

PLANNING COMMITTEE – 12 APRIL 2022

Application No:	21/02607/FULM	
Proposal:	Construction of 19 dwellings	
Location:	Land Adjacent Haughton Way, Walesby	
Applicant:	Ms Raine - Nottingham Community Housing Association	
Agent:	Mr Simon Henderson - Pelham Architects	
Registered:	25.01.2022	Target Date: 26.04.2022
Website Link:	21/02607/FULM Construction of 19 dwellings Land Adjacent Haughton Way Walesby Nottinghamshire (newark-sherwooddc.gov.uk)	

This application is being presented to the Planning Committee in line with the Council’s Scheme of Delegation as Walesby Parish Council has objected to the application which differs to the professional officer recommendation and the proposal is a major development.

The Site

The application site relates to approximately 0.76 hectares of land to the east and south east of Haughton Way. The plot is irregularly shaped but broadly made up of two rectangular blocks at the end of the existing cul-de-sac of Haughton Way which comprises both two storey and single storey properties. The end of the cul-de-sac features a timber fence which forms the boundary of the site with tarmac access and parking areas right up to the boundary.

The site as existing is formed of fields which do not appear to have any particular notable features. Land levels appear to slope very gradually from west to east. The southern boundary of the site is partly shared with residential properties which front New Hill. The primary school and its associated grounds are immediately adjacent to the site to the south east. The site includes a linkage to the pedestrian footpath which links New Hill to the school (albeit the path is not a formally designated right of way).

The site is within Flood Zone 1 according to the Environment Agency maps. There are no designated heritage assets within the site with the boundary of the Conservation Area being over 300m away to the east of the site boundary.

Relevant Planning History

There is no formal planning history relating to the site itself albeit pre-application advice on a similar proposal has been sought.

The dwellings built along Haughton Way were approved in 2015 under planning reference 14/01943/FULM.

The Proposal

The application seeks full planning permission for a total of 19 dwellings split into the following mix:

- 11 two bed bungalows;
- 3 three bed houses;
- 5 two bed houses.

All of the properties are promoted as affordable with plots 1-14 inclusive as affordable rent and plots 15-19 inclusive as shared ownership.

Typically the two storey properties would be up to around 8.6m to pitch height and 5.2m to eaves whilst the bungalows would be up to around 6m to pitch and 2.5m to eaves. Materials proposed include red / orange bricks with concrete roof tiles.

An area of open space is demonstrated towards the south of the site.

The application has been considered on the basis of the following plans and documents:

- Site Location – 2680/P100 H;
- Existing Site – 2680/P101 C;
- Proposed site plan – 2680/P104 O;
- Site Sections – 2680/P105;
- Plots 1 and 2 – 2680/P 201 C;
- Plots 3 and 4 – 2680/P 202 C;
- Plots 5, 6, 9 to 14 – 2680/P 203 B;
- Plots 7 and 8 – 2680/P 204 C;
- Plots 15, 16, 17 – 2680/P 205 C;
- Plot 18 – 2680/P 206 B;
- Plot 19 – 2680/P 207 C;
- 3D Views of the proposed scheme – 2680/P300;
- Section 38 Adoptable Pavements General Arrangement – 8284 C 4000 F;
- Private Below Ground General Arrangement – 8284 C 4000 G;
- Section 38 Adoptable Kerbing General Arrangement – 8284 C 4001 E;
- Section 38 Adoptable Drainage General Arrangement – 8284 C 4002 F;
- S38 Proposed SW Manhole Schedule – 8284 C 4003 C;
- S104 Drainage General Arrangement – 8284 C 4004 F;
- S104 Proposed FW Manhole Schedules – 8284 C 4005 D;
- Private External Works General Arrangement – 8284 C 4011 E;
- Private Surface Water and Foul Water Manhole Schedule – 8284 C 4012 D;
- Section 38 Construction Details Sheet 1 – 8284 C 4020 A;
- Section 38 Construction Details Sheet 2 – 8284 C 4021 A;
- Section 38 Construction Details Sheet 3 – 8284 C 4022 A;
- S104 Drainage Construction Details Sheet 1 – 8284 C 4030 A;
- S104 Drainage Construction Details Sheet 2 – 8284 C 4031 A;
- Private Drainage Details Sheet 1 – 8284 C 4120 B;
- Private External Works Details Sheet 1 – 8284 C 4130 C;
- Pre-development Enquiry Connection Plan – 8284 C 4200 D;
- Affordable Housing Statement by Nottingham Community Housing Association;

- Extended Phase 1 Habitat Survey by C.B.E Consulting – P2095 / 0820 / 01 V1;
- Appendix 2 – Biological Records (letter dated 5th August 2020);
- Flood Scoping Study and Drainage Strategy by Carter Design – 8284/JL/tw/ID: 2119397 Rev. B;
- Geo-environmental Report by Ground Technology – GT0238;
- Viability Letter by Nottingham Community Housing Association dated 2nd November 2021;
- Design and Access Statement by Pelham Architects – 2680-DA-01 Rev A;
- Tree Survey by C.B.E Consulting – P2501 /0122 /02;
- Tree Category Plan - P2501 Figure 3 Rev 00;
- Root Protection Area Plan – P2501 Figure 4 Rev 00;
- Letter by C.B,E Consulting dated 22nd February 2022 – P2501 /0222 /L1;
- Proposed Shed – 2680/P;
- Vehicle Swept Path General Arrangement – 8284/C/5000.

