

Report of the Chief Executive

APPLICATION NUMBER:	22/00894/REM
LOCATION:	Former site of Lynncroft Primary School, Lynncroft, Eastwood, Nottinghamshire
PROPOSAL:	Construct 104 dwellings (reserved matters access, appearance, landscaping, layout and scale, Planning reference 20/00844/OUT)

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

1.1 Purpose of Report

The application seeks to gain permission for the matters reserved as part of outline planning permission reference 20/00844/OUT, with the reserved matters being access, 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 200 dwellings and also the granting of Outline Planning Permission under reference number 20/00844/OUT.

1.3.2 There is currently an outline planning application pending (20/00845/OUT) which was presented to Planning Committee and approved subject to completion of a s.106 Agreement in June 2022. The application was for outline planning permission with all matters reserved for 60 assisted living apartments with access from Walker Street. The application is pending awaiting the signing of a Section 106 Agreement.

1.3.3 The site was formerly occupied by a primary school which included playing fields to the west of the main school buildings, which have since been demolished. Pedestrian and vehicular access to the school was situated off Lynncroft.

1.3.4 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 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.

1.3.5 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 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.

- 1.3.6 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

Nil

APPENDIX

1. Details of the Application

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 20/00844/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 Access, Appearance, Landscaping, Layout and Scale. An overall total of 10 Affordable Houses are proposed, the breakdown of these units is as follows:

- 5 x 1 Bed Dwellings;
- 5 x 2 Bed Dwellings.

1.2 The breakdown of remaining 100 residential units is as follows:

- 15 x 1 Bed Dwellings;
- 14 x 2 Bed Dwellings;
- 36 x 3 Bed Dwellings;
- 21 x 4 Bed Dwellings;
- 8 x 5 Bed Dwellings.

1.3 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 200 dwellings and also the granting of Outline Planning Permission under reference number 20/00056/OUT.

1.4 As part of the outline planning application, an indicative layout plan was submitted proposing a maximum of 110 dwellings.



It was considered that the indicative layout made good use of the available developable land whilst providing pedestrian links through to the existing Public Rights of Way including creation of new pedestrian links, and indicative areas for the provision of SuDS as required by the Key Development Requirements (KDR) of Policy 6.1. It was considered that the indicative layout demonstrated that

adequate provision for off street parking, bin storage and private external amenity space was achievable. It was also considered that increasing the amount of dwellings on the site may have been over-intensive as it would have the potential to impact on the provision of parking, lead to smaller dwellings and gardens, and have greater impact on neighbour amenity for both existing and future residents. An area was also set aside as a public open space (to the south west of the site).

- 1.5 The submitted planning layout plan submitted for consideration as part of this reserved matters application is considered to have followed the principles of the indicative layout plan, with a central access spine road running through the site, with access via Lynncroft, drainage to the north of the site and public open space to the south west.

2. Site and Surroundings

- 2.1 The school buildings, which were located to the east of the site and accessed off Lynncroft, have been demolished. The school had two large areas used as playing fields / sports pitches. The northern area is within the application site and is at a lower ground level than the southern school field, which is outside of the application site boundary. There is approximately a 10m level change over the allocated site as a whole.

- 2.2 There are residential buildings to the north of the site, along Garden Road, which are at a lower ground level. These are mainly two storey semi-detached dwellings with long gardens, which have mature trees along the common boundary with the school site. There is a footpath that links Garden Road to Atherfield Gardens, which is to the west of the site. These are two storey semi-detached dwellings which back on to the site. These are on a level with the fields. To the south of Atherfield, and in the southern most corner, the rear elevations of two storey terraced houses on Grosvenor Road, as well as a small factory to the end of Grosvenor, share the common boundary to their north. The site also shares a common boundary with 173 Lynncroft, which is a detached bungalow. To the rear of the bungalow and south of the former school building's location, there is an area of mature trees known as the Canyons. These are outside of the application site.

