was serviced from the rear, off Barn Croft, and there are associated outbuildings to the rear of this building. North of the public house there are two blocks of garaging which run in a north – south direction and which back onto 4 Barn Croft (to the east) and 15 to 17d Great Hoggett Drive, to the west. The garaging is accessed from Barn Croft. There is an enclosed area of grass with mature trees to the east of the site which is to be included in the development site.
- 2.2 To the east of the site, at the junction of Barn Croft and Inham Road, there is a detached building used as a library and other associated community uses. This is a single storey building. There is a hard surfaced area at the rear of the building, leading onto Barn Croft, which is used to service and access the centre. This piece of land is not proposed to form part of the development. To the north east of the site is 2 and 4 Barn Croft. 2 Barn Croft is a convenience store and fronts Barn Croft. 4 Barn Croft is to the west of this, and faces the access road leading to the garages. This is a two storey dwelling.
- 2.3 To the north of the garage blocks are 25, 27 and 29 Great Hoggett Drive, a terrace of three two storey dwellings. The rear gardens of these properties form the common boundary with the site.
- 2.4 To the west of the garage block are 15a, 15b, 17a, 17b, 17c and 17d Great Hoggett Drive. These properties are contained within a two storey terrace comprising six apartments. Part of the garden area to the rear of these properties would be used in order to provide rear gardens for plots 1 to 5, which would replace the western most garage block.

## 3 Relevant Planning History

A planning application for the demolition of the public house was granted conditional planning permission in March 2022 (reference 21/00044/REG3). This application did not include the two garage blocks as these did not require planning permission to demolish.

## 4 Relevant Policies and Guidance

### 4.1 Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:

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

- Policy 2: The Spatial Strategy
- Policy 8: Housing Size, Mix and Choice
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Healthy Lifestyles
- Policy 14: Managing Travel Demand
- Policy 17: Biodiversity

- Policy 19: Developer Contributions

**4.3 Part 2 Local Plan 2019:**

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

- Policy 15: Housing Size, Mix and Choice
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality
- Policy 24: The Health and Wellbeing Impacts of Development
- Policy 26: Travel Plans
- Policy 31: Biodiversity Assets
- Policy 32: Developer Contributions

**4.5 National Planning Policy Framework (NPPF) 2021:**

- Part 2 – Achieving sustainable development
- Part 4 - Decision-making
- Part 5 – Delivering a sufficient supply of homes
- Part 11 - Making effective use of land
- Part 12 – Achieving well-designed places

**5 Consultations**

5.1 **Nottinghamshire County Council as Highways Authority:** No objections. Note that while the proposed dwellings would replace garaging facilities, the degree of displaced parking is likely to be low due to the garages sub-standard dimensions (i.e. not suitable for modern vehicles) and as such is unlikely to materially impact on the existing situation. The officer also notes that Waste and Recycling team at the council should be consulted in respect of refuse vehicles being able to turn within the site unless the distance of communal bin collection areas is considered acceptable. Parking spaces fronting Great Hoggett Drive need to be wide enough to account for any space adjacent to retaining walls.

5.2 **Nottinghamshire County Council as Lead Local Flood Authority:** No objection subject to a condition requiring details of a surface water drainage strategy to be submitted to and agreed prior to commencement of the development.

5.3 **Nottinghamshire County Council Policy Officer:** A financial contribution of £48,502 would be sought towards secondary education provision within the Broxtowe South Planning area. A further financial contribution of £2,600 would be sought to provide improvements to bus stop infrastructure specifically to the bus stop on Inham Road.

- 5.4 **Council’s Environmental Health Officer:** No objections subject to details of noise assessment in respect of both internal noise levels and in respect of the Air Source Heat Pumps, details of a construction / demolition method statement to be agreed prior to development, and a condition in respect of hours of construction / demolition. Note to applicant regarding the burning of waste on site.
- 5.5 **Council’s Waste Officer:** Developer to purchase first time provision of bins. Occupiers would be responsible for moving their bins and bags from their property to the collection points as operatives and refuse vehicle would not access the private road. Collection points needs to be within 15m of the adopted highway.
- 5.6 **Council’s Parks and Green Spaces Officer:** The pocket park would satisfy the need for open space within the site and as such no financial contribution would be sought for off-site open space. The team would like to be consulted on the planting of the landscaped areas.
- 5.7 **Council’s Tree Officer:** No objections. The root protection area for the retained trees is sufficient to ensure future health and growth.
- 5.8 **Council’s Housing Officer:** The Housing Department have been closely involved with the proposal and are in support and the housing need has been developed in conjunction with the team based on need in the area.
- 5.9 **Notts Wildlife Trust:** Comments that a further bat survey be undertaken (in June / July); recommends conditions in relation to: covering of excavations overnight to protect entrapment of wildlife; retained trees to be protected during demolition / construction; pre-commencement survey undertaken to garden areas of those residential properties included within the site and should also cover the mature hedgerow to the rear of garages to be demolished; installation of swift boxes to all proposed buildings and bat roosting provision; replacement trees at a ratio of 2:1 for those to be lost. Some of these matters can be included in a Landscape and Ecological Management Plan (LEMP) which can be agreed prior to commencement. Further comments, following query over further bat survey required, confirmed that, as the demolition of the pub already has planning permission, no further bat survey required.
- 5.10 **NHS Clinical Commissioning Group:** The development proposed is below the threshold for consideration of the request for S106 financial contributions.
- 5.11 **Written representations:** 24 neighbouring properties were notified of the application as well as a site notice posted and press notice published. Four letters in response were received: two raising observations and two objections, raising the following concerns:

Observations:

- Assumes that vehicle access to the side and rear (of 4 Barn Croft) would not be affected

- The creation of the pocket park is concerning as if there is seating it could create opportunities for loitering
- There is already a park within walking distance so the pocket park is not needed
- As Inham Road is a busy through road would the development result in more traffic
- Are there any suggestions to improve the overall parking ability on Inham Road generally such as dropped kerbs to create individual parking per house

**Objections:**

- Whilst the development provides parking facilities for the new households, has consideration been made to the surrounding area should the new dwellings have more than one car, have visitors or during the time of construction
- The site is too small for the proposed number of dwellings – will make the area too closed in and impact on light and views of current residences
- The new dwellings will block light and be too intrusive for existing properties, impacting on privacy
- Noise and disturbance to residents during construction phase, and impact on traffic / bus route during construction
- Environmental impact will be harsh even with the green area as too many buildings would be covering the existing green space and ongoing works would disrupt existing habitats on the site
- No economic benefit for the local community only for the developers and partners
- Current building on the site is conducive (sic) in style and of an age similar to the surrounding properties, multiple new builds would look out of place and ugly

**6 Assessment**

**6.1 Principle**

6.1.1 The site is not allocated in the Part 2 Local Plan (P2LP) for any specific purpose. The site is within an area of mixed uses including residential, retail, education and community uses; however, it can be considered that the character of the area is predominately residential. The development of the site for residential use is considered acceptable and as the 15 dwellings proposed would be for social, affordable or intermediate rent, the proposal would accord with Policy 15 of the P2LP, which requires 30% or more of the housing to be affordable. The size of accommodation (in respect of 1, 2 or 3 beds) has been determined in conjunction with the Council's housing team in order to meet identified needs of the local community.

**6.2 Design, Scale and Layout**

6.2.1 The layout of the site as proposed sees the apartment building located to the corner of the site at the junction of Inham Road and Great Hoggett Drive. As this building is three storey in height and located at a prominent corner, it is

considered that it successfully addresses the corner and would have windows to both main elevations. Five x two storey terraced dwellings would be adjoined to the apartment building and would face Inham Road, and a further two semi-detached dwellings would face Great Hoggett Drive. Parking spaces would be provided to the front of the semis and further parking areas to the rear of the terrace; the latter being accessed via Barn Croft. A further five dwellings would be located to the rear of 15a, b and 17a, b, c and d Great Hoggett Drive, fronting Barn Croft, with parking to the front of these properties. All properties would have private rear gardens, with the apartments having an enclosed communal space.

- 6.2.2 All dwellings would have level access. Those fronting the public highway would have ramped and stepped access. Areas of landscaping would be to the front of these properties, due to the levels differences, and a further area of landscaping with the retained tree would be to the west of the terrace. The landscaped areas and the creation of a pocket park are considered to be positive additions to the layout and would benefit both the future occupiers and the surrounding existing occupiers.
- 6.2.3 The design of the dwellings is considered acceptable, being of traditional materials (brick and tile), feature brick detailing, entrance areas and having pitched roofs. Each building would have solar panels to the roof. Details of materials would be secured by condition as would details of landscaping and boundary treatments.
- 6.2.4 Overall, the design, scale and layout are considered to be acceptable, making best use of the available space whilst presenting an active frontage and providing adequate private amenity space and sufficient and well positioned parking areas. The scale and design would be in keeping with the prevailing character and appearance of the area. The scheme overall has a high rating in the submitted Building for Life assessment, which would reflect the considerations of the LPA.

