



Report to Planning Committee 3 July 2025

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Report Summary			
Application No.	24/01195/RMAM		
Proposal	Application for approval of reserved matters (Appearance, Landscaping, Layout and Scale) pursuant to outline application 21/02094/OUTM; Residential development of 50 dwellings (following removal of Grove Bungalow and existing outbuildings)		
Location	Field Reference Number 8890, Mansfield Road, Edwinstowe		
Applicant	Morro Partnerships	Agent	Pegasus Group
Web Link	https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SG3SB3LBH5Z00		
Registered	14.05.2024	Target Date	05.11.2024 EoT: 23.01.2025
Recommendation	That planning permission is approved subject to the conditions at Section 10.0 of the report		

This application has been referred to the Planning Committee at the request of Councillor Paul Peacock, a Ward Member for Edwinstowe and Clipstone raising concerns regarding access, pedestrian safety, amenity and the location of children's play space. These points will be addressed within the main body of this report.

1.0 The Site

- 1.1 The site is located on the western edge of Edwinstowe, adjacent to the existing settlement edge and to the north of the A6075, Mansfield Road. The site comprises a parcel of agricultural land c2.39 hectares in area, currently in arable use that has been partially allocated in the Development Plan for housing under policy Ed/Ho/2. The site is defined by agricultural hedgerows of varying maturity to the east, south and west whilst the northern boundary appears to be open. Dwellings to the east are predominantly late twentieth century of a mixture of single storey, dormer and two

storey dwellings. There are some land level differences between the land to the east and the site as well as gradual rising landform across the site. There are also a small number of dwellings to the west alongside Mansfield Road which are outside of the defined village envelope of Edwinstowe.

- 1.2 The nearest public right of way is over 370m to the west from accessed off the A6075 in a northerly direction. The designated Conservation Area of Edwinstowe is over 600m to the east of the site. The site lies within the influence zone of a site of special scientific interest and within the 5km buffer zone of a RSBP important bird area boundary for nightjar and woodlark. The site is within Flood Zone 1 according to Environment Agency maps.
- 1.3 Other than a small area in the south eastern corner of the site, along Mansfield Road, the site is at very low risk of surface water flooding.
- 1.4 The surrounding area is predominantly residential. To the east are two-storey dwellings on Thoresby Drive and Lintin Avenue. To the south, across Mansfield Road, is Highfield School. A detached modern dormer bungalow lies to the north-west. The site is not within a Conservation Area and there are no Tree Preservation Orders on site, although the outline consent protects trees.

2.0 Relevant Planning History

- 2.1. **21/02094/OUTM** - Outline planning permission for up to 50 dwellings was granted by committee on 22nd July 2022. All matters were reserved except for access. The permission is subject to a Section 106 legal agreement securing developer contributions.
- 2.2. **24/00396/DIS106** – An application to discharge the S106 requirement for a Habitat Creation and Management Plan for the off-site SANGS was approved on 24th June 2024.

3.0 The Proposal

- 3.1 This application seeks approval for the reserved matters of layout, scale, appearance, and landscaping for the erection of 50 dwellings, pursuant to the outline consent 21/02094/OUTM.
- 3.2 A significant material consideration is that the applicant, Morro Partnerships (a Homes England preferred partner), proposes to deliver the development as a 100% affordable housing scheme. This is a significant over-provision compared to the 30% requirement secured under the Section 106 agreement. The tenure mix will include affordable rent and shared ownership properties.
- 3.3 The proposal provides for a mix of 1, 2 and 3-bedroom properties, comprising bungalows, maisonettes, and two-storey terraced and semi-detached houses. The specific housing mix is as follows:

- 1 bedroom dwellings: 4 units
- 2 bedroom dwellings: 14 units
- 3 bedroom dwellings: 32 units

3.4 The **layout** has been designed to respond to the site's context on the edge of the settlement. It broadly follows the linear pattern of the existing built environment on Mansfield Road and Thoresby Drive. In response to the tapering urban edge, the layout proposes lower-density bungalows adjacent to existing dwellings on Mansfield Road to the southwest. The design incorporates key urban design principles such as active frontages and prominent corner-turning plots (e.g. plots 33, 43) to assist with wayfinding and provide passive surveillance over communal areas. As detailed below:



3.5 It should be noted that access is not a consideration for this reserved matters application as the point of access from Mansfield Road was already approved as part of the former outline application (21/02094/OUTM). The proposed layout aligns with the approved point of access.

3.6 In terms of **scale and appearance**, the dwellings are predominantly two-storey in height, with single-storey bungalows proposed along the south-western boundary.

The design of the individual house types has been informed by the local vernacular, utilising a material palette of red brick and brown double roman tiles to reflect the character of Edwinstowe.

- 3.7 The **landscaping** strategy includes substantial landscape buffers to the north and west of the site. The northern buffer incorporates an area of public open space with mown footpaths and a formalised play area in the form of a trim trail. The scheme also includes the removal of a 12-metre section of hedgerow to form the vehicular access from Mansfield Road, which was approved at the outline stage.
- 3.8 The application is supported by a full suite of technical documents covering matters including Arboriculture, Noise, and a detailed schedule of plans covering house types, site sections, boundary treatments, and materials. The proposals have been amended during consideration of the application to address concerns from consultees and in part, those representation initially made in respect of the proposed development.

