

Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>22/00346/REM</b>
<b>LOCATION:</b>	<b>Land West of Awsworth (inside the A6096) Including Land at Whitehouse Farm Shilo Way Awsworth Nottinghamshire</b>
<b>PROPOSAL:</b>	<b>Construct 250 Dwellings (Reserved Matters in Relation to Reference 20/00056/OUT - Appearance, Landscaping, Layout and Scale)</b>

The application is brought to the Committee as it is a reserved matters application for a large major residential development.

1. Purpose of Report

1.1 The application seeks approval of reserved matters for the residential areas of the site following the granting of outline planning permission under reference 20/00056/OUT. The reserved matters are Appearance; Landscaping; Layout; and Scale.

1.2 Recommendation

**The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.**

1.3 Detail

1.3.1 The principle of the development has been considered to be acceptable through the allocation of the site within the Local Plan Part 2 2019 for residential development of up to 250 dwellings and also the granting of Outline Planning Permission under reference number 20/00056/OUT.

1.3.2 As part of the Outline Planning Permission, two points of access Shilo Way and Newtons Lane were considered to be acceptable in regard to their design and subject to the receipt of full contributions towards off-site mitigation works through the signed S106 Agreement as part of 20/00056/OUT. The layout plan submitted with the application shows a central road through the site with access taken from the A6096 and Newtons Lane. Smaller secondary roads and private drives lead to dwellings off this primary route. Various pedestrian/cycle links are also shown through the site including from Park Hill, Barlow Drive North, the A6096 and Newtons Lane. Landscaped areas, public open space, surface water attenuation and a central children’s play area are also shown together with the retention of ‘The View’ and several hedgerows.

**Illustrative Masterplan submitted with 20/00056/OUT**



1.3.3 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 will be any impacts upon residential amenity, whether there would be any detrimental impact on highway safety, contamination of the land, flood risk and the impact on local wildlife/biodiversity.

1.3.4 The benefits of the scheme are that the proposal would provide a wide range of size and type of accommodation which would contribute to the delivery of housing stock within the Borough, would provide affordable housing of an amount that would accord with Local Plan policy, it would be set within a layout which encourages sustainable modes of transport with connections to both the built up area of Eastwood and Ilkeston and to green spaces such as the Erewash Canal and beyond, and would provide a good standard of living for the future occupiers. The development would be in accordance with the policies contained within the development plan. This is given significant weight.

1.3.5 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

1.4 Financial Implications

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets.

**1.5 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.

**1.6 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.

**1.7 Background Papers**

- Design and Access Statement;
- Geo Environmental Assessment;
- Flood Risk Assessment;
- Coal Mining Technical Note;
- Building for Life Assessment;
- Engineering and Drainage Plans;
- Arboricultural Impact Assessment
- Arboricultural Survey;
- Noise Impact Assessment;
- Preliminary Ecology Assessment;
- Energy and Sustainability Statement;
- Energy Efficiency Report.

## APPENDIX

2. Details of the Application

2.1 The application seeks approval of reserved matters for the residential areas of the site following the granting of outline planning permission under reference 20/00056/OUT. The design of the dwellings consists of a mix of two and two and a half storey dwellings in a mix of detached, semi-detached and terraced properties. The reserved matters are Appearance; Landscaping; Layout; and Scale. An overall total of 50 Affordable Houses are proposed, the breakdown of these units is as follows:

- 36 x 2 Bed Dwellings;
- 14 x 3 Bed Dwellings.

2.2 The breakdown of remaining 200 residential units is as follows:

- 43 x 2 Bed Dwellings;
- 69 x 3 Bed Dwellings;
- 66 x 4 Bed Dwellings;
- 22 x 5 Bed Dwellings.

2.3 The principle of the development has been considered to be acceptable through the allocation of the site within the Local Plan Part 2 2019 for residential development of up to 250 dwellings and also the granting of Outline Planning Permission under reference number 20/00056/OUT.

2.4 As part of the Outline Planning Permission, two points of access Shilo Way and Newtons Lane were considered to be acceptable in regard to their design and subject to the receipt of full contributions towards off-site mitigation works through the signed S106 Agreement as part of 20/00056/OUT. The layout plan submitted with the application shows a central road through the site with access taken from the A6096 and Newtons Lane. Smaller secondary roads and private drives lead to dwellings off this primary route. Various pedestrian/cycle links are also shown through the site including from Park Hill, Barlow Drive North, the A6096 and Newtons Lane. Landscaped areas, public open space, surface water attenuation and a central children's play area are also shown together with the retention of 'The View' and several hedgerows.