## 7. Amenity

- 7.1 The closest existing dwellings to the site are 15a and b, and 17a, b, c and d Great Hoggett Drive, which are two storey properties to the east of the site. Part of the garden areas of these properties would be utilised and included within the application site in order to provide gardens for five of the new dwellings. It is understood that these properties on Great Hoggett are under Local Authority ownership, and the land is required in order to achieve an acceptable layout, due to the depth of the plot, and also due to the location of existing drains. Whilst the loss of part of the gardens would reduce the outside space for the existing residents, it is considered that the resulting garden area for these properties would be of a sufficient size, being a minimum 10m in length, to serve the needs of those occupants. There would be a minimum of 20m between the opposing rear elevations of the existing and the proposed and as such if it considered that this is sufficient to present no significant detrimental impact on the occupiers of the existing properties in terms of loss of light, outlook or privacy. The remaining plots are south of the existing properties. There is a window at first floor in the end elevation of no. 15 b which serves a non-habitable room.



There would be a minimum distance of 7m between the existing elevation and the proposed elevation of plot 15. However, as there are no windows proposed in the facing elevation, again it is considered that the siting of these plots would not result in a significant detrimental impact on the occupiers of the existing properties in terms of loss of light, outlook or privacy.

- 7.2 No.4 Barn Croft is a two storey link detached dwelling which is to the west of the garages on the site, and north of the access leading from Barn Croft. This property is side on to the closest proposed dwellings, these being to the rear of 15a and b, and 17 a, b, c and d Great Hoggett Drive, known as plot nos 1 to 5. Again, the separation distance is considered to be adequate at 19.5m minimum, so as to not have any significant detrimental impact on the occupiers of this property in terms of loss of light, outlook or privacy.
- 7.3 Other existing properties are located to the north east, north and north west of the site. Due to the relationship between the existing and proposed dwellings it is considered that there would be no significant detrimental impact on the occupiers of the existing properties in terms of loss of light, outlook or privacy.
- 7.4 In respect of the amenities of the occupiers of the proposed development, each property would have access to a private or shared communal enclosed garden area, with bike and bin storage contained within. There is level access throughout the site, via ramped access to those facing the public highway, which would comply with Part M of the Building Regulations.
- 7.5 Internally, the occupiers would have satisfactory access to light and to an outlook, and the internal layout of each dwelling would meet the DCLG Nationally Described Space Standards.
- 7.6 In terms of noise and disturbance to existing occupiers during demolition and construction, a construction / demolition method statement would be required to be agreed prior to any works, which should ensure that noise and disturbance, as well as traffic movements, do not harm residential amenity. It would also be required for a noise assessment to be submitted in order to ensure future occupiers are safeguarded in terms of external noise from traffic on Inham Road. Both requirements would be secured by condition.

## 8. Highway Safety and Refuse Collection

- 8.1 Whilst it is acknowledged that there would be a loss of garaging, it is noted that most garages were not being used to park a vehicle and that the garaging itself, like other council garaging, is no longer fit for purpose as modern vehicles are larger than those the garaging was designed for originally. The County Council as Highway Authority are satisfied that the degree of displaced parking is likely to be low and is therefore unlikely to materially impact on the existing situation. There would be a total of 31 parking spaces, including two for disabled users, to serve the development of 15 dwellings, which is considered to be sufficient. It is also noted that on-street parking within bays is possible to the south of the site, on Inham Road.

8.2 Access from Barn Croft to the rear parking area and plots 1 to 5 would remain as existing and a turning area would be provided for use by larger vehicles such as refuse lorries. This would enable convenient collection of waste bins from the communal bin collection points.

9. Sustainability and Climate Change

9.1 Each dwelling would be designed and built such as to reduce energy requirements through the provision of air source heat pumps and the installation of roof mounted photovoltaic cells, generating electricity to the benefit of the occupants and further reduce carbon emissions.

9.2 The site is in a highly sustainable location, being close to local facilities such as retail, education and community uses, and is located on a well-served public transport route. Within a short distance are parks and other facilities, and to the tram route which gives access to larger facilities further distant such as the City centre and beyond. The location of the site would encourage sustainable travel options such as walking and cycling as well as use of public transport. 15 Electric Vehicle Charging (EVC) points would be provided, the details of which, including location, would be secured by condition.

10. Ecology

10.1 There are trees within the existing site, five of which are to be removed in order to facilitate the development. A large tree, located to the west of the pub building, would be retained and the area surrounding it would be landscaped. This tree contributes positively to the street scene and its retention is welcomed. A pocket park is to be created from the grassed amenity area to the rear of the community centre / library building and details of landscaping / tree planting can be secured by condition.

10.2 The pub building has the potential to house roosting bats. Notts Wildlife Trust (NWT) have recommended that a further bat survey be carried out. However, it is noted that planning permission has already been granted for the demolition of the building without the need to carry out further surveys and this has been accepted by NWT. A condition requiring that a precautionary working method be undertaken requiring the roof of the pub to be stripped by hand and works supervised by a qualified bat ecologist is recommended.