4.0 Public Advertisement Procedure

- 4.1 The application has been advertised by way of a site notice and press notice. A total of 134 neighbour notification letters have been sent regarding the original proposal and the amended proposals. In total 109 letters of representation have been received comprising 106 letters of objection, 1 of support and 2 neither supporting nor objecting to the proposals.
- 4.2 A Site visits undertaken on 09.09.2024 and 12.12.2024

5.0 Planning Policy Framework

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

The Development Plan

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

Spatial Policy 1 - Settlement Hierarchy
 Spatial Policy 2 - Spatial Distribution of Growth
 Spatial Policy 5 – Delivering the Strategy
 Spatial Policy 6 – Infrastructure for 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 10 – Climate Change
 Core Policy 10A – Local Drainage Designations
 Core Policy 12 – Biodiversity and Green Infrastructure
 Core Policy 13 – Landscape Character
 Core Policy 14 – Historic Environment
 SHAP3 – Role of Edwinstowe

Allocations & Development Management DPD

DM1 – Development within Settlements Central to Delivering the Spatial Strategy

DM2 – Development on Allocated Sites

DM3 – Developer Contributions and Planning Obligations

DM5 – Design

DM7 – Biodiversity and Green Infrastructure

DM9 – Protecting and Enhancing the Historic Environment

DM12 – Presumption in Favour of Sustainable Development

ED/Ho/2 – Edwinstowe - Housing Site 2

Other Material Planning Considerations

National Planning Policy Framework 2024

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 Survey 2020, ARC4

Affordable Housing SPD

Developer Contributions SPD

Landscape and Character Appraisal SPD

- 5.2. The [Draft Amended Allocations & Development Management DPD](#) was submitted to the Secretary of State on the 18th January 2024 and has been accepted for examination (November 2024). There are unresolved objections to amended versions of 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.

6.0 Consultations and Representations

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

(a) Statutory Consultations

- 6.2. **NCC Highways Authority** – Nottinghamshire County Council as Highway Authority initially maintained an objection to the proposal due to a number of outstanding issues. These included concerns that the internal road layout did not meet the highway design guide, with a new crossroads creating potential conflict and a lack of appropriate bend widening. Further issues were raised regarding insufficient turning heads, a lack of vehicle tracking information, and pedestrian visibility splays being obstructed by proposed landscaping. A key point of contention was that approximately 50% of the parking provision was not compliant with the Newark parking SPD, which, alongside a lack of on-street visitor spaces, was considered likely to lead to obstructive parking that would compromise highway safety. Following the submission of amended plans and a formal rebuttal from the applicant on 28th March 2025, further discussions took place. In their final response of 19th May 2025, the Highway Authority confirmed it had withdrawn its objection. The officer stated that

with the introduction of a Traffic Regulation Order to restrict on-street parking (secured by condition), the remaining issue of parking provision would be one of amenity rather than highway safety, and therefore the proposal was considered acceptable on safety grounds.

- 6.3. **NCC Lead Local Flood Authority (LLFA):** Maintains an objection due to the absence of a detailed surface water drainage strategy, however in correspondence it was highlighted that the requirement for a detailed drainage design was established as a pre-commencement condition during the outline application, following the Flood Authority's original recommendation and as such, the local planning authority cannot procedurally require that same information be submitted as part of this reserved matters application as it still remain as a planning condition to discharge.

- 6.4. **Natural England: No objection.** Recommends landscaping species are native and local to the Sherwood area.

(b) Parish Council

- 6.5. **Edwinstowe Parish Council:** Objects to the proposals. The council's main point of objection is that the village's infrastructure cannot support more housing. They state that since the site was designated for development, approximately 1,000 new houses have already been built or are in the process of being built in the village, placing significant strain on local services. The council has also specifically requested that Newark and Sherwood District Council (N&SDC) look closely at the proposal to upgrade the pedestrian refuge on Mansfield Road. Their concern is to ensure that whatever is built is a permanent and safe crossing point for residents.

(c) Non-Statutory Consultation

- 6.6. **Nottinghamshire Wildlife Trust: Objects** as the ecology survey data from 2021 is out of date and likely no longer valid. They also recommend the use of native species, a sensitive lighting scheme, and the inclusion of hedgehog highways.
- 6.7. **NSDC Environmental Health: No objection** subject to the implementation of the mitigation detailed in the submitted noise report.
- 6.8. **NSDC Sports & Community Facilities:** Request a developer contribution to improve community facilities in Edwinstowe.
- 6.9. **Archaeology & Conservation:** No objections.