3. Site and Surroundings

3.1 The site lies to the west of the main built up area of Awsworth and infills the gap between the residential properties on Park Hill, Barlow Drive North, The Glebe and Newtons Lane and the Awsworth bypass (A6096). The site is largely within the Parish of Awsworth, with approximately 1.5 hectares of the south and south eastern part of the site falling within Cossall Parish. The bypass is separated from the application site by a strip of woodland planting, which partially screens the site from the west. The eastern boundary of the site is largely made up of various residential boundary treatments of 2m or less in height. The southern boundary of the site is made up of hedgerow and trees.

- 3.2 The site extends to a little over 10 hectares in area and includes 5 field parcels which are divided by hedgerows and other vegetation. A dwelling and several outbuildings (White House Farm) are located towards the south east of the site. A second dwelling lies in the middle of the site (The View) but this is not included in the application site and is not in the applicant's ownership. The site has been historically used as both a clay pit and for open cast mining with these uses finishing in the early 1980's. Since then it has been in agricultural use and is classified as Grade 4 'Poor' agricultural land (Natural England Agricultural Land Classification Map).
- 3.3 The site is in Flood Zone 1. A ditch runs adjacent to the site boundary along Newtons Lane. The topography of the site slopes upwards in an easterly direction, with a level difference of approximately 18 metres from the southern section of the western boundary (adjacent the A6096) to the northern part of the eastern boundary.
- 3.4 The Grade II\* Listed Bennerley Viaduct is located approximately 175m to the west and some limited views of this are gained from within the site through the screen of trees. Cossall Conservation Area is located 1.1km to the south-east of the site and the Listed Awsworth Infant School, walls, railings and playground and the village War Memorial lie to the north east and east.
- 3.5 Shilo Recreation Ground is located approximately 70m to the north of the site and there are various other 'Green Infrastructure' assets identified in the Council's 'Green Infrastructure Strategy' within the vicinity of the site including the disused Northern Railway line to the north, and Nottingham Canal to the west.
- 3.6 Ilkeston Railway Station is located 900 metres to the south and there are bus stops along Awsworth Lane/The Lane which access the number 27 service to Ilkeston, the station and Kimberley.

#### 4. Relevant Planning History

- 4.1 Outline Planning Permission with only access being considered was granted under reference number 20/00056/OUT in April 2022. A S106 Agreement was also signed as part of the application.

#### 5. Relevant Policies and Guidance

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

- 5.1.1 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 11: The Historic Environment
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Spaces

- Policy 17: Biodiversity
- Policy 18: Infrastructure
- Policy 19: Developer Contributions

## **5.2 Part 2 Local Plan 2019**

5.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 1: Flood Risk
- Policy 2: Site Allocations
- Policy 4: Awsworth Site Allocations
- Policy 4.1: Land west of Awsworth (inside the bypass)
- 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 21: Unstable Land
- Policy 22: Minerals
- Policy 23: Proposals Affecting Designated and Non-Designated Heritage Assets
- Policy 24: The Health and Wellbeing Impacts of Development
- Policy 26: Travel Plans
- Policy 30: Landscape
- Policy 31: Biodiversity Assets
- Policy 32: Developer Contributions

## **5.3 National Planning Policy Framework (NPPF) 2021:**

5.3.1 The National Planning Policy Framework (NPPF) 2021, outlines a presumption in favour of sustainable development, that planning should be plan-led, decisions should be approached in a positive and creative way and high quality design should be sought.

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places.
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

## **5.4 Awsworth Neighbourhood Plan:**

5.4.1 The Awsworth Neighbourhood Plan was adopted on the 21 July 2021.

- Policy H1 - New Homes on 'Land West of Awsworth (inside the bypass)