- 2.3 To the north of the site, but not directly adjacent, is 28 Garden Road, on the opposite side of the road. This property is a Grade II listed building, being a two storey end of terrace dwelling at the corner of Beardsall Road. The property is listed for its associate significance, having been lived in by D H Lawrence and is part of the DH Lawrence trail.

- 2.4 There is a Public Right of Way which runs from Garden Road, opposite the listed building, southwards (between the school buildings and the playing fields).

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 20/00845/OUT - This application was for outline planning permission with all matters reserved for 60 assisted living apartments with access from Walker Street. The application is pending awaiting the signing of a Section 106 Agreement.

3.3 20/00844/OUT – This application was for outline planning permission for the construction of up to 110 dwellings with all matters reserved.

4. Relevant Policies and Guidance

4.1 Greater Nottingham Aligned Core Strategy 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 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

4.2 Part 2 Local Plan 2019

4.2.1 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

4.3 National Planning Policy Framework (NPPF) 2021:

4.3.1 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. Consultations

5.1 **Nottinghamshire County Council Highways** – No objections subject to conditions outlined in the appendix.

5.2 **Nottinghamshire County Council Rights of Way** – No objections.

5.3 **Nottinghamshire Wildlife Trust** – Provide general advice regarding ecology on the site.

5.4 **Council's Waste Collection** – Provide general advice regarding bin storage requirements.

5.5 **Environmental Health** – No objections.

5.6 **Nottinghamshire County Council Local Lead Flood Risk Authority** – Raise no objections.

5.7 **The Councils Tree Officer** - No objections to the proposal

5.8 **Eastwood Town Council** – Raise objections on the grounds of over intensification of the site, access and egress from the site onto an already over used narrow steep road, alternative access should be considered via Nottingham Road, lack of open space and the impact on existing residents of Garden Road,

5.9 **Written representations** – Site notices were originally posted, a press notice published and neighbouring properties. Following receipt of amended plans, neighbours were re consulted along with the posting of site notices. 68 responses were received. The responses can be summarised as follows:

- Flood risk;
- No mention of provision to deal with un-regulated surface water run-off;

- Single access to 110 dwellings is inadequate as Lynncroft is a narrow road, an additional access onto other roads is needed;
- The layout should ensure that all units have adequate parking so as to avoid on-street parking and overflow onto nearby roads;
- Loss of valued greenfield site and playing fields, which is currently available for use by the public;
- Neighbour amenity, particularly overlooking and loss of privacy due to the raised level of the site, and noise and disturbance;
- Impact on character and appearance of the area, which is currently open and green;
- Concerns in respect of construction traffic including deliveries of materials and impact on adjacent streets, which is not suitable for HGV's, and in respect of construction traffic parking on nearby roads;
- Noise and disturbance during construction works;
- Consideration of landscaping to provide buffer between the development and existing houses;
- Doctors and schools will be overrun.

6. **Assessment**

- 6.1 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. These are discussed in turn as follows:

7. **Principle**

- 7.1 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. The development of the site for residential purposes has been established through the allocation of the site within the Part 2 Local Plan 2019 for up to 200 dwellings. Outline Planning Permission has also been granted under reference number 20/00844/OUT with all matters reserved for up to 110 dwellings. The principle of development of the site for residential purposes is considered acceptable, subject to the consideration of other material planning considerations.
- 7.3. For clarity this scheme is for 104 dwellings representing a removal of 6 dwellings in total from the outline planning permission 20/00844/OUT, which was for up to a total of 110 dwellings. Additionally, the 60 assisted living apartments currently pending consideration subject to the signing of a S106 Agreement accessed off Walker Street under reference number 20/00845/OUT will bring the total number

of dwellings allocated for the development of the site in under the site allocation within the adopted Part 2 Local Plan 2019, which was for up to 200 dwellings.

