



Report to Planning Committee 3 October 2024

Acting Business Manager Lead: Oliver Scott – Planning Development

Lead Officer: Ellie Sillah, Senior Planning Officer, Ext Number 5267

Report Summary			
Application No.	24/00618/FUL		
Proposal	5 bungalows		
Location	Land At Bowbridge Road Newark On Trent		
Applicant	Newark and Sherwood District Council	Agent	Mrs Karolina Walton - Studio-G Associates LLP
Web Link	24/00618/FUL 5 bungalows. Land At Bowbridge Road Newark On Trent (newark-sherwooddc.gov.uk)		
Registered	12.04.2024	Target Date	07.06.2024
Recommendation	Grant Planning Permission subject to the Conditions set out at Section 10.0 of this report.		

This application is being referred to the Planning Committee for determination in line with the Scheme of Delegation, as the applicant is Newark and Sherwood District Council.

1.0 The Site

- 1.1 The application site is located within the defined ‘Newark Urban Area’ and comprises part of a former commercial premises known as Mekur House. The previous building was of an industrial style but has now been demolished and removed from the site. The site as existing comprises a mixture of grass and former hardstanding and is approximately 0.34 hectares in size.
- 1.2 The site is accessed from Bowbridge Road which lies to the east. The access also serves 3 retail units including a Co-op, a café and a charity shop, which have parking to the front and a servicing area to the rear. The majority of the application site lies to the rear of the retail units.

1.3 To the north of the site are the rear gardens of dwellings on Pollard Close, enclosed by timber fencing. To the west is Newark Hospital, and to the south is a recently constructed car park which serves the hospital, separated from the site by metal fencing.

1.4 The site is not within a conservation area, it is not in close proximity to any listed buildings, and it is not in an area at risk of flooding from any source.

2.0 Relevant Planning History

2.1. None.

3.0 The Proposal

3.1 The application seeks permission for the erection of 5 affordable rent bungalows. The application was originally submitted for 6 bungalows however has been reduced to allow for revisions to ensure the retention of a tree protected by a TPO to the north, and to also address comments from NCC Highways and the Environmental Health Officer. The block plan shown below is the latest revision:



3.2 Each bungalow would have 2 off street parking spaces, and an enclosed garden space. Plots 1 and 2 would have 3 bedrooms whilst Plots 3, 4, and 5 would have 4 bedrooms. Landscaping and open space would be provided throughout the site.

3.3 The bungalows with 3 bedrooms would have a floor area of 94 m², one of the 4 beds

would have a floor area of 110 m², and the remaining two 4 beds would have a floor area of 125m².

3.4 The following 3D visual has been provided as part of the application:



3.5 Documents assessed in this appraisal:

506 SGA 225 SL DR A 0001 REV P2 Existing Site Plan
 640-SGA-225-SL-DR-A-0002 REV P8 Site Plan received 16th September 2024
 640-SGA-225-SL-DR-A-0008 REV P2 Swept Path Analysis received 14th August 2024
 640-SGA-225-XX-DR-A-0005 REV P3 3B5P Bungalow Type 2 received 14th August 2024
 640-SGA-225-ZZ-DR-A-0004 REV P4 3B5P Bungalow Type 1 received 14th August 2024
 640-SGA-225-ZZ-DR-A-0006 REV P4 4B6P Bungalow received 14th August 2024
 640-SGA-225-ZZ-DR-A-0007 REV P4 4B6P BUNGALOW TYPE 2 received 14th August 2024
 Revised Acoustic Survey received 14th August 2024
 Preliminary Ecological Appraisal Survey received 28th March 2024
 Design and Access Statement received 28th March 2024
 Phase 2 Pre-Development Arboricultural Report received 28th March 2024

4.0 Departure/Public Advertisement Procedure

4.1 Occupiers of 21 properties have been individually notified by letter. A site notice has also been displayed near to the site.

