

Report of the Chief Executive

APPLICATION NUMBER:	19/00493/REM
LOCATION:	LAND TO THE WEST OF TOTON LANE, STAPLEFORD, NOTTINGHAMSHIRE
PROPOSAL:	CONSTRUCT 3 RETAIL UNITS (CLASS A1), CARE HOME (CLASS C2), DAY NURSERY (CLASS D1) AND PUBLIC HOUSE (CLASS A4) (APPROVAL OF RESERVED MATTERS RELATING TO PLANNING REF: 17/00131/ROC - LAYOUT AND ACCESS ONLY)

The application is brought to the Committee as it is a major application and contrary to the Draft Part 2 Local Plan.

1 Executive Summary

1.1 The application for consideration contains the reserved matters pertaining to the layout and access for the following uses:

- One larger retail unit (380 m²) and two smaller retail units (190 m²)
- Care Home – 80 beds and floor area of 4265 m²
- Day Nursery – 450 m²
- Public House/ restaurant - 718 m²

1.2 The reserved matters application is submitted following the granting of outline planning permission in July 2016 (reference 12/00585/OUT). The outline permission included a maximum of 500 dwellings, a convenience store and two other retail units, a day nursery, a pub/ restaurant and a care home. As condition 20 relating to the outline was subsequently varied, a new planning decision was issued (reference 17/00131/ROC) and this permission is referred to within the description of this application.

1.3 The layout plan shows the access from Toton Lane, opposite the entrance to the Park and Ride site. This was approved as part of the outline application. To the north of the access road there would be a public house/ restaurant and further to the west a nursery. Both buildings would be served by car parks. To the south of the access road there would be the retail units in two blocks. A public plaza is also proposed. In the south west corner there would be the care home which would have gardens to the west and south of the building.

1.4 It is considered that the proposed development is in accordance with the outline planning permission and achieves a satisfactory layout. The uses proposed are those approved at outline stage. Significant weight must be given to the outline planning permission. A disadvantage of the development is that the proposal is not in accordance with the development envisaged within the East Midlands HS2 Growth Strategy or within the Part 2 Local Plan. However, legal advice has previously made clear that the only matters which should be assessed as part of this application relate to the Reserved Matters, not the principle of the development, and requiring the reservation of land for a future transport link or for an alternative land use is not permissible as it did not form part of the outline planning permission.

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

APPENDIX 1

1 Details of the Application

- 1.1 The application for consideration contains the reserved matters pertaining to the layout and access for a care home comprising 80 beds, three retail units, a day nursery and a public house/ restaurant.
- 1.2 The reserved matters application is submitted following the granting of outline planning permission in July 2016 (reference 12/00585/OUT) for a maximum of 500 dwellings, a convenience store and two other retail units, a day nursery, a pub/ restaurant and a care home. As condition 20 relating to the outline was subsequently varied, a new planning decision was issued (reference 17/00131/ROC) and this permission is referred to within the description of this application. Details of the proposed landscaping, appearance, layout and scale of 282 dwellings, including open space and associated infrastructure (reference 17/00499/REM) was granted on 15th February 2018. Further information regarding the planning history is provided in section 3.
- 1.3 The layout plan shows the approved access point from Toton Lane, opposite the entrance to the Park and Ride site. This access point was approved as part of the outline planning permission and the layout of the road was approved as part of the first Reserved Matters application. A safeguarded tram route through the site has also previously been approved. To the north of the access road there would be a public house/ restaurant and further to the west a nursery. Both buildings would be served by separate car parks. To the south of the access road there would be the retail units in two blocks. A public plaza is also proposed. In the south west corner there would be the care home which would have gardens to the west and south of the building. Details of the appearance, scale and landscaping would be subject to a separate Reserved Matters application.