8. **Design and Visual Amenity**

- 8.1 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.
- 8.2 The layout plan submitted with the application shows a central road through the site with access taken from Lynncroft. Smaller secondary roads and private drives lead to dwellings off this primary route. All dwellings will be sited to front the existing street scene of Lynncroft and the central road through the site, with the exception of those located on private driveways. 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 and rear of the dwellings.
- 8.3 In terms of existing hedgerows and trees within the site and along the boundaries these are to be retained. To complement the existing hedgerows and trees, additional planting and public open space areas are proposed. 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 20/00844/OUT. The existing public right of way running through the site from Walker Street to Garden Road will remain.
- 8.4 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.

9. **Residential Amenity**

- 9.1 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.
- 9.2 The proposed layout indicates the provision of six detached two storey dwellings fronting onto Lynncroft. Whilst there are existing dwellings located opposite, there is an open highway between these proposed and a separation distance of in excess of 13m. This relationship is not at odds with the relationship of the existing dwellings where facing each other located on Lynncroft. Directly to the side of Plot 1 fronting onto

Lynncroft there is an existing single storey dwelling. This plot is set away from the boundary with a private driveway to the side and there are no side facing habitable windows on the adjacent property. In terms of impacts upon existing residential properties located on Garden Road and Atherfield Gardens, whilst new dwellings are proposed backing onto these properties, adequate separation distances of in excess of 21m have been provided with the new dwellings being two storey in nature. Whilst a site section plan has been submitted in support of the planning application indicating the land levels within the site being higher than the adjacent existing properties located on Garden Road, the provision of the planting of a bank of trees between these properties will provide a natural barrier. In addition, a 1.8m high timber fence will also be located to the rear of these properties.

- 9.3 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. 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.
- 9.4 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.

10. **Highway Safety**

- 10.1 The layout takes into account the constraints of the site which are the differences in ground levels. Whilst the playing field area is generally level, there are significant drops to both the north and south of the site, which restricts development to the playing field and the area where the school buildings have been demolished. This also restricts where vehicular access can be located, as the site is bounded by dwellings to the north, east and west, and it would not be practical from an engineering point of view to create an additional or alternative access to the site from Nottingham Road or Walker Street. The latter would also have an impact on the viability of the adjacent site for development as the majority of that part of the site would be taken up by this access and road. There is currently an outline planning application pending (20/00845/OUT) which was presented to Planning Committee in June 2022. The application was for outline planning permission with all matters reserved for 60 assisted living apartments with access from Walker Street. The application is pending awaiting the signing of a Section 106 Agreement.
- 10.2 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, traffic calming features and the future maintenance of the shared private driveways. All dwellings will be provided with a dedicated socket for future conversion to an EV charging point and this is highlighted on the submitted layout plan.
- 10.3 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. There are no highway safety issues relating to this application.

11. Land Contamination

- 11.1 As part of the outline planning permission 20/00844/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 in accordance with the relevant conditions imposed on the outline planning permission.

12. Flood Risk

- 12.1 Although the site is not in Flood Zones 2 or 3, given the topography of the site, the development would need to ensure that it does not result in an increased risk of flooding to the houses that are at a lower ground level than the site. SuDS features are shown on the layout in line with KDR of Policy 6.1. 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.
- 12.2 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 20/00844/OUT.

13. Biodiversity

- 13.1 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.
- 13.2 The Canyons, which is the wooded area to the south of and outside the application site, is allocated as being a Green Infrastructure Asset (GIA) in the Part 2 Local Plan 2019. The layout plan shows that there are trees to the north of the GIA, which can be read as part of The Canyons, that are to be retained. The PRoW would be maintained to the north-west of the GIA. A detailed landscaping scheme has been submitted which indicates the retention of existing trees and the provision of additional landscaping/planting.
- 13.3 Nottinghamshire Wildlife Trust are generally accepting of the information submitted as part of the application, and the outline planning permission contained conditions 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.