4.2 Site visit undertaken on 13.05.2024.

5.0 Planning Policy Framework

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

Spatial Policy 1 - Settlement Hierarchy
 Spatial Policy 2 - Spatial Distribution of Growth
 Spatial Policy 7 - Sustainable Transport

Core Policy 1 – Affordable Housing Provision
 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
 NAP1 - Newark Urban Area

5.2. **Allocations & Development Management DPD (2013)**

DM1 – Development within Settlements Central to Delivering the Spatial Strategy
 DM5 – Design
 DM7 – Biodiversity and Green Infrastructure
 DM12 – Presumption in Favour of Sustainable Development

5.3. The [Draft Amended Allocations & Development Management DPD](#) was submitted to the Secretary of State on the 18th January 2024. This is therefore at an advanced stage of preparation albeit the DPD is yet to be examined. There are unresolved objections to amended versions of the above policies emerging through that process, and so the level of weight which those proposed new policies can be afforded is currently limited. As such, the application has been assessed in-line with policies from the adopted Development Plan.

5.4. **Other Material Planning Considerations**

National Planning Policy Framework 2023
 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
 Housing Needs Survey

6.0 **Consultations and Representations**

Please Note: Comments below are provided in summary - for comments in full please see the online planning file.

Statutory Consultations

6.1. **Nottinghamshire County Council (Highways) –**

The latest submitted details are, in principle, now acceptable to the highway authority and the highway authority would therefore have no objection to the proposed development subject to recommended planning conditions.

Town Council

6.2. **Newark Town Council** – No objection to the application.

Representations/Non-Statutory Consultation

6.3. **Environmental Health:**

The previous noise report identified there was no practical method of reducing sound at proposed dwellings in order to adequately protect outdoor amenity from noise emitted by the existing pizza extraction system not in the ownership or responsibility of the applicant. However, an amended report has now been submitted with a revised site layout and noise mitigation, to include an array of acoustic barriers at 4.2m, 3.2m, and 2.0m high. While we do not doubt the outcome of modelling in the context of the noise assessment, it is not clear how or by whom these barriers would be maintained, particularly the higher specification 4.2m absorptive noise barrier.

Officer Note: It has been confirmed that NSDC as the landlord would be responsible for the maintenance of the acoustic barriers. The Environmental Health Officer has confirmed this is acceptable subject to condition.

6.4. 3 comments have been received from local residents. These are summarised in the points below:

- Querying if the bungalows would be market dwellings or Council owned (neither support or object).
- Development will satisfy an important need for social/affordable housing.
- Design is not contemporary or progressive.
- Layout does not create sense of place.
- Little evidence of consideration of climate change and renewable energy systems.
- Wet rooms have been provided which is commendable.
- Is there storage for mobility scooters?
- Any housing on waste land should be commended.

7.0 Comments of the Business Manager – Planning Development

7.1. The key issues are:

- Principle of Development and Housing Mix
- Impact on the Character of the Area
- Impact on Residential Amenity
- Impact on the Highway
- Impact on Trees and Ecology

7.2. The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 ‘Presumption in Favour of Sustainable Development’ of the Allocations and Development Management DPD.

Principle of Development

- 7.3. The application site is within the defined Newark Urban Area whereby new development is acceptable in principle in accordance with Spatial Policy 1 (Settlement Hierarchy), Spatial Policy 2 (Spatial Distribution of Growth) and Area Policy NAP 1 (Newark Urban Area), subject to site specific impacts.

Housing Density, Need and Mix

- 7.4. Core Policy 3 states that the LPA will seek to secure new housing which adequately addresses the housing need of the district, namely family housing of 3 bedrooms or more, smaller houses of 2 bedrooms or less and housing for the elderly and disabled population.
- 7.5. The most up to date Housing Needs Assessment was carried out by Acr4 in 2020. The assessment sets out the needs for each local area within the district. Table 5.3 (extract below) sets out the need for affordable dwellings.