2 Site and surroundings

- 2.1 The site subject to this reserved matters application is the north eastern section of the larger site granted outline planning permission. The area which has been granted Reserved Matters for 282 dwellings lies immediately to the west. The site lies to the north of the settlement of Toton, to the west of Toton Lane/ Stapleford Lane and to the south of the A52. The site lies within the Toton and Chilwell Meadows Ward. To the north of the site lies the Stapleford South West Ward (beyond the A52).
- 2.2 The entire site is within the Green Belt although it will be removed from the Green Belt following the adoption of the Part 2 Local Plan. The site itself is currently largely undeveloped although the remains of two buildings and a garden nursery are still evident. There are various hedgerows and trees throughout the site, none of which are subject to Tree Preservation Orders. There is a fence and a hedgerow of varying height and thickness that is positioned along the eastern boundary with Toton Lane. A public right of way (Beeston Footpath 17) lies to the south of the site. Levels vary across the site, but this part of the site is generally level.

- 2.3 Immediately to the south of the site there is a dwelling (Rose House) and beyond this there is the electricity substation. Directly to the north of the site lies George Spencer Academy. To the east, beyond Toton Lane/ Stapleford Lane, there is the Toton Lane Tram Park and Ride which provides a direct tram link to Beeston and Nottingham. To the north west is a water treatment works and a small solar farm associated with it. The Toton Fields Local Nature Reserve lies 160m to the south of the site. Toton Sidings lies to the west.
- 2.4 It should also be noted that to the west of the site lies land safeguarded for the High Speed 2 (HS2) East Midlands Hub Station. The safeguarded area relates to land identified within the Secretary of State for Transport's Directions which came into force in June 2019.

3 Relevant Planning History

- 3.1 Outline planning permission (reference 12/00585/OUT) was granted on 1st July 2016. The description for the outline planning permission was:

"Outline planning application with points of access to be determined for a mixed-use development incorporating a maximum of 500 dwellings, 380 sqm convenience store, two 95 sqm retail outlets, education floor space (maximum 2,300 sqm), day nursery (maximum 450 sqm), pub/restaurant, an 80 bed residential care facility, open space, plot for medical surgery (0.04 hectares), plot for community use (0.08 hectares), highways, drainage, removal of electricity pylons and overhead cables, erection of terminal pylon, demolition of 316 Toton Lane and associated infrastructure."

- 3.2 Condition 1 of the outline planning permission requires an application for approval of all reserved matters to be submitted before the expiration of six years from the date of the permission. Condition 7 of the planning permission states:

No development, excluding site clearance, shall be commenced in respect of any individual phase until detailed drawings and particulars showing the following for that respective phase of development (hereinafter called the "reserved matters") have been submitted to and approved in writing by the local planning authority:

- (a) the layout, scale, and external appearance of all buildings;*
- (b) the particulars of the materials to be used in the facing of the external surfaces of all buildings;*
- (c) landscaping*

The development shall be carried out strictly in accordance with the approved details.

- 3.3 Condition 10 of the outline planning permission states the details which would need to be submitted in respect of landscaping.
- 3.4 The outline planning permission was subject to a S106 legal agreement requiring affordable housing, open space and education provision.