14. Developer Contributions

14.1 Developer contributions have been secured by way of a Section 106 Agreement under outline planning permission reference 20/00844/OUT. No further contributions or obligations are sought.

15 Conclusion

15.1 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 20/00844/OUT.

15.2 On balance, 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.

15.3 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 20/00844/OUT and in line with the previously agreed Section 106 Agreement.

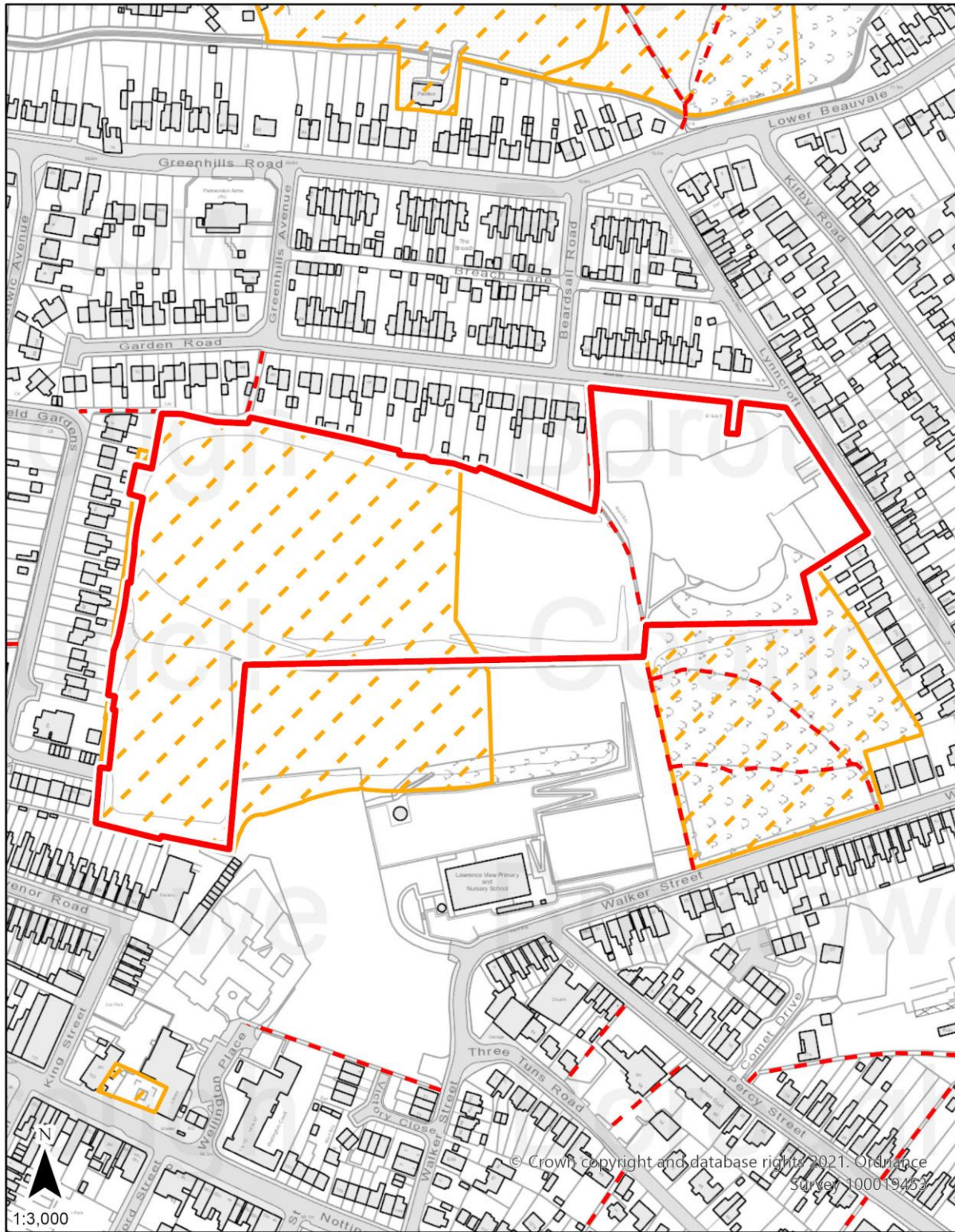
<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development to which this approval relates shall be begun no later than the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved. <i>Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended.</i>
2.	The development hereby permitted shall be carried out in accordance with drawing(s) numbered: Site Location Plan – 6200-100; House Types Floor Plans & Elevations Pack: <ul style="list-style-type: none"> • Askern End – Planning Sheet – Floor Plans (dwg no. AV22/ASK/0-001 RevB);