Departure/Public Advertisement Procedure

Occupiers of 24 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press. A revised round of consultation has been undertaken with the Parish Council; NCC Highways and neighbouring parties on the basis of a revised site location; existing and proposed plan received 25th March (to address highways concerns). Consultation on these revisions expires on 8th April 2022 and therefore any comments received after agenda print will be reported to Members through the late items schedule.

Planning Policy Framework

The Development Plan

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 1 - Settlement Hierarchy
 Spatial Policy 3 – Rural Areas
 Spatial Policy 7 - Sustainable Transport
 Core Policy 1 – Affordable Housing Provision
 Core Policy 2 – Rural Affordable Housing
 Core Policy 3 – Housing Mix, Type and Density
 Core Policy 9 -Sustainable Design
 Core Policy 12 – Biodiversity and Green Infrastructure
 Core Policy 13 – Landscape Character

Allocations & Development Management DPD

DM3 – Developer Contributions and Planning Obligations
 DM5 – Design
 DM7 – Biodiversity and Green Infrastructure
 DM8 – Development in the Open Countryside

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance (online resource)
- National Design Guide – Planning practice guidance for beautiful, enduring and successful places September 2019
- Residential Cycle and Car Parking Standards & Design Guide SPD June 2021
- District Wide Housing Needs Assessment 2020
- Developer Contributions and Planning Obligations SPD
- Landscape Character Assessment SPD

Consultations

Walesby Parish Council – Strongly object for the following summarized reasons:

- No objection in principle to a small extension but objection to type of properties which are to be built – 2 bed bungalows are prevalent in the village already;
- The type of properties required are 3-4 bedroom properties to allow families to move out of their 2 bed properties in the village;
- The Parish Council have raised the issue with the applicant during meetings previously with the Parish Council in support of a new survey;
- A Councillor made comment that the 2019 survey was only sent to a selection of properties and was ambiguous in regards who they wanted to fill in the survey and it was felt that this could be a reason behind a poor response rate from the those families looking for a larger property;

The Parish Council do not believe that the applicant has listened to their concerns.

NSDC Tree Officer – The proposal should not result in any loss/detriment to retained trees and hedges if protection measures are incorporated throughout clearance and construction phases of the development.

The indicative soft landscaping is broadly acceptable but I would expect to see a more robust green boundary to the north that would screen the development from the open countryside.

Recommend any approval has attached conditions

NSDC Strategic Housing Officer – Housing need evidence supports the need for 19 dwellings as an extension to the existing scheme. Whilst acknowledging the preference for larger market dwellings by the Parish Council, as an exception site proposal for affordable housing, the proposal should align closely to the identified need as per proposal.

NSDC Parks and Amenities – No comments received.

NSDC Community Manager – No comments received.

NSDC Environmental Health (contaminated land) - I have received a Geoenvironmental Report submitted by Ground Technology on behalf of RG Carter Lincoln (dated Oct 2020).

This includes an environmental screening report, an assessment of potential contaminant sources, a brief history of the site's previous uses and a description of the site walkover.

Following intrusive sampling, the report states that there is no exceedance of the relevant screening criteria for the proposed use. I am not able to agree that this is necessarily the case given that sample WS06 had an EPH result of 1570 mg/kg, which was significantly higher than all of the other EPH results, yet the sample wasn't analysed for speciated TPH allowing comparison with relevant screening criteria.

I would therefore expect that further consideration is required of this area of the site and would request the use of the phased condition.

NSDC Environmental Health -no objections to the proposals, however I would request standard provision of Construction Method Statement (management plan), including how dust is to be managed, lighting scheme and restriction of working hours and delivery times.

NCC Planning Policy –

Minerals and Waste – No minerals safeguarding and consulting areas or waste sites in the vicinity of the site.

Strategic Highways – No contributions towards local bus service provision is sought but a request for £11,800 to provide improvements to the bus stop on New Hill.

Archaeology and Conservation – No comments to make.

Education - The proposed development of 19 dwellings on the above site would yield an additional 4 primary, 3 secondary and 1 post 16 aged pupil.

Based on pupil projection data there is a projected surplus of places and therefore no contributions are sought.

NCC Highways Authority – Original comments sought further details / clarification.

Latest comments raise no objections subject to conditions.

NCC Flood – No objections subject to condition.

Environment Agency – No comments received.

CCG - No comments received.

No letters of representation have been received.

Comments of the Business Manager

Principle of Development

The Amended Core Strategy sets out the Spatial Hierarchy for the District. Walesby is not identified as a principle village and therefore falls to be assessed as a rural area under the provisions of Spatial Policy 3. However, Core Policy 2 (Rural Affordable Housing) sets out that the District Council will pro-actively seek to secure the provision of affordable housing on rural affordable housing 'exception sites.' Such sites should be in or adjacent to villages and meet the requirements set out in Spatial Policy 3 relating to Scale Need, Impact and Character of

Development as well as being demonstrated as needed by an appropriately constituted Housing Needs Survey.

The site is at the northern edge of the village of Walesby with existing residential curtilages to the south and west and the primary school and its associated grounds to the south east. Whilst the site is not considered to be in the village, it would meet the initial requirement of Core Policy 2 as being adjacent to the village and therefore it is appropriate to advance the assessment against the remaining criteria of Spatial Policy 3 as set out below.