10.3 Notts Wildlife Trust state that the development must demonstrate a minimum of 10% biodiversity net gain (BNG) delivered in perpetuity. NWT support the recommendations as set out in the Ecology Report and suggest that integrated swift boxes are installed on all buildings along with bat roosting provisions. They also recommend that any tree losses are compensated for at a ratio of 2:1 using native trees and ideally with known value to wildlife. Landscaping should include species rich grassland such as flowering lawn mix, trees and shrubs known to support pollinator species, and the public green space should provide habitats suitable for nesting and hibernating hedgehogs. A Landscape and Ecological Management Plan (LEMP) should be secured by condition to address the above.

10.4 It is considered that subject to the submission of a satisfactory LEMP along with details of soft landscaping that the development would achieve the 10% BNG and would result in a good quality environment both in terms of ecology and biodiversity, and in terms of visual appearance.

11. Developer Contributions

11.1 The proposed development would generate the need for a financial contribution of £48,502 toward secondary education provision, and £2,600 toward improvements to bus stop infrastructure improvements at the nearby stop on Inham Road. There are no contributions sought for the NHS CCG, due to the size of the development, and the Parks and Green Space officer is satisfied that the on-site provision of open space would negate the need for a financial contribution for off-site provision or enhancement. The contributions requested are considered to be reasonable and would relate to the development. The two payments would be secured by a Section 106 Agreement, to be signed prior to planning permission being granted.

12. Other Matters

12.1 There are no proposals for the creation of dropped kerbs to provide off street parking at other nearby properties, as this would be outside of the scope of the planning application and could not therefore be reasonably required through the granting of planning permission for this development.

12.2 Broxtowe Borough Council are the applicants and owners of the land. As such, the economic benefit would be both to the authority and to the benefit of the community as a whole, by the provision of housing to meet the needs of the local community and to the benefit of local businesses nearby.

13. Conclusion

13.1 It is recommended that conditional planning permission be granted subject to the S106 Agreement.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b>  <b><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></b>

<p>2.</p>	<p>The development hereby permitted shall be carried out in accordance with the site location plan received by the Local Planning Authority on 22.04.22 and drawings numbered: 0203-S1-P02, 0204-S1-P02, 0205-S1-P02, 0206-S1-P02, 0207-S1-P01, 0208-S1-P01, 0209-S1-P01 and 0210-S1-P01 received by the Local Planning Authority on 17.05.22, drawing number 0008-S1-P03 received by the Local Planning Authority on 05.07.22 and drawing number 201 P1 received by the Local Planning Authority on 06.07.22.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
<p>3.</p>	<p>The development hereby permitted shall not commence until details of a noise assessment have been submitted to and approved in writing by the Local Planning Authority. The report shall include details of noise attenuation measures required to meet the standard for internal noise levels defined in the current BS8233:2014 (including glazing and ventilation details) and BS4142 in relation to the operation of the proposed Air Source Heat Pumps. The dwellings hereby permitted shall not be occupied until the noise mitigation measures have been provided in accordance with the approved details and shall thereafter be retained for the lifetime of the development.</p> <p><i>Reason: In the interests of the amenities of the future occupiers and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>4.</p>	<p>The development hereby permitted shall not commence until details of a Construction Method Statement have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out strictly in accordance with the approved details.</p> <p><i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>5.</p>	<p>The development hereby permitted shall not commence until details of a surface water drainage scheme have 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"> <li>● Demonstrate that the development will use SuDS throughout the site as a primary means of surface</li> </ul>

	<p>water management and that design is in accordance with CIRIA C753.</p> <ul style="list-style-type: none"> <li>● 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.</li> <li>● Provision of surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA</li> <li>● 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 year, 1 in 2 years, 1 in 30 years, 1 in 100 years and 1 in 100 years plus climate change return periods.</li> <li>● For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.</li> <li>● Details of Severn Trent Water approval for connections to existing network and any adoption of site drainage infrastructure.</li> <li>● Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development.</li> </ul> <p><i>Reason: To ensure the development does not increase the risk of flooding on the site or elsewhere, in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014)</i></p>
<p>6.</p>	<p>The development hereby permitted shall not commence until details of a Landscape Ecology Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall seek to achieve a minimum 10% biodiversity net gain, and shall include a detailed / annotated landscape plan with information on tree / plant and seed mixes, as well as the specification, height, aspect of the bird and bat boxes</p>