(d) Representations

- 4.3 Following public advertisement of the application, a significant number of representations during two rounds of public consultation. A total of 109 letters of have been received comprising 106 letters of objection, 1 of support and 2 neither supporting nor objecting to the proposals. The grounds of objection are wide-ranging and are summarised thematically below:

- **Impact on Infrastructure and Local Services:** This is the most prevalent concern raised.
 - Health services, including doctors' surgeries, dentists and pharmacies, are described as being "severely over stretched", at "breaking point", and unable to cope with the existing population, let alone a new development. Residents report it is "extremely difficult to get to see a doctor" and that there are "long waits for Dr appt and more stress waiting for prescriptions".
 - Education facilities are stated to be at full capacity, with both primary schools being "full to bursting". It is noted that a new secondary school has not been provided despite the demolition of the previous one.
 - There is a general feeling that the village infrastructure cannot support more houses and that the cumulative impact of recent large-scale developments (such as at Thoresby Vale) has not been properly addressed or mitigated.
- **Highways, Traffic, and Parking:**
 - Many residents state that traffic is already "awful" and that Mansfield Road is "gridlocked at school & peak rush hr times". The development is expected to add a significant number of cars to the road, worsening congestion.
 - The capacity of the wider road network, particularly the Ollerton roundabout, is a recurring concern, with one objector noting that planned upgrades to the A614 are now on hold.
 - Road safety is a key issue, with the entrance to the site being described as on a "blind bend" where traffic often exceeds the 30mph speed limit.
 - A lack of parking in the village is frequently mentioned.
- **Principle of Development and Impact on Village Character:**
 - There is a strong feeling that Edwinstowe has had more than its fair share of new housing and is losing its "beautiful village" character and "becoming a town".
 - The loss of productive, greenfield agricultural land is raised as a material objection, with residents stating it "yields two harvests per annum" and should not be used when brownfield sites are available.
 - The loss of wildlife and ecology, including skylarks, hares, and pheasants, is a concern.
- **Impact on Residential Amenity:**
 - A specific objection from the resident of a bungalow on Mansfield Road details concerns about being surrounded by the development, resulting in overlooking, overshadowing, and a "massive breach of privacy".

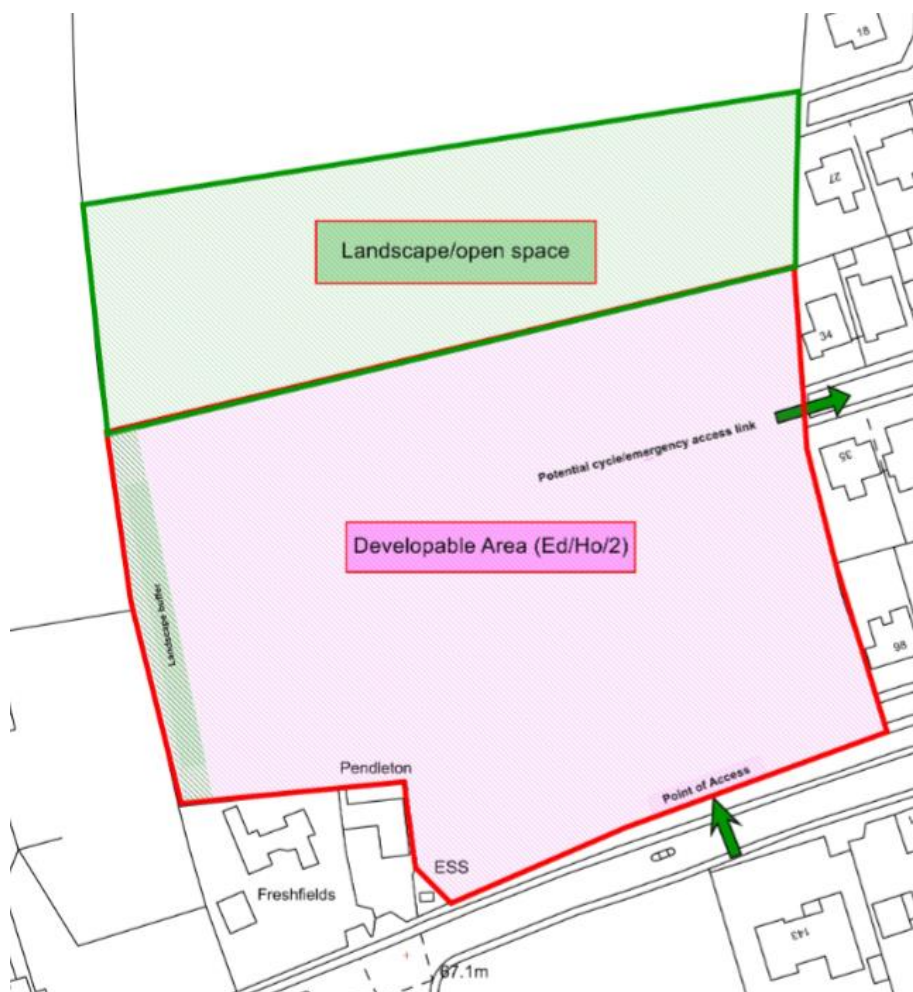
- A resident of Thoresby Drive also objects to four houses backing onto their bungalow.
- **Distrust and Other Matters:**
 - Some residents express a lack of faith that promised infrastructure improvements will ever be delivered.
 - Concerns about potential for localised flooding are also raised.