- 3.5 A subsequent application (reference 17/00131/ROC) was submitted under Section 73 of the Town and Country Planning Act 1990 to vary condition 20. This condition required infrastructure improvement works at Junction 25 of the M1 and A52 Bardills Junction. Following additional assessments undertaken by the applicant, it was concluded that works to Junction 25 were no longer required and works to the Bardills Junction were not required until prior to the occupation of the 200th dwelling. Following consultation with bodies including Highways England, the variation of the condition was considered acceptable and a new planning permission, which included updated wording for condition 20, was granted on 5 June 2017. Conditions 7 and 10 of the outline permission were repeated with no changes.
- 3.6 As a new permission was issued under the Section 73 process, this reserved matters application relates to condition 7 of 17/00131/ROC.
- 3.7 Details of the proposed landscaping, appearance, layout and scale of 282 dwellings, including open space and associated infrastructure (reference 17/00499/REM) was granted on 15th February 2018. In advance of this decision being made, the Council received legal advice from Morag Ellis QC regarding whether the Council can require elements of the Growth Strategy to be provided or safeguarded as part of this Reserved Matters application. This would include securing a higher density development and safeguarding land for future highways infrastructure to the HS2 station and the associated economic development. The legal advice concluded that Reserved Matters approval cannot be withheld on the basis of the Growth Strategy and to do so would put the Council at risk of an award for costs at any subsequent appeal.
- 3.8 The Part 2 Local Plan was subject to examination in December 2018. During the examination there were extensive discussions regarding a masterplan for the land surrounding the proposed HS2 station which includes the site subject to this application. This will be discussed in further detail in Section 4.
- 3.9 Prior to the determination of the outline planning permission there was a complex planning history. The following table provides a summary of the events:

June 2013	Core Strategy Submitted for examination.
March 2014	Aligned Core Strategy Councils consult on main modifications to the Core Strategy including a minimum figure of 500 homes at Toton.
July 2014	Inspector's report received which details her approach to Toton at paragraphs 68 to 76 of her report. The Inspector concludes at paragraph 76 that the mix, design and layout of new development should be determined at the part 2 Local Plan stage which is carried forward into the adopted wording of Policy 2 within the Aligned Core Strategy.

September 2014	Core Strategy adopted.
September 2015	Workshops and consultation undertaken to establish the amount and distribution of development at Toton to inform the part 2 Local Plan.
December 2015	Report to Cabinet on the results of this consultation and the contents were approved as a 'non-statutory' framework for development on the site.
February 2016	Broxtowe Planning Committee resolve to grant outline planning permission for 500 homes and supporting infrastructure with all matters reserved apart from access, subject to no call in and the signing of a S106.
July 2016	Decision issued following no call in and signed S106.
March 2017	Application submitted to vary condition 20 of the outline permission. Planning permission granted in June 2017.
July 2017	Reserved matters application submitted on the northern part of the reserved matters site.
February 2018	Reserved matters granted for 282 dwellings, including open space and associated infrastructure
July 2018	Submission of the Part 2 Local Plan
December 2018	Examination Hearing Sessions take place.
May 2019	Consultation on Main Modifications for the Part 2 Local Plan

3.10 On 3 October 2017 the East Midlands HS2 Strategic Board, a partnership of local authorities, businesses and Local Enterprise Partnerships published East Midlands HS2 Growth Strategy: World Class-Locally Driven. Further information will be provided in section 4.

4 Relevant Policies and Guidance

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

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

- Policy A – Presumption in Favour of Sustainable Development
- Policy 1 - Climate Change
- Policy 2 - The Spatial Strategy
- Policy 8 – Housing Size, Mix and Choice
- Policy 10 – Design and Enhancing Local Identity
- Policy 12 – Local Services and Healthy Lifestyles
- Policy 14- Managing Travel Demand

- Policy 15 - Transport Infrastructure Priorities
- Policy 16 - Green Infrastructure, Parks and Open Spaces
- Policy 17 – Biodiversity
- Policy 18- Infrastructure

4.2 Saved Policies of the Broxtowe Local Plan (2004):

4.2.1 The Part 2 Local Plan is currently under preparation. Until adoption, Appendix E of the Core Strategy confirms which Local Plan policies are saved.