	<p>to ensure they are installed in suitable locations. Any hedgehog highways should also be mapped on plan.</p> <p>The development shall thereafter be carried out strictly in accordance with the approved details.</p> <p><i>Reason: In the interests of safeguarding and enhancing biodiversity in accordance with Policy 17 Of the Broxtowe Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i></p>
<p>7.</p>	<p>No above ground works shall be commenced until details of all external materials including bricks, tiles, external finishes, windows and doors have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p><i>Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, 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>8.</p>	<p>No above ground works shall be commenced until details of the appearance of the externally mounted air source heat pumps have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.</p> <p><i>Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, 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>9.</p>	<p>No above ground works shall be commenced until details of a landscaping scheme have been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> <li>(a) trees, hedges and shrubs to be retained and measures for their protection during the course of development</li> <li>(b) numbers, types, sizes and positions of proposed trees and shrubs</li> <li>(c) proposed boundary treatments</li> <li>(d) proposed hard surfacing treatment</li> <li>(e) proposed lighting details</li> <li>(f) planting, seeding/turfing of other soft landscape areas including the pocket park area</li> </ul>

	<p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area 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>
10.	<p>No above ground works shall be commenced until details of a scheme to provide Electric Vehicle Charging points have been submitted and approved in writing by the Local Planning Authority. The scheme shall include details of location of each EVC. The approved scheme shall be installed prior to the occupation of the dwelling to which the EVC is assigned.</p> <p><i>Reason: To ensure that the development does not contribute to a reduction in air quality and to promote more sustainable means of transport, in accordance with Policy 20 of the Broxtowe Part 2 Local Plan (2019).</i></p>
11.	<p>No above ground works shall be commenced until details, including sections, of the ramped accesses and steps leading from the public highway have been submitted to and approved in writing by the Local Planning Authority. The ramps and steps shall be installed in accordance with the approved details.</p> <p><i>Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, and to ensure that safe and convenient access is provided, 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>
12.	<p>Prior to the occupation of any dwelling hereby permitted, the noise mitigation measures pertinent to that dwelling shall have first been installed and shall be retained thereafter for the lifetime of the development.</p> <p><i>Reason: In the interests of the amenities of the future occupiers and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
13.	<p>Prior to the occupation of any dwelling hereby permitted, the bin collection points, parking spaces and turning areas shall have first</p>

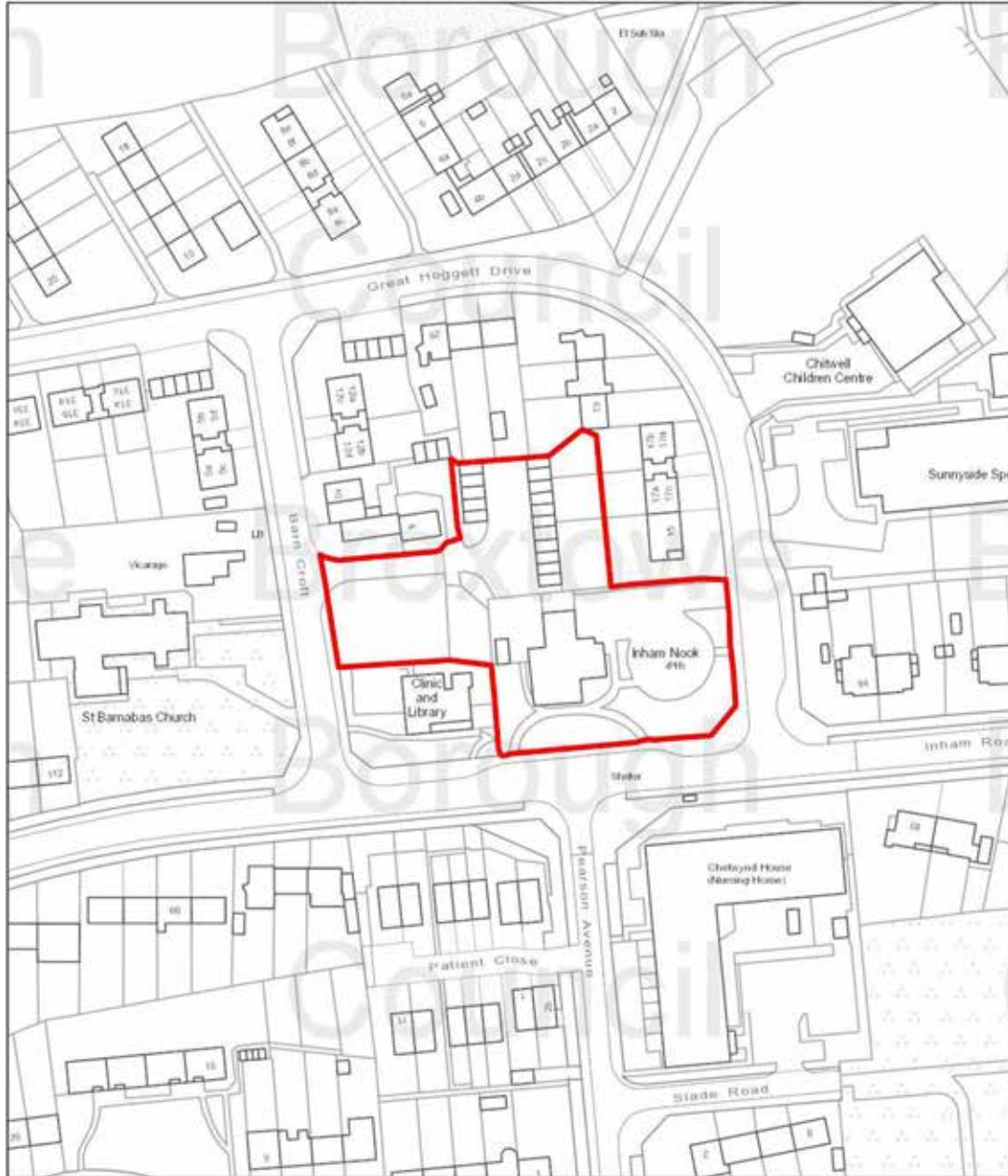
	<p>been provided and shall be retained thereafter for the lifetime of the development.</p> <p><i>Reason: In the interests of the appearance of the area and to ensure highway safety in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
14.	<p>The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner 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: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
15.	<p>No construction or site preparation work in association with this permission shall be undertaken outside the hours of 08.00 to 18.00 Monday to Friday, 08.00 to 13.00 Saturday and at no time on Sundays or Bank / public holidays.</p> <p><i>Reason: In the interests of the amenities of nearby residents and in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
16.	<p>All excavations shall be covered overnight or otherwise have an escape ramp to prevent entrapment of badgers, hedgehogs and other wildlife. All pipe work greater than 150mm should be capped off at the end of the day and chemicals should be stored securely.</p> <p><i>Reason: In the interests of safeguarding wildlife in accordance with Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i></p>
	<b>NOTES TO APPLICANT</b>
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.	<b>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.</b>
3.	<b>As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: <a href="mailto:3015snn@broxtowe.gov.uk">3015snn@broxtowe.gov.uk</a> to ensure addresses are created. This can take several weeks and it is advised to make contact as soon as possible after the development commences. A copy of the decision notice, elevations, internal plans and a block plan are required. For larger sites, a detailed site plan of the whole development will also be required.</b>
4.	<b>The Lead Local Flooding Authority (LLFA) 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 us objecting to the discharge of conditions. The LLFA will provide bespoke comments within 21 days of receiving a formal consultation on any amendments.</b>