Dwelling type/size			
	Collingham	Mansfield Fringe	Newark
1 or 2-bedroom house	58.6	0.0	11.7
3-bedroom house	21.6	42.5	14.8
4 or more-bedroom house	16.6	32.2	19.5
1-bedroom flat	0.0	11.0	7.1
2 or 3-bedroom flat	0.0	0.0	0.0
1-bedroom bungalow	0.0	0.0	19.8
2-bedroom bungalow	3.1	14.2	27.1
3 or more-bedroom bungalow	0.0	0.0	0.0
Other	0.0	0.0	0.0
Total	100.0	100.0	100.0
Gross annual need	31	112	258

- 7.6. The table identifies that Newark has an annual need of 258 affordable dwellings, of which 19.5% should have 4 or more bedrooms, and 14.8% should have 3 bedrooms. The proposal would provide 2x 3 bed bungalows and 3x 4 bed bungalows. This would contribute towards the need for affordable dwellings within Newark, as well as the need for dwellings for the elderly and disabled population. The proposed housing mix is therefore in accordance with the Development Plan.

Impact on the Visual Amenity and the Character of the Area

- 7.7. Core Policy 9 (Sustainable Design) seeks to achieve a high standard of sustainable design which is appropriate in its form and scale to its context, complementing the existing built and landscape environment.
- 7.8. Policy DM5 (Design) requires the local distinctiveness of the District's landscape and character of built form to be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

- 7.9. Section 12 of the NPPF (Achieving Well Designed Spaces) paragraph 135 states that development should be visually attractive as a result of good architecture, should be sympathetic to local character and history, and should maintain or establish a strong sense of place.
- 7.10. The proposal is for 5 bungalows to the rear of existing retail units, on a former industrial site. Due to its position, the development would be largely screened and is not prominent from Bowbridge Road. The access road into the site would be a continuation of the existing access road that serves the retail units and car park.
- 7.11. The layout and design have been amended throughout the lifetime of the application to address concerns raised by NCC Highways and Environmental Health, as well as concerns with the design. The most recent site plan includes open space to the north of the access road, as well as landscaping to the front of the dwellings. There are trees included along the eastern boundary which would help create a visual barrier between the dwelling and the retail units, and there are also trees positioned next to Plot 3, which would be prominent upon entering the site and is welcomed.
- 7.12. The design of the bungalows is simple, with a pitched roof and a projecting gable to the front elevation set lower than the main ridge. The proposed materials are Forterra Clumber Red Mixture (or similar) bricks, Russell Grampian Slate Grey Tiles (or similar), white UPVC windows, and black composite front doors. The surrounding area hosts a wide variety of building types and materials, therefore there are no concerns with the proposed design of the bungalows.
- 7.13. In response to a revised noise assessment, acoustic barriers have been included within the scheme including a 4.2m fence to the eastern boundary and a 3.2m high fence to the eastern boundary of Plot 3. The 4.2m high fence would be between the site and the commercial units, therefore despite the height, it is not considered the fence would have a negative visual impact. In addition, there are trees proposed along this boundary also. The fence to the eastern boundary of Plot 3 would be visible upon entering the site and would be a lot higher than a typical boundary treatment. There are concerns regarding the visual impact of this fence, however when taking into account the proposed landscaping to the forefront of the fence, and the need for it in relation to residential amenity (discussed further in the next section), it is considered that on balance, the visual impact would be acceptable.
- 7.14. With the above in mind, the visual impact of the proposal overall is acceptable. The application is in line with Core Policy 9, DM5 and Part 12 of the NPPF.

Impact upon Residential Amenity

- 7.15. Policy DM5 of the DPD states that development proposals should ensure no unacceptable reduction in amenity including overbearing impacts and loss of privacy upon neighbouring development.
- 7.16. Paragraph 135 of the NPPF seeks to ensure that new developments are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Loss of Privacy, Light, and Overbearing Impact

- 7.17. The bungalows would have a maximum height of 5.7m. Considering the low height, the boundary treatments, and the separation distances to the nearest neighbouring dwellings (minimum 15.6m), there are no concerns that the proposal would lead to any unacceptable impacts in relation to a loss of light, or overbearing impact.
- 7.18. In relation to privacy, it is generally accepted that there should be a distance of 21m between dwellings that are positioned back to back. Plots 4 and 5 to the north side of the site would be a distance of 18m to the rear of the two storey dwellings further north. Although this is below the 21m distance, due to the single storey design of the dwellings and the boundary fencing, there would be no direct views between habitable rooms (i.e. first floor to first floor) and therefore in this instance, the distance is considered acceptable.
- 7.19. The proposed layout of the 5 bungalows allows sufficient space to ensure no overshadowing or overbearing impacts, and their positioning would ensure sufficient privacy levels for future occupiers within the site.