- Policy E8 – Development in the Green Belt
- Policy E16 – Sites of Importance for Nature Conservation
- Policy E24 - Trees, hedgerows and Tree Preservation Orders
- Policy E26 – Pollution
- Policy E27 - Protection of Groundwater
- Policy E29 Contaminated Land
- Policy E34 - Control of Noise Nuisance
- Policy S3 – Retail and Associated Development in Locations Outside Town Centres
- Policy T11 – Guidance for Parking Provision
- Policy RC2 – Community and Education Facilities
- Policy RC6 – Open space: Requirements for new development
- Policy RC12 – Caring Institutions
- Policy RC13 – Day Nurseries

4.3 Part 2 Local Plan (Draft)

4.3.1 The Part 2 Local Plan includes site allocations and specific development management policies. The draft plan has been examined, with the Inspector's report imminently expected. The Inspector issued a 'Post Hearing Advice Note' on 15 March 2019. This note did not include a request that further modifications be undertaken to Policies 1, 17, 19, 20 or 24. Whilst this is not the inspector's final report, and the examination into the local plan has not been concluded, it does mean that these policies can now be afforded moderate weight. Policies 2, 3.2, 13 and 15 should only be afforded limited weight at this time.

- Policy 1: Flood Risk
- Policy 2: Site Allocations
- Policy 3: Main Built up Area Site Allocations
- Policy 3.2: Land in the vicinity of the HS2 Station at Toton (Strategic Location for Growth)
- Policy 13: Proposals for main town centre uses in edge-of-centre and out-of-centre locations
- 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

4.3.2 In respect of Policy 3.2, Main Modifications are proposed to the policy. This includes the preparation and approval of a Strategic Masterplan for development expected to be delivered beyond the plan period at Toton Strategic Location for Growth. As referred to above, this policy can only be afforded limited weight at this time.

4.4 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 6 – Building a strong, competitive economy
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective Use of Land
- Section 12 – Achieving Well-designed Places
- Section 13 – Protecting Green Belt land

4.5 Other Documents

4.5.1 Draft Chetwynd: The Toton & Chilwell Neighbourhood Plan: The Plan identifies the area subject to this application for an Innovation Campus with a 'small city' appearance. The prime focus should be on commercial development but with residential quarters also included. The plan proposes a number of policies to protect and enhance existing green infrastructure and biodiversity and promotes significant infrastructure improvements, including enhanced pedestrian and cycle routes. Consultation on the draft plan has recently ended and the document currently only carries very limited weight.

4.5.2 The East Midlands HS2 Growth Strategy was published in October 2017. The Growth Strategy sets a vision for using HS2 to boost economic growth across the East Midlands and was produced with funding from the Department for Transport. It provides a strategy for making the HS2 Hub Station at Toton the most connected station on the high speed network outside of London. On the land subject to this reserved matters application, a Toton Innovation Campus is shown. This would be a mixed use corridor, connecting the HS2 station and areas to the west following the tram corridor towards Toton Lane NET station in the east. It describes how the Toton Innovation Campus will sit at the heart of a thriving network of 'garden village' developments and will be capable of delivering up to 10,000 high quality jobs, new community facilities and a range of new housing opportunities.

4.5.3 The Growth Strategy includes indicative details of road infrastructure improvements including a new 'at grade' junction on the A52 east of the Bardills Roundabout linked to a new Toton Lane which would provide access from Nottingham to the east of the Hub Station site and support the early phases of development of the 'Innovation Campus'. This would require land within the site subject to the reserved matters application.

4.5.4 The Growth Strategy is a non-statutory document. Whilst endorsed by the Council's Policy and Performance Committee on 3rd October 2017, only very limited weight can be attached to this document.

There will be further consideration regarding the weight which can be given to the Growth Strategy within section 6.

5 Consultations

5.1 **Waste and Recycling:** Provides the requirements for the provision of waste bins for the care home element of the proposal. Other aspects of the development would be considered as commercial waste which would have separate arrangements.

5.2 **Nottinghamshire County Council as Highways Authority:** No objection. The location of the access points are acceptable. The parking provision for each use is considered to be acceptable and would not result in road safety issues. Conditions are recommended in respect of providing the parking spaces for a prospective building prior to it being brought into use, providing access points and using a suitable hard bound material with adequate drainage provision.

5.3 **Highways England:** No objection.

5.4 **Environment Agency:** No comments to make in respect of the reserved matters.