6. Consultations
- 6.1 **Nottinghamshire County Council Highways** – No objections subject to conditions outlined in the appendix.
- 6.2 **Nottinghamshire County Council Rights of Way** – No objections.
- 6.3 **Nottinghamshire Wildlife Trust** – Provide general advice regarding ecology on the site.
- 6.4 **The Coal Authority** – No objections.
- 6.5 **Council’s Waste Collection** – Provide general advice regarding bin storage requirements.
- 6.6 **Natural England** – No comments to make.
- 6.7 **Environmental Health** – Advise conditions relating to 20/00056/OUT still remain regarding site investigation works. Also advise to make the applicants aware of the possibility of Anthrax being present on the site.
- 6.8 **Environment Agency** – No objections subject to various conditions.
- 6.9 **Natural England** – Refers to Standing advice.
- 6.10 **Historic England** – No comments.
- 6.11 **Nottinghamshire County Council Local Lead Flood Risk Authority** – Raise no objections.
- 6.12 **The Councils Tree Officer** - It appears that the majority of the trees and hedge lines on the site are to remain, there are no TPO trees on site and it not within a Conservation Area, no objections to the proposal
- 6.13 **NHS Nottingham and Nottinghamshire CCG:** Advise S106 contributions are still required as per the outline planning permission.
- 6.14 **Awsworth Parish Council** – Provide general comments on the site layout and submitted supporting documents and link the development to the Awsworth Neighbourhood Plan policies.
- 6.15 **Written representations** – Five site notices were originally posted, a press noticed published and neighbouring properties were consulted with 1 letter of support and the remainder 47 letters of objection. The grounds of objection are summarised as follows:
- Loss of greenfield land;
  - Loss of views;
  - Loss of wildlife;
  - Impacts on local facilities such as schools, doctors, dentists;

- Highway safety;
- Traffic generation;
- Increased traffic along Newtons Lane;
- Over development of the area;
- Land containing Anthrax;
- Loss of privacy;
- Overlooking;
- Loss of daylight/sunlight;
- Sense of enclosure;
- Noise/dust during construction;
- Excessive Housing density and volume.

## 7. Assessment

7.1. The main issues relating to this application are whether the principle of residential development is acceptable; whether the layout and design of the development is acceptable, whether there will be any impacts upon residential amenity, whether there would be any detrimental impact on highway safety, contamination of the land, flood risk and the impact on local wildlife/biodiversity. These are discussed in turn as follows:

### 7.2 Principle

7.2.1 Policy 8 of the Broxtowe Aligned Core Strategy (ACS) and Policy 15 of the Part 2 Local Plan 2019 state that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 17 of the Part 2 Local Plan states that permission will be granted for development which integrates into its surroundings, creates well defined streets and places, provides adequate amenity space, ensures a satisfactory degree of amenity and does not prejudice the satisfactory development of a wider area. Policy 10 of the ACS (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.

7.2.2 The development of the site for residential purposes has been established through the allocation of the site within the Local Plan Part 2 2019 for up to 250 dwellings. Outline Planning Permission has also been granted under reference number 20/00056/OUT with all matters reserved except for access. The principle of development of the site for residential purposes is considered acceptable, subject to the consideration of other material planning considerations.

### 7.3 Design and Visual Amenity

7.3.1 Policy 10 - Design and Enhancing Local Identity of the Aligned Core Strategy states design and layout principles to be applied to new development and looks to ensure that valued local characteristics are reinforced. Policy 17 of the Part 2 Local Plan states that extensions should be of a size, siting and design that makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

7.3.2 The layout plan submitted with the application shows a central road through the site with access taken from the A6096 (Shilo Way) and from Newtons Lane. Smaller



secondary roads and private drives lead to dwellings off this primary route. The proposed dwellings comprise a mix of two storey buildings varying from two to five bedrooms, with various plots benefitting from either integral, attached or detached garages. The development will include a variety of different house types of individual design which will add to the individual appearance of the internal layout of the development. Private driveways serving the dwellings are proposed to the side/front of the dwellings.

7.3.3 In terms of existing hedgerows within the site and along the boundary with Shilo Way and Newtons Lane these are to be retained. To complement the existing hedgerows, landscaped areas, public open space, surface water attenuation ponds and a central children's play area are also shown together with the retention of 'The View' and several hedgerows which are indicated on the submitted Landscape Plan. Various pedestrian/cycle links are also shown through the site including from Park Hill, Barlow Drive North, the A6096 and Newtons Lane. The proposed public open space within the site will be managed by the developers and this will be secured through a maintenance company via the S106 Agreement associated with the outline planning permission 20/00056/OUT.

7.3.4 To conclude, the variety in appearance of the house types throughout the development along with the open spaces and proposed landscaping will create an interesting and pleasant environment. Whilst it is acknowledged that the character of the site will change from that of a field to one of built development, this will not be at odds with the residential character of the area. The proposal is not considered to have any significant detrimental impact upon the visual amenity of the area and is in accordance with policy 10 of the Aligned Core Strategy and policy 17 of the Part 2 Local Plan.