Amenity Space

- 7.20. In relation to amenity space, the layout means that the private garden space for each bungalow is relatively small. However, it is noted there is a large open grassed area within the scheme that would be available to occupiers to use in addition to their gardens. Considering this, the level of outdoor amenity space for each bungalow is acceptable.
- 7.21. The bungalows would have an internal floorspace over the minimum floor area set out in the Government's Nationally Described Space Standards (minimum for 3 bed 5 person single storey dwelling is 86m² and minimum for 4 bed 6 person single storey dwelling is 99m²). As such, there are no concerns that the occupants would have a low level of amenity within the bungalows.

Noise

- 7.22. The Council's Environmental Health Officer initially raised concerns regarding excessive noise generated from an extractor which is located to the rear of the Pizza Plaza within the adjacent retail unit. In response to the comments, a new acoustic survey has been submitted.
- 7.23. The report proposes outdoor mitigation in the form of a 4.2m absorptive noise barrier along the eastern boundary of the site with the commercial premises, a localised 3.2m reflective (conventional) noise barrier adjacent to the private rear garden at the south of the site (Plot 3), and 2m high reflective noise barrier around other plot rear gardens.
- 7.24. The overall conclusion of the survey is that the site appears acoustically suitable for residential development with conditions that the recommendations contained in the report are followed. Internal sound levels are predicted to comply with the normal guidance subject to the specifications outlined in the report being followed.

- 7.25. Given the above, subject to conditions to ensure the mitigation measures are included, the noise levels would be acceptable. The Environmental Health Officer has reviewed the report and no longer objects to the application. The comments query who will maintain the acoustic barriers, and it has been confirmed by the agent that NSDC, as the landlord, would be responsible for the maintenance. A condition can be included if the application is approved, to require a maintenance plan to be submitted.

Impact upon Highway Safety

- 7.26. Spatial Policy 7 states that new development should provide appropriate and effective parking provision and Policy DM5 states that parking provision should be based on the scale and specific location of development.
- 7.27. The Residential Cycle and Car Parking Standards & Design Guide SPD sets out the minimum expectations for parking provision for new development in the District.
- 7.28. Map 1: Newark Parking Standard Zones of the SPD includes the site within the 'Inner Newark Parking Zone'. In accordance with Table 2: Recommended Minimum Car Parking, dwellings within this zone with 3 bedrooms and 4+ bedrooms require a minimum of 2 spaces per dwelling. The proposed layout meets this requirement.
- 7.29. Table 2 states that where bungalows are proposed, consideration should be given to the secure storage of mobility scooters. There is a cycle storage shed proposed within the gardens of each dwelling which could alternatively be used for a mobility scooter if desired.
- 7.30. Paragraph 115 of the NPPF provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.31. The proposal would utilise the existing access off Bowbridge Road which serves the adjacent retail units. This access is suitable for the proposed development and there are no concerns with the increase in use which would not be significant considering the number of proposed units (5).
- 7.32. The proposal has undergone revisions following comments from NCC Highways.
- 7.33. The comments from NCC Highways regarding the layout have been addressed with the revised plan. 0.5m service strips have been added on both sides of the access, for a length of 8m as requested. Final comments have been received from NCC Highways, confirming no objection to the scheme subject to conditions regarding access and parking provision, ensuring a bound surface at the access, and provision of cycle storage. Conditions have been included as recommended. The comments also recommended a condition for electric vehicle charging provision however this is covered by building regulations and is therefore not necessary.
- 7.34. With the above in mind, the proposal would not result in any unacceptable impacts on highway safety or the highway network.