5.5 **Chetwynd: The Toton & Chilwell (CTTC) Neighbourhood Forum:** Consider that this application should not be approved. The scheme has been made redundant following the publication of the Growth Strategy and a new proposal should be submitted based on the strategic masterplan. Details of landscaping should be provided with this application. The public plaza would be lost once the tram is built. There is also potential danger between members of the public and the tram. The care home would be in very close proximity to the tram route which could cause disturbance. There are also concerns regarding the access to the pub/ restaurant and the retail stores due to the proximity to the tram route. The width of the safeguarded tram corridor does not make provision for footpaths and cycleways.

5.6 Neighbour consultation has been carried out and a site notice has been displayed. One letter has been received in support of the application. Whilst the neighbour consultation and site notice consultation time periods have ended, the press advert consultation period does not end until Thursday 10th October. In the event that any consultation comments are received after the date of the Planning Committee, these will be reported to the Chair to assess whether this would materially affect the Committee's original decision.

6 Assessment

6.1 The main issues which will be discussed below relate to how the principle of the proposed development should be considered, with particular reference to the East Midlands HS2 Growth Strategy and relevant planning policies, and there will be an assessment of the relevant reserved matters.

6.2 **Principle**

6.2.1 The outline planning permission granted planning permission for:

“Outline planning application with points of access to be determined for a mixed-use development incorporating a maximum of 500 dwellings, 380 sqm convenience store, two 95 sqm retail outlets, education floor space (maximum 2,300 sqm), day nursery (maximum 450 sqm), pub/restaurant, an 80 bed residential care facility, open space, plot for medical surgery (0.04 hectares), plot for community use (0.08 hectares), highways, drainage, removal of electricity pylons and overhead cables, erection of terminal pylon, demolition of 316 Toton Lane and associated infrastructure.”

- 6.2.2 The only matters which can be assessed as part of this application relate to the reserved matters. For this application, this is the layout and access for three retail units, a care home, a day nursery and a public house.
- 6.2.3 As part of the reserved matters application for the first phase of the residential development (17/00499/REM), the relationship between the outline planning permission and the East Midlands HS2 Growth Strategy was considered. The East Midlands HS2 Growth Strategy provides a long term vision for how the economic benefits of HS2 can be realised. A number of the objectives outlined within this vision directly impact the site subject to this application. The majority of the site is identified within the Growth Strategy as forming part of an ‘Innovation Campus’ which would be a mixed use corridor, connecting the HS2 station and areas to the west following the tram corridor towards Toton Lane NET station in the east. The Part 2 Local Plan also identifies the site for mixed employment development to support the development of an Innovation Campus and that development should be located and designed to complement and not prejudice proposals for access to the HS2 Hub Station and further build-out of the Innovation Campus which is to be delivered beyond the plan period.
- 6.2.4 The Council received legal advice from Morag Ellis QC regarding whether the Council could require elements of the Growth Strategy to be provided or safeguarded as part of this previous Reserved Matters application. The legal advice concluded that the granting of the outline planning application is the planning permission for the development. The outline planning permission determined the components of the development as outlined within the application description. It also granted planning permission for two access points which are now fixed. The outline planning application was determined based on assessing the material planning considerations and information available at that point of time. Requiring the reservation of land for a future transport link or for an alternative land use is not permissible as it did not form part of the outline planning permission. This means that a safeguarded strategic road to provide access to development associated with HS2 could not be required as part of the development. Nor could the applicant be required to provide land uses not granted planning permission as part of the outline planning permission or be required to provide houses at a density or at a level above which the outline planning permission granted.
- 6.2.5 To refuse a reserved matters application based on conflict with the Growth Strategy or development requirements which form part of the Part 2 Local Plan or the draft CTTC Neighbourhood Plan, could not be justified and the Council would be at a significant risk of an award for costs, should an appeal be submitted.