#### 7.4 **Residential Amenity**

7.4.1 Objections have been received from neighbouring properties in respect of loss of views, loss of privacy, overlooking, loss of daylight/sunlight, sense of enclosure and noise/dust during the construction period.

7.4.2 In terms of impacts upon existing residential properties located on Newtons Lane, The Glebe and Barlow Drive North, whilst new dwellings are proposed backing onto these properties, adequate separation distances of 21m have been provided with the new dwellings being two storey in nature. Furthermore, a site section plan has been submitted in support of the planning application indicating the land levels within the site being lower than the adjacent existing properties located on The Glebe and Barlow Drive North. All three storey dwellings are sited towards the centre of the site.

7.4.3 In terms of the future occupiers, the layout provides for each property to have access to private outdoor amenity space and storage for bins. The layout allows for adequate spacing between each property and the provision of 1.8m high close boarded timber fences along the boundaries in order to safeguard privacy. Internally, the design and layout allows for satisfactory access to natural light and to an outlook, and the dwellings conform to the DCLG's Technical Housing Standards in terms of internal floor space.

7.4.4 Whilst the character of the site will change from that of an open field to one of built development, this will not be at odds with the residential character of the area. In

view of the above, it is not considered there will be any significant detrimental impact upon the immediate neighbouring properties in respect of overlooking, overbearing or noise impacts.

## **7.5 Highway Safety**

7.5.1 As part of the Outline Planning Permission, two points of access Shilo Way and Newtons Lane were considered to be acceptable in regard to their design and subject to the receipt of full contributions towards off-site mitigation works through the signed S106 Agreement as part of 20/00056/OUT. The layout plan submitted with the application shows a central road through the site with access taken from the A6096 and Newtons Lane. Smaller secondary roads and private drives lead to dwellings off this primary route. Off street parking for each plot has been carefully considered in order to ensure that entering and exiting each plot would not have an impact on highway safety in terms of conflict with oncoming traffic, particularly along the central road. The majority of the highway would be adopted, with some unadopted highways where a shared access is serving a short run of dwellings at the end of a cul-de-sac or where a shared access off the central road. Various pedestrian/cycle links are also shown through the site including from Park Hill, Barlow Drive North, the A6096 and Newtons Lane.

7.5.2 No objections have been received from the Highway Authority subject to conditions relating to the surfacing of the driveways/parking areas being in a bound material, a scheme to protect key locations from indiscriminate parking and all dwellings being provided with a dedicated socket for future conversion to an EV charging point.

7.5.3 In respect of traffic generation, the principle has been established under the outline application and the highway designed accordingly to accommodate the amount of development proposed.

## **7.6 Land Contamination**

7.6.1 Concerns have been raised by local residents in respect of the potential of Anthrax being present with the ground from previous farming activities.

7.6.2 As part of the outline planning permission 20/00056/OUT a Phase I Geotechnical Desk Study and Phase II Assessment was submitted. The outline planning permission required details to be submitted of an Intrusive Site Investigation being carried out and submitted along with appropriate gas prevention measures in accordance with the relevant conditions imposed on the outline planning permission. The applicant is fully aware of the concerns raised in respect of the potential for Anthrax being present on the site and proposes to carry out further site investigations and mitigate against if required. Details of these surveys and reports have been submitted for discharge of the relevant conditions attached to the outline application.

## **7.7 Flood Risk**

7.7.1 The site is located within the River Erewash catchment within Flood Zone 1 (less than 1 in 1,000 annual probability of river or sea flooding) so is at the lowest risk of flooding. As such the site is not considered to be at risk of flooding from fluvial sources. A Flood Risk Assessment and Drainage Strategy (FRA) was submitted

as part of the outline planning application which identified and assessed the risks from all forms of flooding to and from the development and demonstrated how these flood risks will be managed.

- 7.7.2 A condition was attached to the outline planning permission for the submission of a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment and Drainage Strategy. It is therefore considered that details will be considered as part of the formal discharge of the relevant condition attached to the outline planning permission 20/00056/OUT.