- Askern End – Planning Sheet – Elevations (dwg no. AV22/ASK/0-002 RevB);
- Baildon End – Planning Sheet – Floor Plans (dwg no. AV22/BAI/0-001 RevC);
- Baildon End – Planning Sheet – Elevations (dwg no. AV22/BAI/0-002 RevC);
- Cadeby Det – Planning Sheet – Floor Plans (dwg no. AV22/CAD/0-001 RevB);
- Cadeby End – Planning Sheet – Elevations (dwg no. AV22/CAD/0-002 RevB);
- Cookridge End – Planning Sheet – Floor Plans (dwg no. AV22/COO/0-001 RevC);
- Cookridge – Planning Sheet – Elevations (dwg no. AV22/COO/0-002 RevB);
- Denby End – Planning Sheet – Floor Plans (dwg no. AV22/DEN/0-001 RevB);
- Denby End – Planning Sheet – Elevations (dwg no. AV22/DEN/0-002 RevB);
- Fernlee – Planning Sheet – Floor Plans (dwg. FER/END/0-001 RevC);
- Fernlee – Planning Sheet – Elevations (dwg. FER/END/0-002 RevC);
- Horbury Det – Planning Sheet – Floor Plans (dwg no. AV22/HOR/0-001 RevC);
- Horbury End – Planning Sheet – Elevations (dwg no. AV22/HOR/0-002 RevB);
- Leyburn Det – Planning Sheet – Floor Plans (dwg no. AV22/LEY/0-001 RevB);
- Leyburn – Planning Sheet – Elevations (dwg no. AV22/LEY/0-002 RevC);
- Oakwood Semi – Planning Sheet – Floor Plans (dwg no. AV22/OAK/0-001 RevB);
- Oakwood – Planning Sheet – Elevations (dwg no. AV22/OAK/0-002 RevB);
- Ripon End – Planning Sheet – Floor Plans (dwg no. AV22/RIP/0-001 RevB);
- Ripon – Planning Sheet – Elevations (dwg no. AV22/RIP/0-002 RevB);
- Thornton Det – Planning Sheet – Floor Plans (dwg no. AV22/THO/0-001 RevC);
- Thornton – Planning Sheet – Elevations (dwg no. AV22/THO/0-002 RevC);

	<ul style="list-style-type: none"> • Wentbridge Det – Planning Sheet – Floor Plans (dwg no. AV22/WEN/0-001 RevB); • Wentbridge – Planning Sheet – Elevations (dwg no. AV22/WEN/0-002 RevB); <p>Single Garage Floor Plan & Elevations (dwg no. 500/001 rev. A);</p> <p>Boundary Treatments – 1.8m High Brick Pier & Panel Wall (dwg no. SD 12-001);</p> <p>Boundary Treatments – 1.2m Post & Rail (dwg no. SD 12-010);</p> <p>Boundary – 1.8m Screen Fence (dwg no. SD 12-025);</p> <p>Arboricultural Impact Assessment, Tree Impact Plan and Tree Constraints Plan.</p> <p>Received by the Local Planning Authority 18 November 2022. Site Sections S200-230;</p> <p>Hedgehog Highway Standard Details SD12-045A;</p> <p>Received by the Local Planning Authority 24 March 2023.</p> <p>Managed Areas Plan 6200-310B;</p> <p>Managed Areas Phasing Plan 620-310_2B;</p> <p>Ecological Enhancement Plan 6200-290B.</p> <p>Received by the Local Planning Authority 19 April 2023.</p> <p>Landscape Masterplan R-2658-1D;</p> <p>Tracking Plan 620 – 295C;</p> <p>Lynncroft POS Levels Layout 6200-203.</p> <p>Received by the Local Planning Authority 31 May 2023.</p> <p>Planning Layout 620-200I;</p> <p>Materials Layout 6200 250C.</p> <p>Received by the Local Planning Authority 14 June 2023.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
<p>3.</p>	<p>No part of the development hereby permitted shall commence until details of the proposed arrangements and plan for future management and maintenance of the shared private drive</p>