6.2.6 The mix of uses proposed is in accordance with the outline planning permission. The principle of these uses was considered at outline stage. The retail units, day nursery and public house will provide facilities for the local community rather than competing with existing uses in designated town centres. The care home will also add to the housing mix proposed within the development. Based on the above, the principle of the reserved matters is considered to be acceptable.

6.3 Layout

6.3.1 The retail units will be located to the south of the access road and divided into two buildings with car parking to the front. This is a prominent position with the supporting information in the application highlighting the need to maximise exposure to customers. The public house/ restaurant will be located on the opposite side of the access road and is also in a prominent position to be visible to passing visitors. These uses are located within walking distance of the main residential development but also with an adequate buffer to prevent potential noise and disturbance from these uses. The layout plan also shows landscaped areas to the south and east of the public house and trees bordering the retail uses which enhances the setting when entering the development from Toton Lane. However, it should be noted that specific details of the landscaping would be subject to further submissions which would need approval and this area also forms part of the safeguarded tram route (discussed below). It is considered that detailed landscaping information is not required at this stage as only the layout and access is being assessed and the layout enables landscaping to be incorporated into the development.

6.3.2 The day nursery is positioned to the west of the public house and has a separate access point and car park. The building has less prominence but this is partly dictated by the need to provide secure and private outdoor space for the children. The building is still highly accessible to both new residents within the development and existing residents accessing the development from Toton Lane.

6.3.3 The care home would be positioned to the south west of the retail units. This building would be a larger building and would have prominence when passing through the development on the main access road. It incorporates two garden areas for residents. A large area of open space would also be to the west. A landscape buffer is proposed to the north but this incorporates the safeguarded tram corridor. Some additional mitigation measures may be required to prevent noise and disturbance to the residents, should the tram pass directly to the north of the care home, but it is considered that this could be adequately dealt with at the time and residents would maintain a satisfactory outlook. There would also be no requirement for any demolition of the building which is set back from the safeguarded route.

6.3.4 To the south of the proposed buildings is Rose House. This property has a substantial garden area. No buildings are proposed in close proximity to the main house. The retail units will be single storey and located approximately 25m from the front elevation of Rose House. A single storey building is proposed as part of the care home beyond the rear boundary of Rose House with the main two storey element set further back. This results in an acceptable relationship and will not lead to an undue loss of amenity to the occupiers of Rose House.

- 6.3.5 It is considered that positioning the retail and public house to the east will ensure that there is an adequate buffer to the approved residential properties to the west. George Spencer Academy lies to the north but car parking and vegetation provides a suitable buffer.
- 6.3.6 A public plaza is proposed in a central location within the commercial element of the development. This will provide a small area of open space and will also improve the public realm. It should be noted that this also lies along the line of the safeguarded tram route. However, whilst it would be a negative if the plaza was lost, it is considered that there would still be adequate open space within the development including a large park to the south west.
- 6.3.7 Whilst supporting information within the application provides examples of the scale and design of the buildings, these would be matters subject to future applications. Notwithstanding this, it is considered that the layout facilitates an acceptable design to be achieved which would be in keeping with the residential development and the character of the wider area. Information requiring details of the appearance and materials are already conditioned as part of the outline planning application. Details of the boundary treatments will be required as part of the landscape scheme.

6.4 Access

- 6.4.1 The main access point from Toton Lane was approved as part of the outline planning permission and the internal road layout of the principal road through the development is in accordance with the layout approved as part of the reserved matters for the residential development. The route of the road is also partly dictated by the requirements of the safeguarded tram corridor.
- 6.4.2 Minor alterations may be required to the accesses for each of the uses if a tram route is constructed. However, the main tram route has been safeguarded and the proposed development would not prevent the tram from being constructed. The safeguarded route is also in accordance with a previous approval.
- 6.4.3 The Highways Authority has raised no objections and consider the location of the access points to be acceptable and that satisfactory parking has been provided for each of the uses. Conditions will be included in respect of providing the parking spaces for a prospective building prior to it being brought into use, providing access points and using a suitable hard bound material with adequate drainage provision.