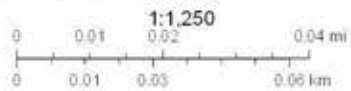
Site Plan

Inham Nook PH, & land north, west and east Inham Road NG9 4HX



7/25/2022, 2:59:04 PM

 Site



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Photographs



**View of Inham Nook PH from Great Hoggett Drive**



**View of 4 Barn Croft from garage block site**



**Garage block site looking north**



**Rear of public house from garage block site**



**Grassed amenity area to north of community centre**



**Grassed amenity area to north of community centre**



**15 Great Hoggett Drive shown to the right of the site**

**Plans (not to scale)**

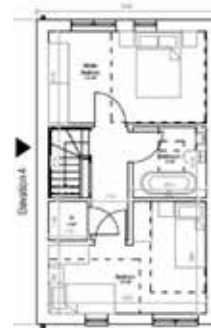


Elevation 1  
1:100



Elevation 3  
1:100

**Plots 1 to 3 elevations**

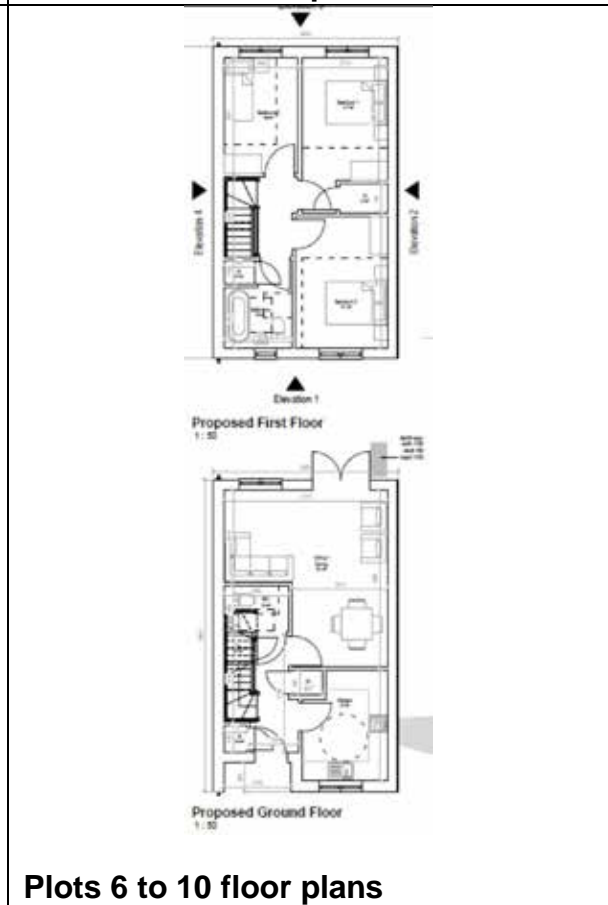
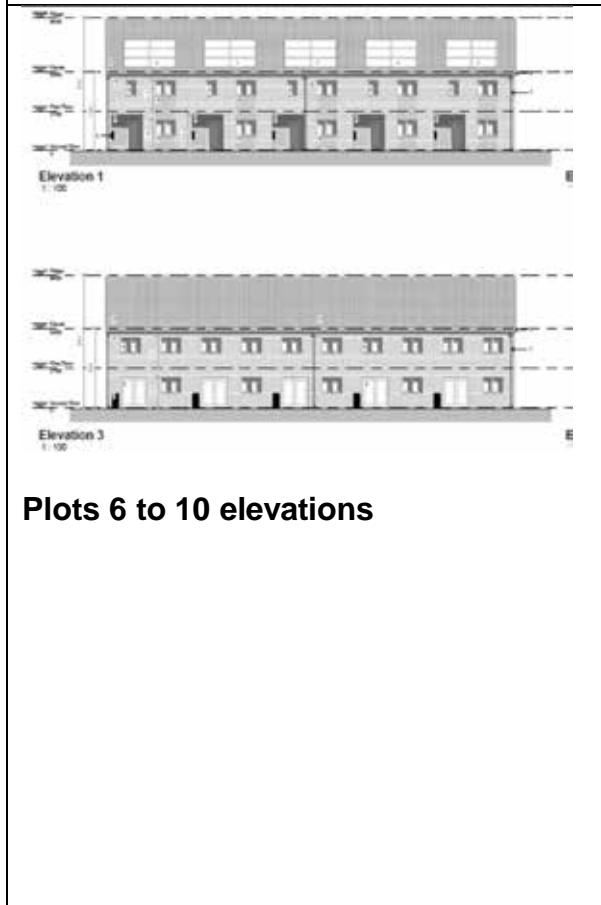
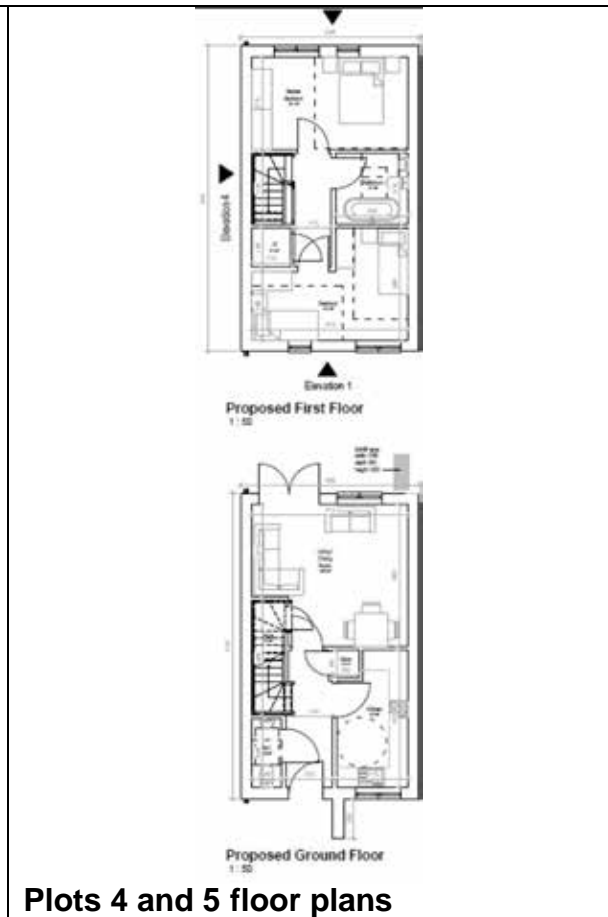
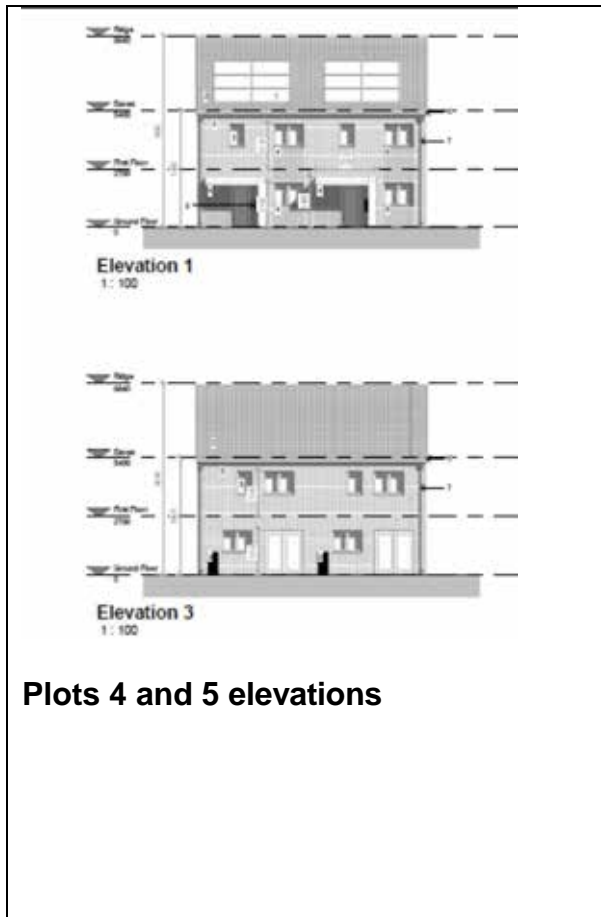