Scale

The scale criterion relates both to the amount of development and its physical characteristics but the policy wording does confirm that new development should be appropriate to the proposed location and small scale in nature.

Over the current development plan period 21 houses (including the previous affordable scheme) have been completed and there are 3 commitments in the form of extant planning permissions. Taken with the existing number of households based on 2011 census data (549), the village has already increased in size by 4.37% over the plan period and this would increase it to 7.83% if the proposed development were to be approved. This is considered to still be small scale in the context of the size of the village.

Need

The need criterion has been substantially altered through the Amended Core Strategy and now, in respect to new housing, sets an expectation that development should be able to support community facilities and local services. For a scheme of this size, the proposal is also required to meet the mix and type requirements of Core Policy 3.

Core Policy 3 confirms that the District Council will seek to secure an appropriate mix of housing to reflect local housing need.

The application has been presented as a wholly affordable scheme on the basis of housing need from 3 evidence bases namely the parish and district wide needs surveys and the Council's housing register. The sources of need by type are set out in the affordable housing statement which has been submitted to accompany the application:

	Scheme Proposal	Parish Housing Needs Survey 2019	Council Housing Register already residing in Walesby	Total fully evidenced need	Council Hsg Register – Walesby as preferred area	District Wide Housing Needs Survey
1 Bed General Needs		0	4	4	143	5
1 Bed Bungalow		0				8
2 Bed House	5	4	4	8	81	38
2 Bed Bungalow	11	6	12	18	53	17
3 Bed House	3	5	1	6	39	15
Total	19	15	21	36	216	90

The evidence demonstrates that despite the delivery of the ‘Phase 1’ Houghton Way scheme, there is still a need for affordable housing in Walesby. The proposal would be delivered by Nottingham Community Housing Association (NCHA) and the plots would be let or sold through a local cascade mechanism.

The evidence provided is considered sufficient to meet the policy requirements of Core Policy 2. However, as the site is adjacent to the settlement rather than within it, it is only considered to be policy compliant in that it is a wholly affordable exception site. It is therefore necessary that the mechanisms for retaining the units as affordable are secured by an associated legal agreement.

Impact

In some respects the impact assessment required by Spatial Policy 3 relates to other material planning considerations such as traffic or amenity, both of which are discussed separately in the relevant sections below. The assessment does however also relate to infrastructure such as drainage and sewerage systems which have been addressed as part of the application submission.

The application has been accompanied by comprehensive drainage plans including showing a proposed connection into a private pump station for 15 of the new properties. The drainage provisions have been assessed by colleagues at NCC as the Lead Local Flood Authority who have raised no objections subject to a condition seeking precise details.

Character

A Landscape Character Appraisal (LCA) has been prepared to inform the policy approach identified within Core Policy 13 of the Core Strategy which forms a Supplementary Planning Document. The LCA has recognised a series of Policy Zones across the five Landscape Character types represented across the District.

Core Policy 9 of the N&SDC Core Strategy requires that all new development should achieve a high level of sustainable design and layout which is accessible to all and which is of an appropriate form and scale to its context complimenting the existing building and landscape environments. Criterion

4 of Policy DM5 of the Development Management and Allocations DPD considers local distinctiveness and character and requires that in line with Core Policy 13 of the Core Strategy, all development proposals should be considered against the assessments contained within the LCA.

The site is within the Sherwood Policy Zone 27: Ollerton Estate Farmlands. Characteristic features include a gently round topography with a medium to large scale semi-irregular field pattern enclosed by low hawthorn hedges, some in poor condition. Overall the area has a moderate landscape condition and sensitivity giving an overall landscape action to conserve and create.

The proposal would meet the requirements of the LCA by containing built form near to the existing settlement and maintaining the overall field pattern and field hedges. Discounting the areas of open space, the proposal would amount to a development density of around 34 dwellings per hectare. Whilst this does align with the expectations of Core Policy 3 that development densities should be no lower than 30, it is marginally bordering on the high side noting the location of the site within the open countryside.

The submitted Design and Access Statement is light touch in terms of a landscape assessment noting that the site is enclosed from the west; south and east by existing development. The only open boundary is to the north along which it is proposed that there would be a swale behind a 1.1m timber post and rail fence for the majority of the length of the boundary (notwithstanding that the gable end of Plot 9 would also be towards this boundary. It has been queried whether or not the swale could still function efficiently if the northern boundary was formed of a hedge (partially in acknowledgement of the original comments from the Tree Officer). It has been confirmed that it would, so on the latest plans a hedge has been incorporated along the northern boundary, the exact specification of which could be agreed by condition.

It is contended that the southern part of the site, where plots 15-19 are proposed is very much a 'pocket' within the existing development and that the rest of the site is in line with Haughton Way and already developed so will not have any additional impact when viewed from a distance. To some degree I would concur with these conclusions albeit clearly any additional built form would have some impact. Plots 1-4 inclusive would be two storey dwellings and therefore would undoubtedly be visible in the wider landscape on approach to Walesby from the north. However, these plots would be adjacent to the existing two storey dwellings at the end of Haughton Way. It is welcomed that the single storey properties are proposed to the east of the site which is considered marginally more sensitive in landscape character terms.

The landscape impacts of the proposal would not amount to landscape harm given the existing context surrounding the site. I agree that the proposal would 'square' off existing built form and in doing so would formalize the edge of the village and be visually read alongside the existing Haughton Way dwellings.