7.0 Comments of the Business Manager – Planning Development / Appraisal

- 7.1. 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 of the Allocations and Development Management DPD.
- 7.2. The following matters have been identified as key issues:
- The Principle
 - Housing Need, Mix and Density
 - Landscaping, Trees and Public Open Space
 - Impact on Ecology
 - Design and Character
 - Residential Amenity
 - Off Street Parking Provision
 - Drainage and Flood Risk
- 7.3. These matters shall be discussed in turn. However, before doing so, preliminary matters need to be dealt with first as follows.

Preliminary Matters (including Access)

- 7.4. Comments have been received in respect of access and the impact the development would have on Mansfield Road. However, access is a matter that has already been consented by the outline permission. Layout however was reserved. The approved Block Plan (ref: P20-3462_01) plan at outline stage detailed access from Mansfield Road into the application site, as detailed below.



- 7.5. Access is not therefore a matter for consideration at this stage and cannot be revisited, and it is clear that the proposal is for 50 new dwellings as per the consent. The outline application was supported by a Transport Assessment which was based on a maximum quantum of 50 dwellings which NCC Highways Authority considered and found to be acceptable, and consequently it would not have altered the decision to approve in any case. It is therefore considered that the application has been appropriately made in accordance with the outline consent.

Principle of Development

- 7.6. The National Planning Policy Framework (NPPF) promotes a presumption in favour of sustainable development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.7. The site is allocated for housing for around 50 dwellings under policy Ed/Ho/2 of the Newark and Sherwood Allocations and Development Management DPD. Furthermore, the principle of developing this site for up to 50 dwellings has been formally established through the granting of outline planning permission (ref: 21/02094/OUTM) on 22nd July 2022. That permission also established the means of access from Mansfield Road. This current application is for the subsequent approval of the reserved matters of layout, scale, appearance, and landscaping. As the outline

permission is extant, the principle of the development is acceptable and not a matter for reconsideration at this stage.

7.8. It is acknowledged that a significant number of objections have been received from local residents and the Parish Council raising concerns about the impact of further housing on the village's infrastructure, particularly on healthcare and education facilities. These concerns are material planning considerations; however, they were addressed at the outline stage. To mitigate the impacts of the development, a Section 106 legal agreement was secured which requires financial contributions from the developer towards local services. These contributions, secured under application 21/02094/OUTM, include:

- **Affordable Housing:** At least 30% of the dwellings on-site.
- **Primary Education:** A contribution of £193,743.00 (index-linked).
- **Community Facilities:** A contribution of £1,384.07 per dwelling towards improvements to community facilities in Edwinstowe parish.
- **Library Contribution:** A contribution of £1,762.00 (index-linked) towards Edwinstowe Library.

7.9. Therefore, as the site is allocated for housing within the Development Plan and has the benefit of an extant outline permission with legal measures in place to mitigate its impact, the principle of the development is considered acceptable. The assessment must now turn to the acceptability of the detailed proposals for which approval is sought.

Housing Need and Mix

7.10. Core Policy 3 of the Amended Core Strategy (2019) sets out that the Council will seek to secure new housing development which 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. It goes on to state that the Council will seek to secure an appropriate mix of housing types to reflect local housing needs, which will be dependent on the local circumstances of the site.

7.11. The most up-to-date evidence for the area is the District Wide Housing Needs Assessment (HNA) published in December 2020. For the Sherwood Sub-Area, within which Edwinstowe is located, the HNA identifies a need for family housing of 3 bedrooms or more, followed by smaller houses of 2 bedrooms or less.

7.12. The current proposal is for a total of 50 dwellings. The mix is set out in the applicant's Planning Statement and is as follows:

Unit Size	Number of Dwellings	Percentage of Scheme
1 bedroom	4	8%
2 bedrooms	14	28%
3 bedrooms	32	64%
Total	50	100%

- 7.13. The proposed scheme is heavily weighted towards 2 and 3-bedroom properties, with a smaller provision of 1-bedroom units. While the scheme does not provide any 4+ bedroom units, it is considered that the focus on smaller family homes directly addresses the most pressing needs of the area as identified in the HNA.
- 7.14. The national technical guidance entitled 'Nationally described space standards' 2015, provides useful guidance on expected minimum gross internal floor space for dwellings. All of the proposed dwellings exceed the national Technical Guidance: Nationally Described Space Standards.

Affordable Housing Provision

- 7.15. A key material consideration for this application is the affordable housing offer. Core Policy 1 of the Core Strategy and the S106 legal agreement attached to the outline consent require the provision of 30% on-site affordable housing.
- 7.16. The applicant, Morro Partnerships, is a Homes England preferred partner that specialises in delivering affordable homes. This application proposes that the site will be brought forward as a 100% affordable housing scheme.
- 7.17. This commitment to provide 50 affordable homes represents a significant overprovision compared to the policy requirement for 15 affordable units (30% of 50). This significant uplift will make a substantial contribution to meeting the District's identified affordable housing need of 243 homes per year and is a public benefit that carries very significant positive weight in the determination of this application.
- 7.18. In conclusion, the proposed housing mix is considered acceptable. It provides a range of smaller family homes which reflects the identified local housing need, and the delivery of a 100% affordable housing scheme is a significant material consideration that strongly weighs in favour of the proposal. The scheme is therefore considered to be compliant with Core Policy 1 and Core Policy 3 of the Development Plan.