Impact upon Ecology and Trees

- 7.35. The proposal has been amended by reducing the number of proposed bungalows and altering the layout, to allow the retention of a mature tree on the northern boundary of the site which is protected by a Tree Preservation Order (TPO N313). There are no other trees on site or close to the site that are protected.
- 7.36. The proposed site plan shows several new trees to be planted within the open space, this can be secured via a landscaping condition.
- 7.37. The submitted preliminary ecology appraisal does not recommend any further surveys. The site has already been largely cleared, however should any further clearing be required this should take place outside of the bird breeding season (March – September inclusive). The report also recommends that a suitable lighting scheme is used to reduce light splay towards the northern boundary is used to avoid potential impact to breeding bird populations during the site's redevelopment and operational phases. This can be secured as part of a construction management plan condition.

Drainage

- 7.38. The proposed block plan states that surface water would be disposed of via a SUDs drainage system or soakaway. Given the low risk of flooding of the site, there are no concerns in relation to the proposed drainage. It is not considered that the development would increase the risk of surface water flooding within the area. Foul drainage is proposed to be connected to the existing sewer – this is acceptable.

Other Matters

- 7.39. **Community Infrastructure Levy (CIL) -**

The site is located within Housing Medium Zone 2 of the approved Charging Schedule for the Council's Community Infrastructure Levy. As such residential development in this area is rated at £45m² for CIL purposes. The development would result in a total of 548m² of Gross Internal Area. Details of the CIL charge on this development will be sent to the applicant following determination of the application. As the development is proposed as affordable rent, the exemption for social housing can be applied for.

- 7.40. **Biodiversity Net Gain (BNG)** – In England, BNG became mandatory (under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)) from February 2024. BNG is an approach to development which makes sure a development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. This legislation sets out that developers must deliver a minimum BNG of 10% - this means a development will result in more, or better quality, natural habitat than there was before development. However, there are some developments that are exempt from the BNG such as applications for small development that were submitted prior to 2nd April 2024. This application was submitted initially on the 28th March 2024 therefore is exempt from mandatory BNG.

8.0 Implications

- 8.1. In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

9.0 Conclusion

- 9.1. In summary, the principle of development is in accordance with Spatial Policies 1 and 2 and Core Policy 3 of the Amended Core Strategy. Due to comments received from NCC Highways and the Environmental Health Officer, the proposal has been revised throughout the lifetime of the application. The layout submitted on the 16th September 2024, as well as the new acoustic report, have addressed the issues. In terms of visual impact, the proposed noise mitigation for Plot 3 includes a 3.2m high fence that could look unsightly due to the excessive height. However, the planting of trees and hedgerow is shown on the grassed area to the side of the plot, which would soften the appearance and over time, largely screen the fence. As such, it is not considered that this element of the proposal should be a reason to refuse the application. The height of the acoustic fence to the eastern boundary with the commercial units is higher at 4.2m, however given its position and the backdrop of the commercial units, plus proposed planting in front, it is not considered that the fence would be overly prominent or have a negative impact on the overall proposal.
- 9.2. The proposal would contribute to the need for affordable housing within Newark, as well as the need for bungalows specifically, which is welcomed. The scheme is considered to accords with the Development Plan when read as a whole, as well as Parts 9 and 12 of the NPPF. The recommendation is therefore to approve the application, subject to conditions. There are no material considerations to indicate otherwise.

10.0 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 out except in complete accordance with the following approved plans/submitted documents:

- 640-SGA-225-SL-DR-A-0002 REV P8 Site Plan
- Site Location Plan received 16th September 2024

- 640-SGA-225-SL-DR-A-0008 REV P2 Swept Path Analysis received 14th August 2024
- 640-SGA-225-XX-DR-A-0005 REV P3 3B5P Bungalow Type 2 received 14th August 2024
- 640-SGA-225-ZZ-DR-A-0004 REV P4 3B5P Bungalow Type 1 received 14th August 2024
- 640-SGA-225-ZZ-DR-A-0006 REV P4 4B6P Bungalow received 14th August 2024
- 640-SGA-225-ZZ-DR-A-0007 REV P4 4B6P BUNGALOW TYPE 2 received 14th August 2024
- Revised Acoustic Survey received 14th August 2024

Reason: So as to define this permission.