Despite the positioning of some of the plots behind the dwellings on New Hill, the properties would have principle elevations addressing an extended highway from Haughton Way. I therefore do not consider the proposal to form backland development which would ordinarily be resisted against Policy DM5.

Dwelling designs are simple but functional taking cues from the existing properties at Haughton Way in both materials and detailing. Minor amendments have been made throughout the application to better align with the existing dwellings adjacent including adding headers to the windows on the front and side elevations for some plots. Exact details of materials have not been

provided and therefore would need to be agreed by condition but overall the design approach for the dwellings themselves is not disputed. Plot frontages, although featuring parking spaces, would have ample areas for soft landscaping which will help to mitigate the more formalized areas of hardstanding required for the aforementioned parking spaces but also the necessary tarmac driveway and turning area. As above, exact specifications for the landscaping scheme could be secured by condition.

The proposal includes two main areas of open space, one approximately 0.08 acres in extent to the south of the main access driveway and the other around 0.33 acres at the south of the site to the side of Plot 19. In respect to the larger area, the plan shows that Plots 15 to 17 inclusive would turn their back to the open space with rear boundaries made up of 1.8m close boarded fence. This is not ideal in terms of natural surveillance and it has been carefully considered whether or not it would be reasonable to suggest amendments to re-orientate the plots at this part of the site. However, the knock on effect in doing that it that the properties would instead turn their back to the proposed footpath link along part of the eastern boundary of the site. As shown by the 3D imagery submitted to support the application, the frontage of plot 15 would be towards this path which would mean it is well overlooked and thereby becomes more inviting to use:



View 1 : Towards plots 15-18 looking west

On balance, this is considered more advantageous than the plots overlooking the area of open space noting that Plot 19 would still offer some element of overlooking to the space as would users of the proposed new footpath which is not proposed to be separated from the open space by formal boundaries.

Overall, the proposal would comply with the criteria of Spatial Policy 3 and therefore the principle of the development as a rural exception site is accepted.

Impact on Highways

Policy DM5 is explicit in stating that provision should be made for safe and inclusive access to new development whilst Spatial Policy 7 encourages proposals which place an emphasis on non-car modes as a means of access to services and facilities.

All of the proposed dwellings would rely on the existing vehicular access which serves Houghton Way from Retford Road. As above, a pedestrian link would also be provided alongside the eastern boundary of the site which would connect through to New Hill past the pedestrian access to the primary school.

The Highways arrangements have been assessed by NCC with several revisions made to address their initial concerns. The latest plans incorporate the existing Houghton Way within the red line so that a traffic calming feature can be incorporated. NCC Highways have not raised a formal objection to the latest plans but their suggested conditions do seek for a number of further minor revisions which the applicant has been invited to provide upfront to prevent the need for pre-commencement conditions (namely changing the 1m service strip to a 2m footway). The comments of NCC also make reference to parking provision but acknowledge that the LPA have their own standards on which this should be assessed.

The Council has recently adopted an SPD on residential cycle and parking standards. This sets out the expectation that each of the dwellings should have 2 cycle spaces and electric charging infrastructure. For the two bed properties, in this location, they should have 2 car parking spaces and the three bed should have 3 car parking spaces. Visitor spaces are also encouraged. Single and double width spaces should be a minimum of 3m by 5.5m, where two or more spaces are side by side then the width requirement reduces to 2.4m.

The original plans showed that the development would fall short of the SPD requirements both in terms of width and number of spaces per dwelling in some instances. There were also some overflow spaces with no allocation to specific plots. The parking provisions have been subject to discussion during the life of the application.

The revised plan shows the allocation of parking spaces and the majority of the spaces have been increased in size so that they now meet the requirements of the SPD in terms of size. It is noted that 10 of the 19 plots would still fall short in terms of the number of spaces. However, the applicant contends that the demand for parking on the existing Houghton Way is not as high as the SPD implies. The revised plan therefore shows where there would be space available for parking should this transpire to be required but the areas remain landscaped on the proposed plan.

This arrangement has been carefully considered noting it would be contrary to the SPD. On balance, it is considered to be an acceptable compromise when taking into account the advantages of increasing the landscaped frontages. It is not uncommon in residential settings for front gardens to be changed to parking spaces through permitted development rights. Officers are satisfied that the applicant has sufficiently demonstrated that there would be space available to meet the SPD requirements if demand warranted more parking to be made available. Given that the site will be managed by NCHA as a wholly affordable scheme it is not considered necessary to explicitly control this through the planning process. The scheme would be acceptable in landscape terms whether the spaces were grassed or hard standing (noting there would still be space for trees in the street frontages which would be secured by the landscaping condition) but it would be preferable to have the increased landscaping in character terms. In this specific case, a lack of strict accordance with the SPD parking provisions is not considered a justifiable reason to resist the application.

The majority of the plots would have sheds in their rear gardens. Further details of these have been requested and subsequently received which confirm that they would adequately allow for

secure cycle storage if required. It has been confirmed that all plots will have power to a supply to external power point to enable installation of a charging point albeit this is shortly to be controlled through building regulations for new dwellings in any case.

Impact on Amenity

Policy DM5 requires a consideration of amenity impacts both in respect to amenity provision for occupiers and amenity impacts to neighbouring properties.