## 7.8 **Biodiversity**

- 7.8.1 Policy 28 (Green Infrastructure Assets) and Policy 31 (Biodiversity Assets) of the P2LP seek to ensure no significant harm is caused to environmental assets, including protected habitats and species. Both policies share their main evidence base as the Council's Green Infrastructure Strategy. If significant harm is identified, then the P2LP policies require the benefits of the development, such as housing delivery, to clearly outweigh the harm.
- 7.8.2 Three Green Infrastructure Corridors identified within the Council's Green Infrastructure Strategy (2015-2030) run close to the site, with the closest being the Nottingham Canal Secondary Green Infrastructure Corridor (2.9), which lies to the west of the site on the opposite side of the A6096 and follows the route of the Nottingham Canal. This strategy document identifies existing assets to protect near this site including the Public Rights of Way links and identifies opportunities for change and enhancement including links to the canal towpath and using Bennerley Viaduct to connect Awsworth and Ilkeston.
- 7.8.3 There are no sites of international importance within 5km of the site and whilst there are 4 statutory sites and 21 non-statutory sites within 2km of the site, due to the absence of any such sites being located within the development site itself and the position of the site with clear defensible boundaries none of these sites lie immediately adjacent the proposed development. As such it is not considered that the development will have any significant impacts on these sites.
- 7.8.4 An 'Extended Phase I Habitat Survey' was submitted with the outline planning application. The field study's which inform this document found records of breeding and foraging bats, nesting and breeding birds and a small number of common toads. Local BAP priority habitats including hedgerows and farmland (semi-improved grassland/silage) are contained within the site. The site is made up of semi-improved grassland, marshy grassland, hedgerows, dense scrub and the access, hardstanding and buildings associated with White House Farm.
- 7.8.5 As part of the reserved matters application a landscape masterplan has been submitted indicating the retention of existing hedgerows along the boundary and within the site along with the provision of additional open spaces within the site and the provision of balancing ponds.
- 7.8.6 As part of the outline planning permission updated ecological information including bat, amphibian, reptile wintering and breeding bird surveys are required to be submitted and agreed in writing and these will also inform the appropriate

condition which also requires the submission of a Biodiversity Enhancement Plan to be submitted and approved.

7.9 Developer Contributions

7.9.1 Developer contributions have been secured by way of a Section 106 Agreement under outline planning permission reference 20/00056/OUT. No further contributions or obligations are sought.

8 Conclusion

8.1 The benefits of the proposal are that the development would provide additional affordable housing, in a sustainable location, and which could contribute to the housing targets for the Borough and provide a wide range of size of housing to meet the needs of the community. The design and layout provides a range of dwelling types and styles enhancing the existing environment by providing attractive green spaces and ease of movement for vehicles, pedestrians and cyclists. The proposed layout will not give rise to any significant impacts upon the residential amenity of existing neighbouring properties and will provide adequate amenity spaces both internally and externally for future occupiers. Issues regarding land contamination, flood risk and biodiversity can be dealt with under the relevant conditions attached to the outline planning permission 20/00056/OUT.

8.2 On balance, In the opinion of the Planning Officer it is considered that any potential concerns would be outweighed by the benefits of the scheme, which is considered to be in accordance with the policies contained within the development plan. This is given significant weight.

8.3 It is recommended that planning permission is granted, subject to the conditions set out below and subject to the relevant conditions imposed under outline permission, reference 20/00056/OUT and in line with the previously agreed Section 106 Agreement.

<b><u>Recommendation</u></b>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
<b>1.</b>	<p>The development to which this approval relates shall be begun no later than the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.</p> <p><i>Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.</i></p>
<b>2.</b>	<p>This permission shall be read in accordance with the following plans:</p> <p>Site Location Plan 1: 2000, n1794 001</p> <p>Received by the Local Planning Authority on 20.04.2022</p> <p>A2 – End Floorplan drawing no:- AV22/A2/0-001 Rev A A2 – End Elevations drawing no:- AV22/A2/0-002 Rev A</p> <p>B3 – End Floorplan drawing no: AV22/B3/0-001 Rev A B3 – End Elevations drawing no: AV22/B3/0-002 Rev A</p> <p>F2 - End Floorplan drawing no: AV22/F2/0-001 Rev A F2 - End Elevations drawing no: AV22/F2/0-002 Rev A</p> <p>H3 – End Floorplans drawing no: AV22/H3/0-001 Rev A H3 – End Elevations drawing no: AV22/H3/0-002 Rev A</p> <p>R3 – End Floorplans drawing no: AV22/R3/0-001 Rev A R3 – End Elevations drawing no: AV22/R3/0-002 Rev A</p> <p>T2 – End Floorplans drawing no: AV22/T2/0-001 Rev A T2 – End Elevations drawing no: AV22/T2/0-002 Rev A</p> <p>Askern – End Floorplan drawing no. AV22/ASK/0-001 Rev B Askern – End Elevations drawing no. AV22/ASK/0-002 Rev B</p> <p>Baildon – End Floorplan drawing no. AV22/BAI/0-001 Rev C Baildon – End Elevations drawing no. AV22/BAI/0-002 Rev C</p> <p>Cadeby – Floorplan drawing no. AV22/CAD/0-001 Rev B Cadeby – Elevations drawing no. AV22/CAD/0-002 Rev B</p> <p>Cookridge – Floorplan drawing no. AV22/COO/0-001 Rev D Cookridge – Elevations drawing no. AV22/COO/0-002 Rev C</p>