Layout

- 7.19. Policy ED/Ho/2 of the Allocations & Development Management DPD allocates the site for residential development of around 50 dwellings and sets out specific criteria that

any proposal must address. The proposed layout for this reserved matters application is assessed against each of these criteria in turn.

- 7.20. *i) Public open space within the site or at alternative locations within the village, provided in accordance with Policy DM3, Developer Contributions and Planning Obligations, which shall be designed to reflect the need to provide SANGS to relieve pressure on the Birklands & Bilhaugh SAC;*
- 7.21. The submitted layout provides a significant area of public open space, particularly within the landscape buffer to the north of the site. This space is designed to be a recreational asset for new residents and includes informal areas, mown footpaths, and a trim trail for formal play. The provision of this high-quality, on-site green space is designed to be attractive for residents for activities such as dog walking and informal recreation. This serves the dual purpose of providing amenity for the new residents and functioning as a Suitable Alternative Natural Greenspace (SANGS) to help relieve recreational pressure on the nearby Birklands & Bilhaugh Special Area of Conservation (SAC), a point which was welcomed in principle at the outline stage. This on-site provision is in addition to the off-site SANGS contribution at Crooked Acre, for which a management plan has been legally secured and discharged. The layout is therefore considered to be fully compliant with this criterion.
- 7.22. *ii) Appropriate design which addresses the site's gateway location and manages the transition into the main built up area. In order to protect the setting of the Sherwood Forest Country Park, appropriate buffering in accordance with the landscape character of the area should be included within the northern part of the site;*
- 7.23. The submitted layout has been designed to specifically address this requirement. The northern part of the site, which faces towards Sherwood Forest Country Park, is designated entirely as a "substantial landscaped buffer". No built development is located within this area, which will protect the setting of the wider landscape.
- 7.24. To manage the site's gateway location on the western edge of Edwinstowe, the layout proposes a lower density of development, including (in part) bungalows, directly adjacent to the existing dwellings on Mansfield Road, the dwellings are also west back form the roadside frontage in line with existing dwellings. There would be landscaping between roadside front with Mansfield Road and the proposed dwellings. A substantial 10-metre landscape buffer is also provided along the western boundary. This approach ensures a soft and appropriate transition from the open countryside to the built-up area of the village. In these circumstances, it is considered that the proposed layout is therefore considered to successfully address these specific requirement as detailed in Policy ED/Ho/2.
- 7.25. *iii) Developer funded localised sewer capacity improvements as required;*
- 7.26. This requirement was considered and found to be acceptable at the outline stage when the principle of development and its impact on infrastructure capacity was established. It is a standard requirement for developers to fund any necessary connections or upgrades to the local network, which is secured through agreements

with the statutory undertaker (e.g. Severn Trent Water). This matter does not preclude the approval of the reserved matters layout.

- 7.27. *iv) Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required to reflect the medium archaeological potential of the site.*
- 7.28. This requirement has been addressed through the planning process. An initial geophysical survey was undertaken at the outline stage. Conditions 9, 10, and 11 were attached to the outline permission (21/02094/OUTM) to secure a full programme of archaeological investigation and mitigation. The Council's archaeological advisor has been consulted on this reserved matters application and confirms that the development should be carried out in accordance with these existing conditions. The approval of the layout is therefore acceptable in this regard, as the mechanism for securing the necessary archaeological work is already in place.

Design and Character

- 7.29. Core Policy 9 (Sustainable Design) of the Amended Core Strategy seeks a high standard of sustainable design and layout that, amongst other things, is capable of being accessible to all and is of an appropriate form and scale to its context, complementing the existing built and landscape environments. Policy DM5 of the Allocations & Development Management DPD builds on this, requiring all new development to ensure that the rich local distinctiveness of the District's landscape and character of built form is reflected in the scale, form, mass, layout, design, materials and detailing of proposals. At a national level, the NPPF places significant weight on design, stating that the creation of high-quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and helps make development acceptable to communities. This assessment has also been informed by the principles within the National Design Guide and Building for a Healthy Life.
- 7.30. The scheme, as amended, proposes 50 dwellings and includes a mix of single-storey bungalows alongside two-storey semi-detached and terraced houses.
- 7.31. The scale of the housing is predominantly two-storey, which is considered to reflect the character of the locality, particularly the existing housing on Thoresby Drive and Lintin Avenue. The character of the different house types across the site is logical and responds well to the context. Notably, single-storey bungalows are proposed for the plots on the western and southern boundaries adjacent to existing residential properties, which helps to manage the transition and minimise any amenity impacts. The larger two-storey dwellings are located more centrally within the site, away from the most sensitive boundaries. The overall density of approximately 29 dwellings per hectare is appropriate for this edge-of-settlement location and allows for the provision of significant landscape buffers and public open space, successfully managing the transition into the main built-up area as required by Policy ED/Ho/2.
- 7.32. The house types themselves are considered attractive and have been designed to provide variety and interest within the street scene. The layout incorporates

prominent corner-turning plots in key, highly visible locations to create an attractive public realm and assist with wayfinding. Dwellings have also been oriented to overlook the public open space to the north, improving natural surveillance and creating a sense of safety. The proposed materials palette of red brick and brown double roman tile has taken cues from nearby residential properties to ensure the development integrates successfully into its surroundings, reflecting the unique character of Edwinstowe. While a materials plan has been submitted, the specific manufacturer details have not been provided, and this is a matter that can be dealt with through the imposition of a planning condition.