03

The development hereby permitted shall be constructed entirely of the materials details submitted as part of the planning application.

Reason: In the interests of visual amenity.

04

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;
- existing trees and hedgerows, which are to be retained pending approval of a detailed scheme, together with measures for protection during construction;
- proposed finished ground levels or contours;
- means of enclosure;
- car parking layouts and materials (parking area shall be of no-dig construction type as per email dated 9.6.24);
- hard surfacing materials.

Reason: In the interests of visual amenity and biodiversity.

05

The hard landscaping shall be completed in accordance with the approved details prior to first occupation of the dwellings hereby approved and retained for the lifetime of the development.

Reason: In the interests of highways safety and visual amenity.

06

The approved soft landscaping shall be completed during the first planting season following the first occupation/use of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless otherwise agreed in writing by the local planning authority. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations.

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

The noise mitigation measures detailed at section 3.3 (Plan of Suggested Acoustic Specification) of the Acoustic Survey Report carried out by David Garritt and dated 12th August 2024, shall be fully implemented prior to first occupation of the dwellings hereby approved, and maintained for the lifetime of the development.

Reason: In the interests of residential amenity.

08

No development shall be commenced, including any works of demolition or site clearance, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period unless otherwise agreed in writing by the Local Planning Authority. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of residential amenity.

09

No part of the development hereby permitted shall be brought into use until the site access and driveway/parking/turning areas are provided in accordance with the scheme illustrated on the approved site plan (drawing number 0002 Rev P8). The driveway/parking/turning areas shall not be used for any purpose other than parking/turning/loading/unloading of vehicles, and shall be retained for the lifetime of the development.

Reason: In the interest of highway safety.

10

No part of the development hereby permitted shall be brought into use until the driveway is surfaced in a bound material, along the full width of the driveway for a minimum distance of 8m within the site measured from the back of footway at the western end of the extended cul-de-sac shown on drawing number 0002 Rev P8. This area of driveway shall be maintained in the bound material for the life of the development.

Reason: In the interest of highway safety.

11

No part of the development hereby permitted shall be brought into use until provision has been made within the application site for the secure parking of cycles and provision of secure cycle equipment storage facilities as shown on drawing number 0002 Rev P8. The approved facilities shall be maintained for the life of the development.

Reason: In the interest of furthering travel by sustainable modes.

Informatives

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 understanding that CIL may not be payable on the development hereby approved as the development is made up entirely of Social Housing provided by local housing authority, registered social landlord or registered provider of social housing and shared ownership housing. It is necessary to apply for a formal exemption to confirm this view, which must be made to the Council prior to the commencement of development on CIL 4 form which is also available on the Council's website.

02

This application has been the subject of pre-application discussions and has been approved in accordance with that advice. 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 accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

03

Biodiversity Net Gain is not applicable to this application as it was submitted prior to 2nd April 2024 and is therefore exempt as a small development. "Small development" means

development which is not major development within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

04

You are advised that you may require building regulations approval in addition to the planning permission you have obtained. Any amendments to the permitted scheme that may be necessary to comply with the Building Regulations, must also be approved in writing by the Local Planning Authority in order that any planning implications arising from those amendments may be properly considered.

East Midlands Building Control operates as a local authority partnership that offers a building control service that you may wish to consider. Contact details are available on their website www.eastmidlandsbc.com.

05

The proposed access serving the development requires the extension of the existing cul-de-sac, including new footway provision on the northern and western sides of the cul-de-sac extension and a margin on its southern side, which serves the site from Bowbridge Road. The highway authority's records show that the existing cul-de-sac has not been adopted as public highway. Notwithstanding this, the extension of the cul-de-sac, including the footways and margin, should be constructed in accordance with the highway authority's specification.

BACKGROUND PAPERS

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

Committee Plan - 24/00618/FUL