	<p>including associated drainage have been submitted to and approved in writing by the Local Planning Authority. The shared private drive and drainage shall thereafter be maintained in accordance with the approved management and maintenance details until such time that a private Management and Maintenance Company has been established.</p> <p><i>Reason: In the interest of highway safety and in accordance with Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Part 2 Local Plan 2019.</i></p>
4.	<p>Occupation of the proposed dwellings shall not take place until traffic calming features have been provided in accordance with details first submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety and in accordance with Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the Part 2 Local Plan 2019.</i></p>
5.	<p>Occupation of the proposed dwellings shall not take place until their respective driveways / shared driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the driveways to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.</p> <p><i>Reason: In the interest of highway safety and in accordance with Policy 10 of the Aligned Core Strategy 2014 and Policy 17 of the 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>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: www.gov.uk/government/organisations/the-coal-authority</p>
3.	<p>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</p>

	<p>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.</p>
<p>4.</p>	<p>The associated S106 Agreement and all relevant conditions on the outline permission (20/00844/OUT) must be complied with.</p>
<p>5.</p>	<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.</p> <p>Correspondence with the Highway Authority should be addressed to: hdc.south@nottsc.gov.uk</p> <p>Please note, any details submitted in relation to a reserved matters or discharge of condition planning application, are unlikely to be considered by the HA until technical approval of the Section 278-38 Agreement is issued.</p>



Legend

-  Site Outline
-  Byway open to all traffic
-  Bridleway
-  Footpath
-  Open Spaces