- 7.33. The amended layout plans show a reduced reliance on frontage parking, with soft landscaping used to break up areas of hardstanding where possible, which is in accordance with the Council's parking design guidance. On-plot landscaping will be used along prominent boundaries in the public realm. Full details of hard boundary treatments, such as brick walls and timber fencing, have not been submitted, but this can also be appropriately controlled by condition.
- 7.34. Overall, the proposed layout, scale, and appearance are of a high quality, responding positively to national and local design policies. The scheme has been amended to successfully address initial officer concerns and now represents a well-conceived development that respects and enhances the local character.

Landscaping and Trees

- 7.35. Landscaping is a reserved matter for which approval is now sought. This section assesses the acceptability of the submitted details against the relevant national and local planning policies, including Core Policy 12 (Biodiversity and Green Infrastructure), Core Policy 13 (Landscape Character), Policy DM5 (Design), and the site-specific requirements of Policy ED/Ho/2. The NPPF also places great importance on trees, stating that new streets should be tree-lined and existing trees retained wherever possible.
- 7.36. In terms of the impact on Existing Trees and Hedgerows, the application is supported by a detailed Arboricultural Impact Assessment (AIA). The site contains nine individual trees and seven hedgerows, the vast majority of which are Category C (low value). Two mature cherry trees on the frontage are protected by a Tree Preservation Order (TPO) and will be retained and protected during construction.
- 7.37. The proposal requires the removal of an approximately 12-metre section of hedgerow (H3) along Mansfield Road to create the approved vehicular access. The AIA confirms this hedgerow is Category C, comprising a small number of species, and concludes its loss is of low impact and can be effectively mitigated through new planting. All other existing boundary hedgerows and trees are shown to be retained, which will help to integrate the development into its surroundings and provide mature screening from the outset.
- 7.38. In terms of the Proposed Landscaping Strategy, the submitted Landscape Masterplan (ref: 24.1869.001 Rev F) demonstrates a comprehensive and policy-compliant approach to landscaping. It shows that the development will provide a total of

9,283m² (0.93Ha) of public open space that would be managed in accordance with the requirements of the existing S106a. The key features of the strategy are:

- 7.39. Northern Landscape Buffer: In direct accordance with Policy ED/Ho/2, the majority of the public open space is located within a substantial landscape buffer to the north of the site. This area is designed as a semi-natural space, incorporating large areas of wildflower and grass mix, mown footpaths for informal recreation, and a formal children's play provision in the form of a trim trail. This protects the setting of the wider Sherwood Forest landscape and provides a valuable recreational asset.
- 7.40. Western Buffer and Frontage: A 10-metre wide landscape buffer is proposed along the western boundary, softening the edge of the development. An avenue of trees is proposed along the Mansfield Road frontage, creating an attractive green gateway into the site.
- 7.41. Planting Palette: A significant number of new trees are proposed throughout the site. The plant schedule indicates the use of native species appropriate to the Sherwood character area, such as Silver Birch (*Betula pendula*), Alder (*Alnus glutinosa*), and Oak (*Quercus robur*). New native hedgerows are proposed for boundary treatments, and specific additional planting is shown to provide screening for existing neighbouring properties.
- 7.42. Species Selection: It is noted that the submitted plant schedule also includes non-native ornamental cultivars, such as *Prunus 'Sunset Boulevard'* and *Sorbus 'Cardinal Royal'*. This supports the comments made by Natural England and the Nottinghamshire Wildlife Trust who recommend using exclusively native species. While the overall strategy is robust, a condition is required to agree a final species list that maximises the use of native, locally-provenanced stock.
- 7.43. In conclusion, the landscaping scheme is considered to be well-designed and directly addresses the specific requirement of Policy ED/Ho/2 by providing a substantial northern buffer. The loss of a small section of low-quality hedgerow is acceptable and will be compensated for by extensive new native tree and hedgerow planting. The detailed implementation, particularly the final species list, can be secured by planning condition. The proposal is therefore considered to accord with Core Policies 12 and 13, and Policy DM5 of the Development Plan.

Highway Safety and Parking

- 7.44. Spatial Policy 7 of the Amended Core Strategy seeks to ensure that development proposals are appropriate for the highway network and do not adversely affect safety, while Policy DM5 of the Allocations & Development Management DPD requires the provision of safe access and appropriate parking provision. At a national level, the NPPF advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.45. The application has been subject to detailed scrutiny by Nottinghamshire County Council as the local Highway Authority (LHA). The LHA initially raised a holding objection to the scheme on several grounds. Their concerns included that the internal

road layout was unacceptable, with a new crossroads creating potential conflict and a lack of appropriate bend widening. They also noted that vehicle tracking information was missing, pedestrian visibility splays were obstructed by proposed landscaping, and there was no continuous 2-metre footway across the site frontage.