**Dalton – Floorplan drawing no. AV22/DAL/0-001 Rev C**  
**Dalton – Elevations drawing no. AV22/DAL/0-002 Rev C**

**Fernlee – End Floorplan drawing no. AV22/FER/0-001 Rev B**  
**Fernlee – End Elevations drawing no. AV22/FER/0-002 Rev B**

**Horbury – Floorplan drawing no. AV22/HOR/0-001 Rev D**  
**Horbury – Elevations drawing no. AV22/HOR/0-002 Rev C**

**Howarth – End Floorplan drawing no. AV22/HOW/0-001 Rev C**  
**Howarth – End Elevations drawing no. AV22/HOW/0-002 Rev C**

**Leyburn – Floorplan drawing no. AV22/LEY/0-001 Rev C**  
**Leyburn – Elevations drawing no. AV22/LEY/0-002 Rev B**

**Oakwood – Semi Floorplan drawing no. AV22/OAK/0-001 Rev B**  
**Oakwood – Semi Elevations drawing no. AV22/OAK/0-002 Rev B**

**Ripon – End Floorplan drawing no. AV22/RIP/0-001 Rev B**  
**Ripon – End Elevations drawing no. AV22/RIP/0-002 Rev B**

**Saltaire – End Floorplan drawing no. AV22/SAL/0-001 Rev C**  
**Saltaire – End Elevations drawing no. AV22/SAL/0-002 Rev C**

**Thirsk – End Floorplan drawing no. AV22/THI/0-001 Rev B**  
**Thirsk – End Elevations drawing no. AV22/THI/0-002 Rev B**

**Thornton – Floorplan drawing no. AV22/THO/0-001 Rev D**  
**Thornton – Elevations drawing no. AV22/THO/0-002 Rev D**

**Wentbridge – Floorplan drawing no. AV22/WEN/0-001 Rev C**  
**Wentbridge – Elevations drawing no. AV22/WEN/0-002 Rev C**

**Single Garage – Gable Front - drawing no.500/005 Rev A**  
**Double Garage – Hipped - drawing no.503/006 Rev A**  
**Garage Twin – Hipped Roof - drawing no.505/006 Rev A**