The dwellings would be positioned at the end of the existing Haughton Way cul-de-sac. All of the existing dwellings would be affected by the development to some degree due to the increased usage of the site access resulting in increased comings and goings. Nos 12 and 19 at the end of the cul-de-sac would also be potentially affected by the imposition of the additional built form.

In terms of no. 19 Haughton Way, the proposed Plot 1 would broadly follow the same building line and therefore would not impose harmful overbearing or overlooking impacts.

The proposed plots adjacent to no. 12 would however be perpendicular to the established building line and therefore have a greater potential amenity impact. Plot 18 would be a bungalow built adjacent to the side gable of no. 12 at an approximate distance of 13m. The single storey nature of this plot would mean that the existing boundary fence would protect overlooking from the rear windows of the proposed bungalow. Plot 19 however is a two storey property. The original plan showed that the rear elevation would be orientated towards the end of the garden. However, the revised plan has moved Plot 19 further southwards such that it is now only just behind the boundary of the neighbouring plot to the west. Any outlook to the rear windows would be at a 90 degree angle across a distance of around 21m which is considered a sufficient distance to protect against loss of privacy through overlooking.

Although Plots 15-17 inclusive and Plot 19 would have windows towards the rear of properties on New Hill, the distances would be over 45m and therefore would impose no amenity harm worthy of concern.

Moving then to assess the amenity provision for the proposed plots, Officers did initially raise an issue with the potential for overlooking from Plot 19 into the rear garden of Plot 17 but as above the revised plan has moved the parking spaces to the north of the dwelling meaning that the building line would be set southwards of the neighbouring rear garden and therefore any outlook would be slight and at an oblique line.

Each dwelling would be afforded an area of outdoor area space albeit these do vary quite significantly in size. This is perhaps to be expected noting that there is a mix of development size. The most constrained areas would be Plots 4; 8 and 16 but each of those plots would have two bedrooms and therefore the modest garden sizes are not considered so fundamental to amount to amenity harm in their own right.

Other than the aforementioned original issue with the relationship between Plots 17 and 19 which has now been resolved, distances and orientations between the plots are considered to be appropriate to safeguard against overlooking or overbearing impacts.

The national Government has published 'Technical housing standards – nationally described space standard' in March 2015. This document deals with internal space within new dwellings and is suitable for application across all tenures.

As per the measurements given by the plot schedule on the original site layout plan, all of the house types would fall short of the required internal space standards by 11m² for the two storey properties and 4m² for the single storey bungalows. This has been raised as an issue during the life of the application particularly in the context of the two storey dwellings which represent a significant shortfall.

The agent has responded contending that the floor areas are accepted by Homes England as part of the NCHA's strategic partner status. It is further stated that the amount of open space to be provided on site enhances the overall amenity provision for occupiers but that fundamentally there is no funding in place to make the homes any bigger and that the viability of the scheme is already marginal (as discussed further below).

The internal space available for the occupiers is clearly not ideal in the context of the national space standards. However, it is necessary to state that the LPA have not adopted the national standards in the Local Plan and therefore the modest footprint alone is not considered sufficient to refuse the application. Taking the point regarding the level of on site open space, the proposal overall would provide adequate standards of amenity for both existing and proposed occupiers meaning that the scheme would comply with the relevant amenity criteria of Policy DM5.

Impact on Trees and Ecology

Core Policy 12 states that the Council will seek to conserve and enhance the biodiversity of the District and that proposals will be expected to take into account the need for the continued protection of the District's ecological and biological assets. Policy DM7 supports the requirements of Core Policy 12 and states that development proposals affecting sites of ecological importance should be supported by an up to date ecological assessment.

The site as existing forms a former arable field which has been allowed to become colonized by ruderals and ephemerals. Boundaries are a mixture of hedges and fences including a security fence to the adjacent school.

The nearest statutory ecological designation is the Beavercotes Park SSSI located around 1.8km to the east of the site boundary. There are local wildlife sites in closer proximity but at a minimum distance of 500m away.

The site is also located within the 5km buffer zone identified in Natural England's Indicative Core Area (ICA) and proposed Important Bird Area (IBA) boundary for those parts of Sherwood Forest which meet the primary criterion for designation as a Special Protection Area (SPA), by virtue of the population of nightjar and woodlark exceeding 1% of the national total. The Council must pay due attention to potential adverse effects on birds protected under Annex 1 of the Birds' Directive and undertake a "risk-based" assessment of any development, as advised by NE in their guidance note dated March 2014.

It remains for the Council, as Competent Authority, to satisfy ourselves that the planning application contains sufficient objective information to ensure that all potential impacts on the breeding Nightjar and Woodlark populations have been adequately avoided or minimised as far as

is possible using appropriate measures and safeguards. The first stage of any Habitats Regulation assessment (HRA) is to identify the likely significant effects (LSE) through the screening process. This is essentially a high-level assessment enabling the assessor to decide whether the next stage of the HRA, known as the appropriate assessment, is required.

Potential risks associated with the proposal include disturbance to breeding birds from people, their pets and traffic. The original ecological survey did not reference the potential SPA or indeed the implications for the development on the relevant species and therefore the agent has been asked to submit further assessment during the life of the application which has been received in the form of an additional letter from their ecologist which concludes the following:

- a) that the site does not contain land of potential interest to nesting Woodlark or Nightjar,*
- b) there is no record of either species associated with this site or within land in a 1km radius, and*
- c) the site is 1.25km from the nearest core breeding area, which is substantially beyond the 400m zone of highest potential impact from new residential housing.*

Having completed an initial assessment, it is considered, based on the information above, that the impact of the development of 19 new residential houses within the land off Haughton Way on the population of breeding Nightjar and Woodlark within the pSPA is likely to be negligible and further detailed assessment is not considered necessary in this instance.