6.5 Other Issues

- 6.5.1 With regards to flood risk, Condition 13 of the outline planning permission requires a detailed surface water drainage scheme and foul sewerage scheme to be submitted prior to any works commencing. Wider flood risk issues were considered as part of the outline application.
- 6.5.2 There are no trees subject to Tree Preservation Orders within the application site. Detailed landscape plans will have to be submitted as part of a future scheme when it can be ensured that there a variety of trees, hedgerows and shrubs

planted throughout the development. A detailed landscape scheme securing the above has already been approved for the first phase of the residential development. The impact on wildlife was considered as part of the outline planning application.

- 6.5.3 It is considered that the layout and scale of the development proposed would not give rise to increased levels of light pollution beyond those expected within an area surrounded by existing development and road infrastructure.
- 6.5.4 Until the adoption of the Part 2 Local Plan, the site lies within the Green Belt. However, the principle of development in the Green Belt was considered at outline stage.

7 Planning Balance

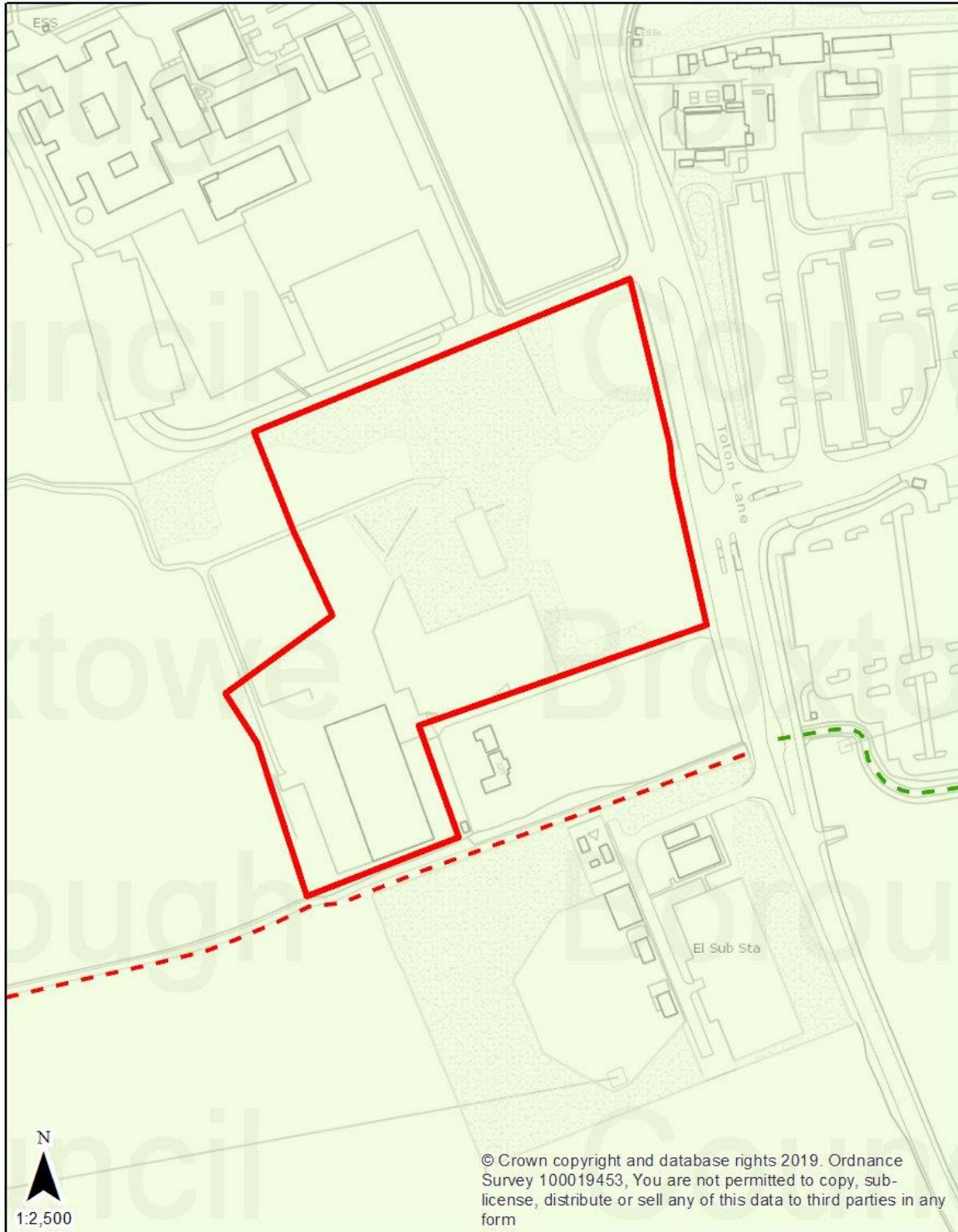
7.1 The benefits of the proposal are that it provides local shops and services for local residents and will result in a mixed use development. This is in accordance with the outline planning permission and should therefore be given significant weight. The proposal is not in accordance with the development envisaged within the East Midlands HS2 Growth Strategy or within the Part 2 Local Plan. However, legal advice has previously made clear that the only matters which should be assessed as part of this application relate to the Reserved Matters, not the principle of the development and requiring the reservation of land for a future transport link or for an alternative land use is not permissible as it did not form part of the outline planning permission.