**Received by the Local Planning Authority on 28.09.2022**

**Planning Layout – drawing no. n1794\_008 Rev H**  
**Colour Presentation Layout, n1794\_009D**

**Received by the Local Planning Authority on 03.11.2022**

**Materials Layout - drawing no. n1794\_600 Rev H**

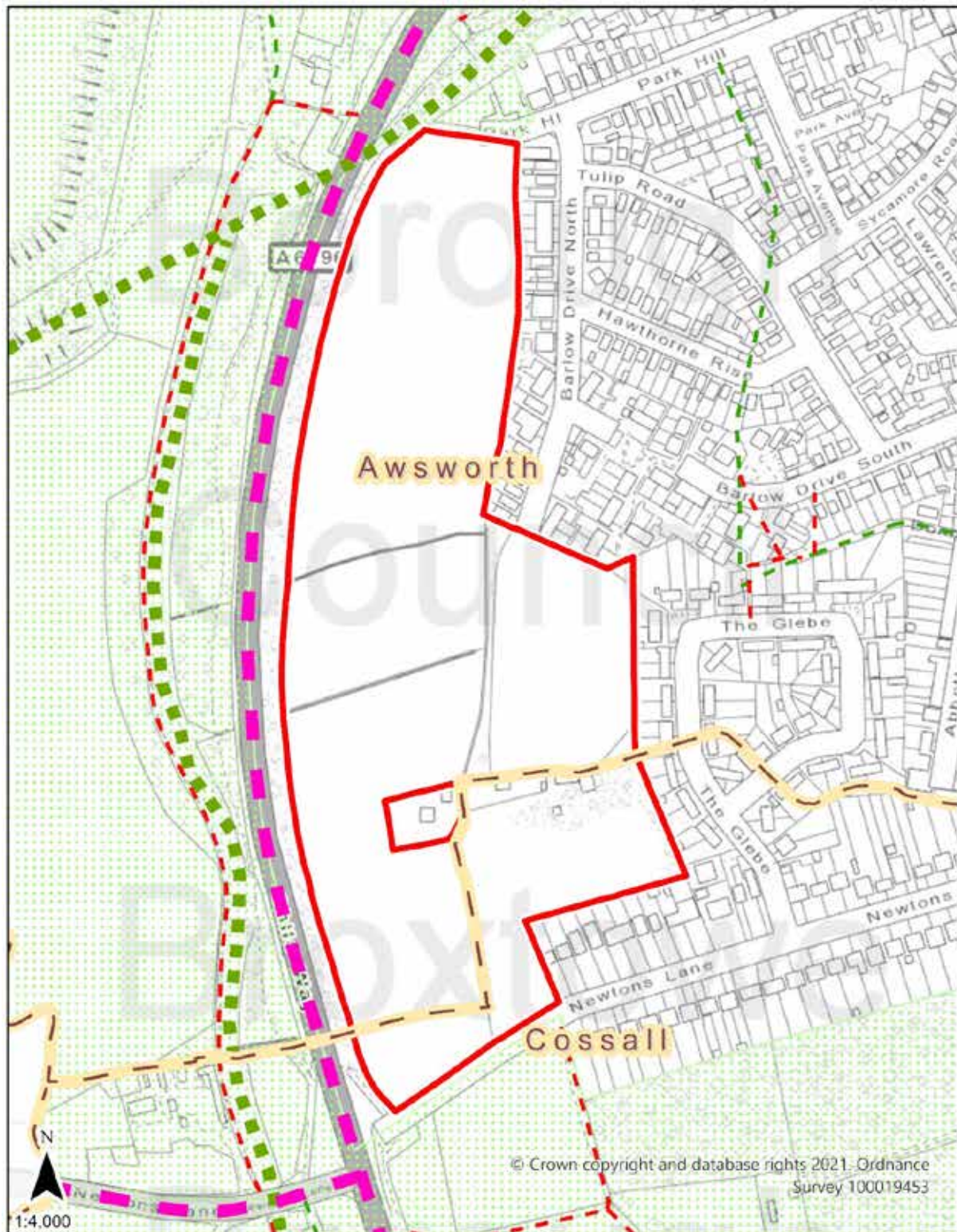
**Received by the Local Planning Authority on 30.11.2022**

**Landscape Master Plan, R/2576 1D**

	<i>Reason: For the avoidance of doubt</i>
3.	<p>The temporary turning facility for buses shall be returned to grass and the vehicular crossings reinstated to footway with full height kerbs once the spine road has been provided to an adoptable standard.</p> <p><i>Reason: In the interest 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>
4.	<p>Prior to the occupation of any dwelling, a scheme to protect key locations from indiscriminate parking will need to be provided and agreed in writing with the Local Planning Authority.</p> <p><i>Reason: In the interest 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>
5.	<p>All dwellings shall be provided with a dedicated socket fixed to the house or garage in an appropriate location, with sufficient capacity to allow for the future conversion to an EV charging point.</p> <p><i>Reason: To ensure charging cables do not become a trip hazard when laid across the footway in the interest 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>
	<b>NOTES TO APPLICANT</b>
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	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. Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a>
3.	As this permission relates to the creation of new units, please contact the Council's Street Naming and Numbering team: 3015snn@broxtowe.gov.uk 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.