Photographs

Access point from Lynncroft



Neighbouring property on Lynncroft



Footpath access point from Walker Street and Garden Road



Photos from within the site



Rear boundaries of properties located on Garden Road

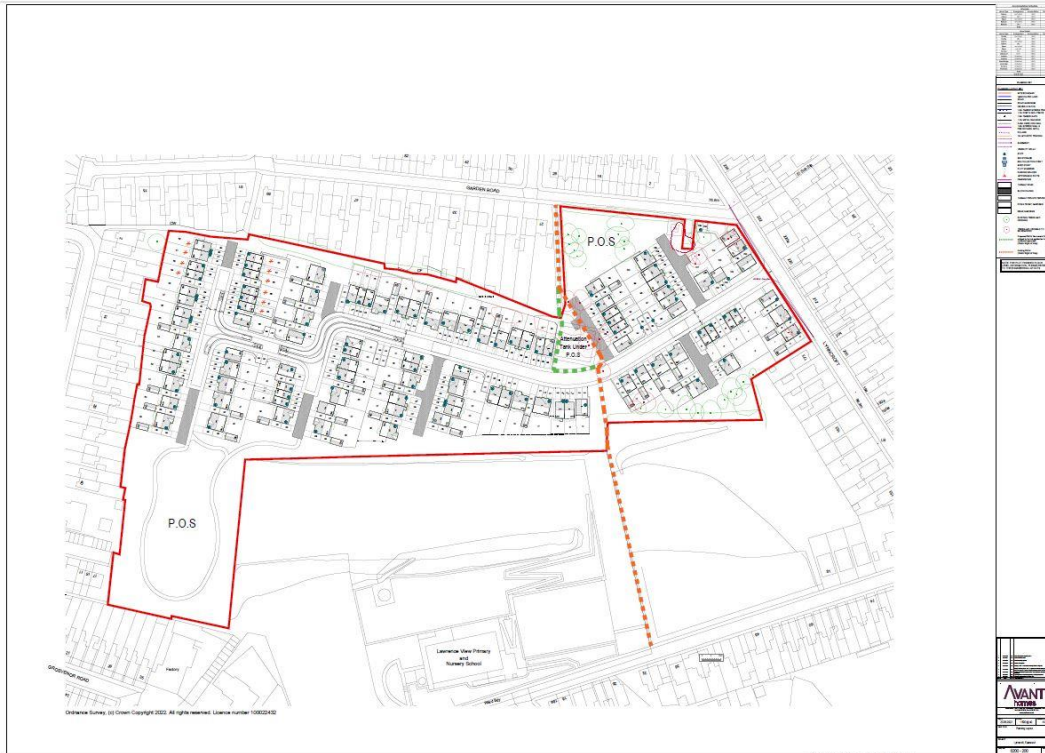


Rear boundaries of properties located on Atherfield Gardens



Plans (not to scale)

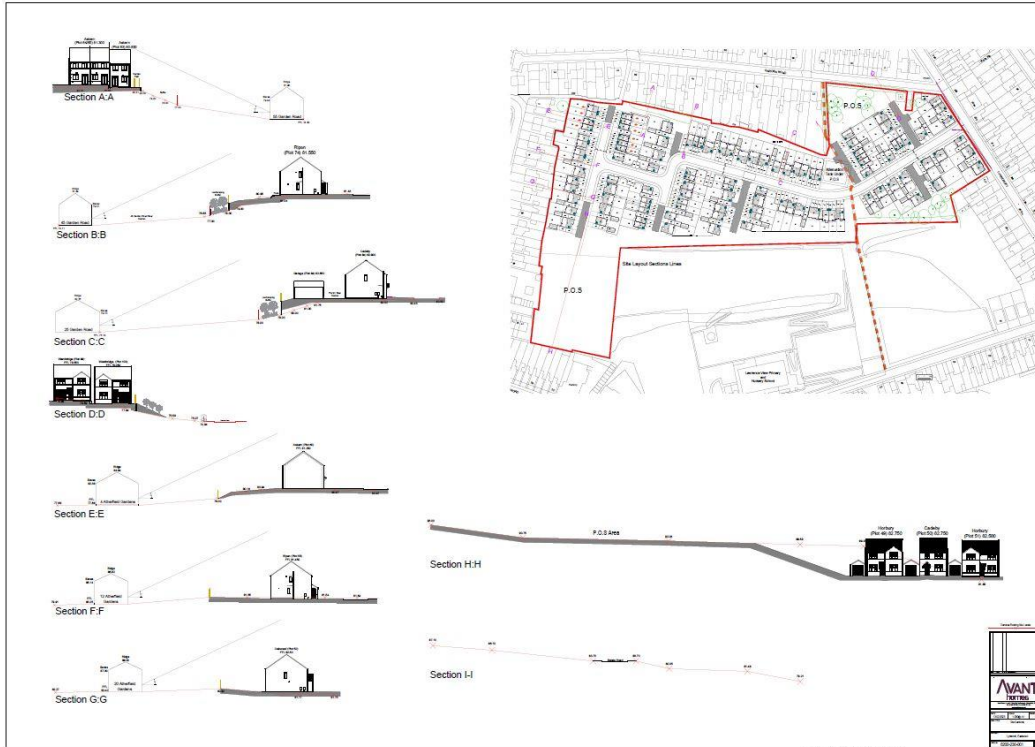
Proposed Site Plan



Landscape Masterplan



Site Sections



Typical House Types







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