Officers agree with the overall conclusions that there will be no likely significant effects arising from the development and therefore it is not necessary in this case to proceed to an appropriate assessment stage.

The application has been accompanied by an ecological survey based on a site inspection in July 2020 which in summary found the following:

The inspection completed in July 2020 did not identify any physical evidence or field signs of protected species within the survey area. Assessment of records and interpretation of the local landscape has identified that there is limited potential for the majority of protected species such as reptiles, amphibians, badger and ground nesting birds to be present.

Some activity by protected species could still take place within or immediately adjacent to the site area and require mitigation:

Birds: *There is negligible potential for nesting birds to be present within the field interior where the new residential development is being proposed. However, the boundary hedgerows and trees around the field margins, particularly along the boundary with the adjacent school, have potential to support nesting birds. As a precaution, where any established vegetation needs to be cleared this should be completed outside of the nesting season or be preceded by an inspection by an Ecologist to ensure no nesting birds are present or determine what mitigation measures to protect nesting birds are required.*

Bats: *The survey carried out has not identified any potential for bat roosts associated with the land so there is no likelihood of any roosting bats being disturbed. The design of any external lighting associated with the new housing development should ensure that there is no light spill of the*

direction of the boundary areas, particularly to the east along the margins of the school field which could impact bat foraging around this area.

The recommendations above could reasonably be secured by condition.

The proposal includes the retention of existing hedgerows as well as having potential for ecological enhancement and habitat creation through a carefully considered landscaping scheme.

As well as the ecological survey, the application has been supported by a tree survey which forms an assessment of a total of 19 individual trees and three groups of trees, some of which are within the school grounds or rear gardens of adjacent properties. The classification of the specimens includes a number of high grade trees (three Category A and 11 Category B) but crucially no tree needs to be removed to facilitate the development. Two groups are recommended for trimming to reinforce in the future but these are Category C and thus the proposed works are not a cause for concern.

The Council's appointed Tree Officer has confirmed that the proposal should not result in any loss/detriment to retained trees and hedges if protection measures are incorporated throughout clearance and construction phases of the development.

Overall, subject to conditions, the proposal would comply with Core Policy 12 and Policy DM7 and no specific ecological harm has been identified.

Developer Contributions and Viability

Spatial Policy 6, Policy DM2 and Policy DM3 set out the approach for delivering the infrastructure necessary to support growth. This states that infrastructure will be provided through a combination of the Community Infrastructure Levy, developer contributions and planning obligations and where appropriate funding assistance from the District Council. It is critical that the detailed infrastructure needs arising from development proposals are identified and that an appropriate level of provision is provided in response to this. The Developer Contributions and Planning Obligations SPD provides the methodology for the delivery of appropriate infrastructure.

Affordable Housing

Core Policy 1 provides that for schemes of 11 or more dwellings, 30% on-site affordable housing should be provided with a tenure mix of 60% social rented and 40% intermediate housing. This is reaffirmed within the Council's SPD on Developer Contributions.

The current proposal is for 100% affordable housing and therefore would far exceed the 30% threshold.

Public Open Space

The expectations regarding the quantum of public open space is broken down into different component parts as follows:

Provision for children and young people

This application would need to make provision for public open space at 18m² per dwelling as set out in the Developer Contributions SPD. Given the size of the site this would be expected on site.

Amenity Open Space

Amenity green space, at a rate of 14.4m² per dwelling should be provided on site in line with the SPD and again this would need to be provided on-site.

In total to meet both of the above requirements, the site would need to provide 616m² of public open space on site. The site plan shows that there would be around 1,500m² of open space provided on site which again would far exceed the SPD requirements. The agent has been asked to clarify provision of play areas and it has been confirmed that there is no intention to provide any equipment on site given the financial constraints of the scheme. Clearly this is not the advocated approach against the SPD but in the context of the over provision of space in total, a lack of play equipment is not considered fundamental.

Natural and Semi-Natural Green Spaces

Ideally 10ha should be provided per 1,000 population albeit in recognition of the difficulty achieving that all residents should live within 300m of an area of natural and semi-natural green space. Given the positioning of the site at the edge of the village this is easily achievable and no further contributions are sought in this respect.

Management of Open Space

This Council would be unlikely to want to take on the long term maintenance of the public open space and this would need to be achieved via a management company secured through an appropriate obligation within a section 106 agreement.

Community Facilities

Community facilities are defined as including Community Halls, Village Halls, Indoor areas for sport, physical activity, leisure and cultural activity and Halls related to places of worship. The Council's SPD provides where existing infrastructure exists or where small scale developments do not warrant new infrastructure, a contribution may be appropriate to support the existing infrastructure such as a village or community hall or other community asset. It goes on to say that 'it is further recognised that some community facilities are not fulfilling their potential to meet the needs of residents and thus may appear to be underused. In such circumstances qualitative improvements to such facilities would increase their ability to make a positive contribution to meeting the needs of the community.'

Any additional pressure upon community facilities that this scheme would place upon the community should be met off-site by way of a financial contribution. A financial contribution toward community facilities which is based on £1,384.07 (figure from SPD but indexed at 2016) per dwelling could be sought subject to appropriate evidence that this would be required to meet the needs of the development.