4.	The associated S106 Agreement and all relevant conditions on the outline permission (20/00056/OUT) must be complied with.
5.	<p>The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.</p> <p>a) The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.</p> <p>b) It is strongly recommended that the developer contact the Highway Authority at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance, and it is <u>essential</u> that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council (or District Council) in writing before any work commences on site. Correspondence with the Highway Authority should be addressed to <a href="mailto:hdc.south@nottscc.gov.uk">hdc.south@nottscc.gov.uk</a></p>





Legend

- |                                                                                                                   |                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
|  Site Outline                  |  Bridleway             |
|  Classified Road               |  Footpath              |
|  Green Infrastructure Corridor |  Green Belt            |
|  Byway open to all traffic     |  Boundaries - Parishes |

**Photographs**

Access point from Newtons Lane



Shilo Way access point



View into the site from Newtons Lane



Towards Newtons Lane and The Glebe



Into the site from Park Hill

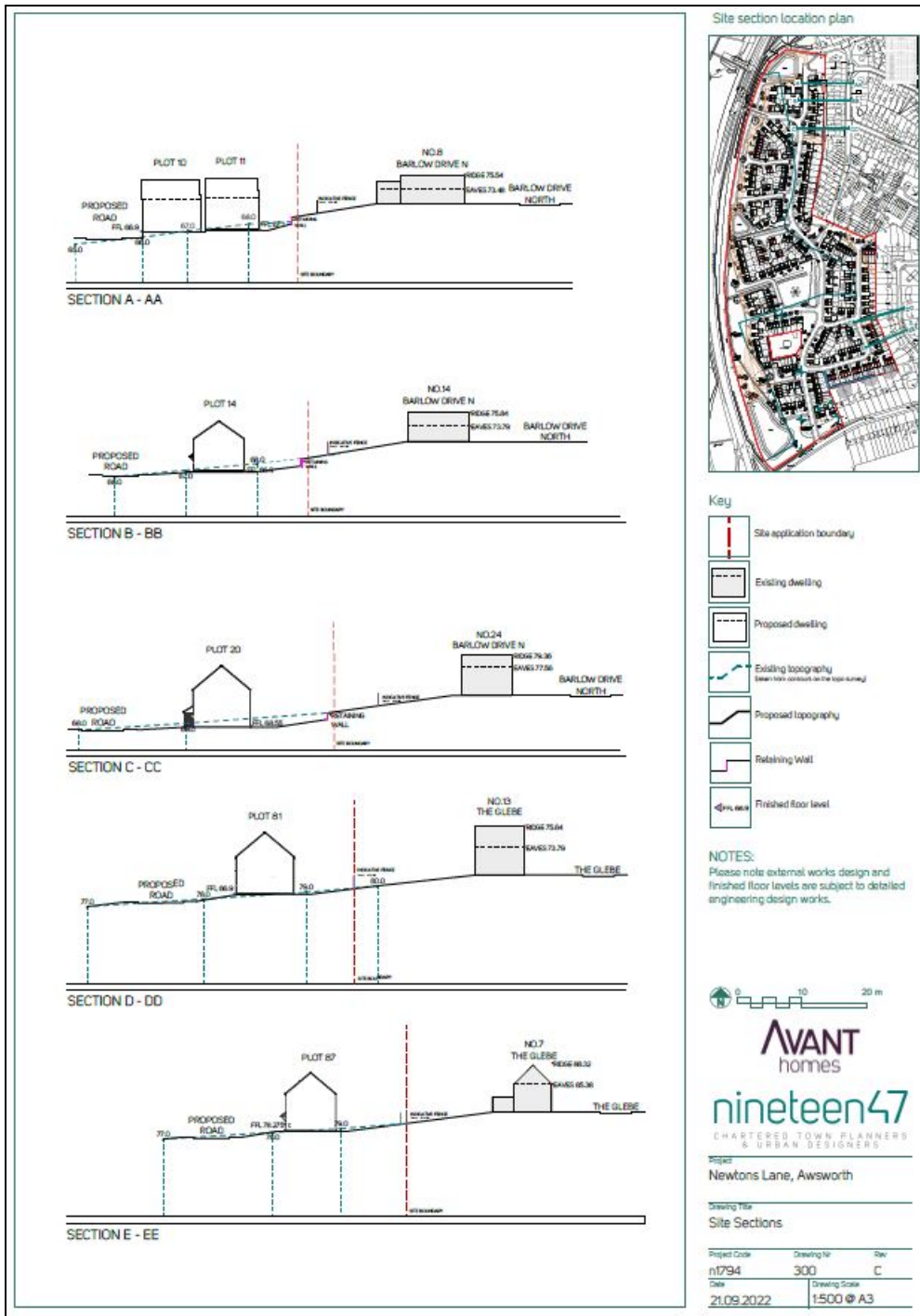




Plans (not to scale)

Proposed Site Plan





Typical House Types