- 7.46. A primary concern for the LHA was the proposed parking provision. They noted that a significant number of the dwellings did not meet the standards set out in the Council's Parking SPD and that there was an under-provision of on-street visitor spaces. It was considered that this would be "likely to lead to vehicles being parked in obstructive places, on the bend and within the turning head area", which would be detrimental to highway safety.
- 7.47. In response to these concerns, the applicant entered into lengthy negotiations with the LHA and submitted several sets of amended plans. A formal rebuttal letter dated 28th March 2025 confirmed that a new swept path analysis had been undertaken, driveway angles had been amended where possible, and the landscaping plans were revised to remove conflicts with visibility splays.
- 7.48. Following these amendments and further discussions, the Highway Authority formally withdrew their objection in a final response dated 2nd May 2025. The officer confirmed that issues relating to bend widening were now acceptable and that the remaining issues regarding visibility splays could be controlled by condition. To resolve the on-street parking safety concern, it was agreed that the implementation of a Traffic Regulation Order (TRO) to introduce double yellow lines around the turning head and the main bend would be secured by condition.
- 7.49. In respect of parking provision to serve the proposed dwellings, the Highway Authority noted that a significant number of the 3-bedroom dwellings do not meet the Council's parking SPD requirement for 3 spaces, with 2 spaces being provided instead. The applicant has justified this departure on the basis that the scheme is 100% affordable housing and that the third bedrooms are of a smaller size, making them less likely to be occupied by someone of driving age. The LHA acknowledged this justification but maintained concerns, stating that while this approach was previously accepted on a different site, their guidance had since been updated. However, having secured the TRO to prevent dangerous obstructive parking, the officer confirmed that the LHA now considers the remaining under-provision to be an issue of amenity rather than highway safety.
- 7.50. In conclusion, the scheme has been subject to detailed review by the Highway Authority. Following initial objections, the applicant has worked proactively to amend the scheme to address all concerns relating to highway safety, leading to the withdrawal of the LHA's objection. While the parking provision is below the standard set out in the SPD for a number of the dwellings, the justification for this departure is noted. Given the scheme is for 100% affordable housing, it is considered unlikely that every 3-bedroom affordable home would necessitate three off-street car parking spaces, and on balance this approach is considered acceptable. The Highway Authority is now satisfied that with a Traffic Regulation Order secured by condition to manage on-street parking, the arrangement does not compromise highway safety. The

proposal is therefore considered to be acceptable and in accordance with Spatial Policy 7, Policy DM5, and the principles of the NPPF.

Impact on Residential Amenity

- 7.51. Policy DM5 of the Allocations & Development Management DPD states development should ensure no unacceptable reduction in amenity for neighbours, including overbearing impacts, loss of light, privacy, or disturbance. NPPF Paragraph 198 also requires impacts from noise to be mitigated and significant adverse impacts avoided. This assessment considers the impact on both existing neighbouring properties and the future occupiers of the new dwellings.
- 7.52. During the public consultation, a number of objections were received from local residents of neighbouring properties who raised specific concerns about the impact of the development on their amenity.
- 7.53. Representations from residents of bungalows on Mansfield Road expressed concerns about the close proximity of the proposed houses causing overshadowing, overlooking, and a loss of privacy. The revised submitted layout has been specifically designed to address this relationship. The dwellings proposed immediately adjacent to these properties (plots 1-2) are all single-storey bungalows. Generally, dwellings are originated north to south and not facing towards the existing dwellings. The execution to this is plots 05 and 06 which are originated at an oblique angle not directly facing any other dwelling. They would set back from 20 metres from the boundary of the application site ensures that any overbearing impact or loss of light is negligible. Likewise, immediately to the south of the site are two existing dwellings – a bungalow and a two storey dwelling. There would be no direct overlooking towards these dwellings as a result of the proposals and given that they are to the south, there would be no loss of sunlight / daylight.
- 7.54. A resident of 35 Thoresby Drive also raised an objection regarding being overlooked by four properties to the rear. The layout shows that the rear gardens of plots 07-09 back towards are in the vicinity of property. The separation distances, combined with existing vegetation and proposed boundary treatments, are considered sufficient to prevent any unacceptable loss of privacy. The applicant amended the layout during the course of the application to improve amenity relationships, for example by reorienting plots 5-9 to reduce any potential harmful impacts relating to back-to-back window distances.
- 7.55. In terms of amenity for future residents (including Noise), the proposed layout provides adequate separation distances between the new dwellings, ensuring that future residents will not suffer from overlooking or overbearing impacts from neighbouring plots. All proposed units are provided with private garden space.
- 7.56. Condition 12 of the outline permission required a Noise Impact Assessment to be submitted to consider the impact of traffic from Mansfield Road on the new dwellings. The submitted assessment by BWB Consulting concludes that suitable internal and external noise conditions can be achieved at the proposed dwellings. External garden spaces are predicted to fall below the 50-55dB guideline value where mitigation would be considered necessary.