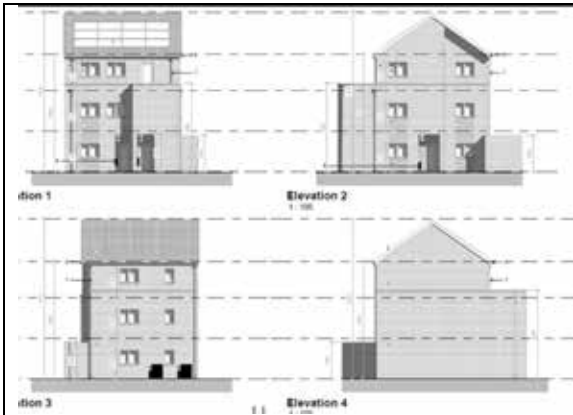
Proposed First Floor  
1:50



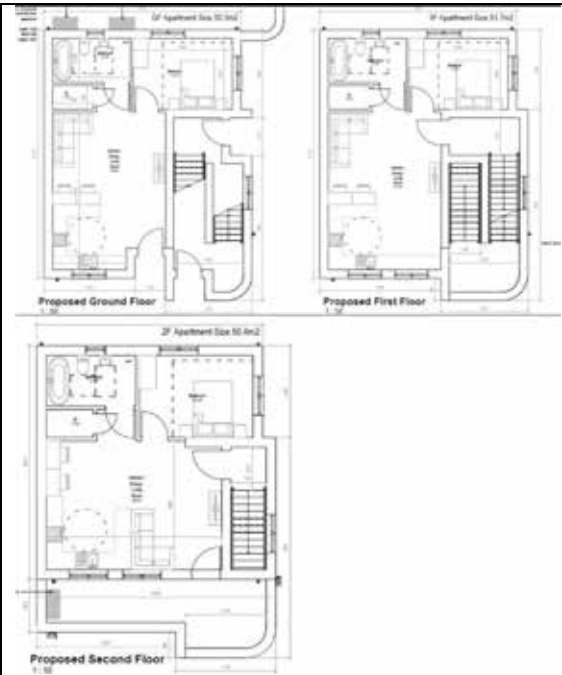
Proposed Ground Floor  
1:50

**Plots 1 to 3 floor plans**

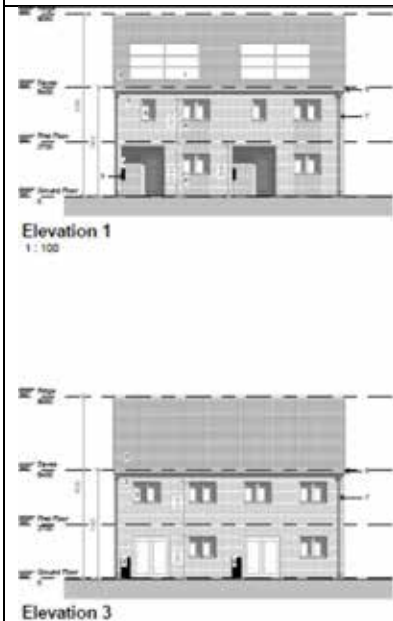




Plots 11 to 13 elevations



Plots 11 to 13 floor plans



Plots 14 and 15 elevations



Plots 14 and 15 floor plans