Primary Education

The Developer Contributions and Planning Obligations SPD indicates that development which generates a need for additional primary school places will be secured via a legal agreement. The number of primary places required is based on a formula of no. of dwellings x 0.21 to establish the number of child places required, which in this case is 4 primary places. Based on the current pupil projections data, there is a surplus of places in the catchment area and therefore no contributions are sought in respect to education.

In terms of secondary education the development would be covered under CIL regulations, albeit it is zero rated in this location in any event.

Strategic Transport

The original comments of NCC made no request for contributions for either bus stop service provision or bus stop infrastructure. However, further comments received during the life of the application confirmed a request for £11,800 to upgrade the existing bus stop on New Hill (around 240m from the centre of the site). The justification for this request is that the current level of facilities at the bus stop is not at the required standards and the monies would be spent towards real time bus stop pole and display including electrical connections to promote sustainable travel.

Viability Case

Clearly the starting point for any application is that the proposed development would deliver the full suite of contributions considered necessarily attributed to the development. However, in this case, the applicant has advanced a viability case from the outset.

The Planning Practice Guidance confirms that the weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case.

The viability case presented by the applicant is that the proposal would have an extensive scheme deficit and therefore cannot afford any additional Section 106 contributions on top of the 100% affordable units.

As with previous instances where we have been presented with a viability case, Officers have negotiated an independent review of the appraisal at the cost of the applicant.

The assessment concludes a negative viability margin of -£867,034. This is significantly less than the applicant's projection at -£1.5 Million but does still indicate that it would not be economically viable to deliver any S106 infrastructure contributions. Given that the acceptance of not securing additional contributions rests on the scheme providing 100% affordable housing, an associated legal agreement will be required to ensure that the proposal remains affordable in the long term.

Other Matters

The proposal would lead to the loss of agricultural land. However, the site is modest in size and as above is an irregularly shaped area which would 'square off' the residential area. Overall the loss of agricultural land is not considered to be a fundamental barrier to the development of the site for residential purposes.

The application has been accompanied by a geoenvironmental report (albeit it does appear to be based on a time where the applicant was promoting 15 rather than 19 dwellings). In any case, the

report has been assessed by colleagues in Environmental Health who have commented that there appears to be some areas of sampling that are significantly higher but have not been appropriately analyzed. The comment have been passed to the agent but in the absence of a response a full phased contamination condition is recommended.

Overall Balance and Conclusion

Despite its positioning at the end of an existing residential cul-de-sac, the proposed development site is outside of a defined settlement boundary and within the open countryside. However, policy accepts the principle of rural exception sites for wholly affordable schemes which are adjacent to existing villages.

Even as revised, the proposals do show some compromises namely in respect to parking provision (which could be overcome by condition albeit the amount of soft landscaping would be reduced) and internal amenity arrangements. However, on the whole these issues are not considered fundamental enough to warrant a refusal of the application.

Significant weight is attached to the benefits of the scheme in providing 19 affordable units to meet an identified need for the village and therefore the recommendation is for approval subject to conditions and an associated legal agreement to secure that the units remain affordable.

RECOMMENDATION

That planning permission is approved subject to the conditions and reasons shown below and an associated legal agreement to secure the proposal delivers 100% affordable housing as a rural exception site.

Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried except in complete accordance with the following plans, reference numbers:

- Proposed site plan – 2680/P104 O;
- Plots 1 and 2 – 2680/P 201 C;
- Plots 3 and 4 – 2680/P 202 C;
- Plots 5, 6, 9 to 14 – 2680/P 203 B;
- Plots 7 and 8 – 2680/P 204 C;
- Plots 15, 16, 17 – 2680/P 205 C;
- Plot 18 – 2680/P 206 B;
- Plot 19 – 2680/P 207 C;

Reason: So as to define this permission.

03

No development above damp proof course shall take place until manufacturers details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

04

No dwelling plot hereby approved shall be occupied until the boundary treatments for that plot have been provided in accordance with the details shown on Proposed site plan – 2680/P104 O.

Reason: In the interests of residential amenity.

05

Prior to first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards, and structural cells. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species;

proposed finished ground levels or contours;

Reason: In the interests of visual amenity and biodiversity.

06

The approved landscaping scheme shall be carried out within 6 months of the first occupation of any building or completion of the development, whichever is soonest. If within a period of 7 years from the date of planting any tree, shrub, hedgerow or replacement is removed, uprooted, destroyed or dies then another of the same species and size of the original shall be planted at the same place. Variations may only be planted on written consent of the District Planning Authority.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

07

No works or development shall take place until an arboriculture method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the Local Planning Authority. This scheme shall include:

- a. A plan showing details and positions of the ground protection areas.
- b. Details and position of protection barriers .
- c. Details and position of underground service/drainage runs/soakaways and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on the application site.
- d. Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, hard surfacing).
- e. Details of construction and working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on the application site.
- f. Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

All works/development shall be carried out in full accordance with the approved arboricultural method statement and tree/hedgerow protection scheme.

Reason: To protect existing trees ad hedgerows within the site.

08

The following activities must not be carried out under any circumstances.

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on the proposal site.
- b. No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on the application site,
- c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
- d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on the application site.
- e. No soak- aways to be routed within the root protection areas of any retained tree/hedgerow on the application site.
- f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on the application site.
- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on the application site.
- h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority.