8 Conclusion

8.1 The application relates only to the layout and access for a care home comprising 80 beds, three retail units, a day nursery and a public house/ restaurant. It is considered that an acceptable layout has been achieved and access and parking arrangements will not result in highway safety issues. The principle of the uses has already been approved and is therefore not a matter to be assessed as part of this application.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be carried out in accordance with the Site Location Plan received by the Local Planning Authority on 31 July 2019 and drawing numbered P0402 – 111 Revision E received by the Local Planning Authority on 1st August 2019. <i>Reason: For the avoidance of doubt.</i>
2.	No building shall be first brought into use until: <ul style="list-style-type: none">• The respective parking and servicing areas, as shown on drawing P0402 – 111 Revision E, have been provided.• The respective access points have been provided and

	<p>surfaced in a hard bound material with appropriate drainage to prevent the discharge of surface water onto the public highway.</p> <p><i>Reason: In the interests of highway safety.</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the 13 week determination timescale.
2.	The reserved matters approval relates only to layout and access. You are reminded of the need to submit details of appearance, landscaping and scale.
3.	The applicant should note 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 Nottinghamshire County Council's current highway design guidance and specification for roadworks.
4.	The applicant is advised to contact the Council's Waste and Recycling Department regarding refuse arrangements (0115 9 173189).






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Legend

-  Site
-  Green Belt (Local Plan)

Public Rights of Way

-  Byway open to all traffic
-  Bridleway
-  Footpath



View towards proposed entrance from Park and Ride site



Remains of building to west of Rose Cottage



Views looking in an eastern direction into the site



Plans (not to scale)



Notes

Do not scale, use Figure dimensions only.
 All dimensions to be verified on the site to the commencement of all work, or, the completion of the site drawing, as appropriate to the situation.
 This drawing is to be used in conjunction with all related documents and design's drawings and any other relevant information.
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Rev	Date	Revised	By	Check
1	15/07/19	Issued for Planning	AMC	AMC

N

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Peveril Homes
 Project: Toton Road, Toton

Drawing Title: Proposed Commercial Dimensional Site Plan
Scale: 1:500 @ A1
Date: 16/07/19
Drawn by: RGM
Checked by: AMC
Project No.: PD402 - 113
Revision: B

INFORMATION