Reason: To protect existing trees ad hedgerows within the site.

09

No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Carter Design Flood Scoping STuy and Drainage Strategy ref 8284/JL/tw/ID:2119397, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753.
- Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm to Qbar rates for the developable area.
- Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- For all exceedance to be contained within the site boundary without flooding new properties in a 100year+40% storm.
- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term

Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

10

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Parts A to D of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.

Part A: Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems;
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Part B: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Part C: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Part D: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

To avoid conflict with the legislation for breeding birds vegetation removal must be undertaken outside the bird breeding season (March- September). If habitat clearance is unavoidable during the breeding season then the following action should be undertaken:

Prior to the commencement of works, the area including any affected vegetation, should be thoroughly searched for nesting birds. If a bird's nest is found then it should remain undisturbed and a 5m buffer zone should be created around the nest including above and below it. The zone around the nest site is to remain free of construction activities and disturbance until the young have fledged and left.

Reason: In order to protect biodiversity in the District in accordance with the aims of Core Policy 12 of the Newark and Sherwood Core Strategy (2019).

12

The development hereby approved shall be carried out in accordance with the recommendations set out within the Extended Phase 1 Habitat Survey by C.B.E Consulting – P2095 / 0820 / 01 V1 specifically but not limited to:

- The design of external lighting should be carefully considered to avoid the direction towards boundary areas, particularly to the east along the margins of the school field which could impact bat foraging around this area.

Reason: In order to protect biodiversity in the District in accordance with the aims of Core Policy 12 of the Newark and Sherwood Core Strategy (2019).

13

No development shall take place until a Construction Environmental Management Plan (CEMP) for the development has been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall set the overall strategies for the following showing explicit regard for all existing neighbouring receptors:

- the parking of vehicles of site operatives and visitors including manoeuvring arrangements;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- the proposed site compound;
- the erection and maintenance of security hoarding where appropriate;
- wheel and vehicle body washing facilities;
- provision of road sweeping facilities;
- measures to control the emission of noise, dust and dirt during construction;
- a Site Waste Management Scheme for recycling/disposing of waste resulting from demolition and construction works;
- a Noise Mitigation Scheme (NMS) designed to minimise noise levels during construction such as adopting a Code of Construction Practice, adopting principles of Best Practicable Means to reduce noise levels during construction work;
- the means of access and routeing strategy for construction traffic showing visibility splays and method statement for the use of banksmen;
- details of construction traffic signage;
- management and procedures for access by abnormal loads;
- a strategy to control timings of deliveries to avoid the morning and evening peak travel times where possible;

- hours of construction work;
- management of surface water run-off, including details of a temporary localised flooding management system;
- the storage of fuel and chemicals;
- the control of temporary lighting

Reason: To ensure appropriate mitigation for the impact on residential amenity caused by the construction phases of the development.

14

No part of the development hereby permitted shall commence until the new road has been designed with 2m footways either side in accordance with details to be first submitted to and approved in writing by the Local Planning Authority and thereafter constructed in accordance with the approved details.

Reason: In the interests of pedestrian safety and to ensure the development is designed to adoptable standards.

15

No part of the development hereby permitted shall take place until details of the new road have been submitted to and approved in writing by the Local Planning Authority including longitudinal and cross-sectional gradients, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, and any proposed structural works. The development shall be implemented in accordance with these details to the satisfaction of the Local Planning Authority.

Reason: To ensure the development is constructed to adoptable standards

16

No dwelling forming part of the development hereby permitted shall be occupied until its associated access/driveway/parking area is provided, surfaced in a hard bound material (not loose gravel) for a minimum of 5 metres behind the highway boundary and constructed with provision to prevent the unregulated discharge of surface water from the access/driveway/parking area to the public highway. Thereafter these shall be maintained as permitted for the life of the development.

Reason: To ensure loose material and unregulated surface water from the site is not deposited on the public highway causing dangers to road users, to ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems in the area and to enable vehicles to enter and leave the site in a forward direction all in the interests of Highway safety.

17

No dwelling forming part of the development hereby permitted shall be occupied until the pedestrian visibility splays of 1m x 1m are provided in accordance with details to be first submitted and approved in writing by the Local Planning Authority. The area within the visibility

splays referred to in this Condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height.

Reason: To maintain the visibility splays throughout the life of the development and in the interests of general Highway safety.

Notes to Applicant

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

02

This application has been the subject of discussions during the application process to ensure that the proposal is acceptable. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accord Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

03

NCC Highways have requested the following notes to be included in any forthcoming decision:

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

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, then the new roads/footways and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.

- i) 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.
- ii) 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 essential 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.

iii) Correspondence with the Highway Authority should be addressed to: -

Highways Development Control North,
Nottinghamshire County Council,
Welbeck House
Sherwood Energy Village
Ollerton
NG22 9FF

(E) hdc.north@nottscc.gov.uk;

The proposed traffic calming requires a Traffic Regulation Order before the development is occupied to maintain the design speed of Haughton Way. The developer should note that the Order can be made on behalf of the developer by Nottinghamshire County Council at the expense of the developer. This is a separate legal process, and the Applicant should contact businessdevelopment@viaem.co.uk in the first instance.

BACKGROUND PAPERS

Application case file.

For further information, please contact Laura Gardner on extension 5907.

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Lisa Hughes
Business Manager – Planning Development