- 7.57. To protect internal amenity, the report recommends that dwellings closest to Mansfield Road be fitted with uprated double glazing and acoustic trickle ventilators. All other dwellings can achieve the required internal noise levels with standard double glazing. The Council's Environmental Health Officer has reviewed this report and confirmed they have no objection, stating that the condition can be discharged provided the properties are built with the specified mitigation.
- 7.58. In conclusion, the layout has been carefully designed to mitigate impacts on the amenity of existing neighbouring residents, particularly through the use of single-storey bungalows and landscape buffers on sensitive boundaries. The technical noise assessment demonstrates that, subject to a condition securing the recommended mitigation measures, a good standard of amenity can also be achieved for all future residents. Therefore, the proposal is considered to comply with the aims of Policy DM5 and the NPPF in this regard.

Impact on Ecology

- 7.59. Core Policy 12 (Biodiversity and Green Infrastructure) and Policy DM7 of the Development Plan seek to conserve and enhance the biodiversity of the District. They require development proposals to be supported by up-to-date ecological assessments and to incorporate mitigation and enhancement measures to protect important habitats and species.
- 7.60. In terms of Biodiversity Net Gain (BNG), based on current legislation, this application is not subject to the mandatory 10% Biodiversity Net Gain (BNG) requirement. This is because mandatory BNG applies to major developments where the planning application was made on or after 12th February 2024. As this is a reserved matters application pursuant to an outline consent granted in 2022, the BNG requirements do not apply.
- 7.61. In respect of the ecological context and mitigation strategy, the outline committee report (for application 21/02094/OUTM) established the key ecological considerations for the site. It noted the site's location within the 5km buffer zone for the Birklands and Bilhaugh Special Area of Conservation (SAC), the Birklands West and Ollerton Corner Site of Special Scientific Interest (SSSI), and the potential Sherwood Forest Special Protection Area (ppSPA) for nightjar and woodlark.
- 7.62. The original Habitats and Protected Species Report (2021) concluded that the site itself was sub-optimal for species like Nightjar but had some potential for Woodlark and foraging bats, and could be used by commuting reptiles and small mammals. To mitigate the recreational pressure of the new development on the nearby designated sites, a two-pronged approach was agreed at the outline stage: the provision of high-quality public open space on-site, and the delivery of an off-site Suitable Alternative Natural Greenspace (SANGS) at a site known as Crooked Acre, secured via a S106 legal agreement.
- 7.63. During the assessment of this reserved matters application, both Natural England and the Nottinghamshire Wildlife Trust have reiterated previous concerns that the off-site SANGS at Crooked Acre may not be fit for purpose due to its close proximity to the

SAC. While these expert opinions are noted, the legal position is that the S106 obligation to provide a management plan for this SANGS has been formally discharged by the Council.

- 7.64. Natural England has also highlighted that since the outline consent was granted, a new Impact Risk Zone (IRZ) has been introduced for Clumber Park SSSI relating to recreational pressure. They advise that the Council must be satisfied that the proposed mitigation is sufficient to address any increased recreational disturbance at this SSSI. It is considered that the combination of the legally secured off-site SANGS and the significant provision of 0.93 hectares of high-quality, on-site public open space provides a suitable mitigation package to address these recreational pressures.
- 7.65. The Nottinghamshire Wildlife Trust has correctly pointed out that the original ecological survey data is outdated, however there has been no change in the use of the agricultural field forming the application site, as it has remained in arable agricultural use since the original ecological survey was considered.
- 7.66. Importantly, it should be noted that further ecological enhancements are already required by the outline planning conditions. Condition 03 requires the landscaping scheme to include features such as new species-rich habitats, nesting boxes, and gaps in fences for hedgehogs, while Condition 13 requires adherence to the recommendations of the original ecology report, including the implementation of a bat-sensitive lighting scheme. These matters can be secured by condition on this reserved matters application to ensure the development delivers a net gain for biodiversity where possible, in accordance with Policy CP12.

Other Matters

- 7.67. In terms of drainage, the approval of the technical drainage details is controlled by a separate and legally binding part of the planning process that was established when outline permission was granted. When outline planning permission (ref: 21/02094/OUTM) was granted, the principle of developing the site for up to 50 homes was established. At that stage, the application was supported by a Flood Risk Assessment and a high-level drainage strategy. This information was sufficient to demonstrate to the Council and the Lead Local Flood Authority (LLFA) that the site *could* be acceptably drained in principle. To ensure the technical specifics were agreed before any work started, a **pre-commencement condition (Condition 05)** was attached to the outline decision notice. This condition states:
- 7.68. *"No part of the development hereby approved shall commence until a detailed surface water drainage scheme...has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority."* This is a legally binding requirement. It means the developer cannot start any work on site (including groundworks) until they have submitted a full technical drainage design and had it formally approved.
- 7.69. This current application is for the reserved matters of layout, scale, appearance, and landscaping. The applicant has shown an *indicative* drainage layout on the plans to demonstrate how a system could fit within the proposed layout, but they have not submitted the full technical details required by Condition 05 as part of this application.

For this reason, the LLFA has maintained an objection. Their response clarifies that this is due to "the absence of any detailed surface water drainage information," which prevents them from commenting on the suitability of the scheme with any confidence. It has been explained to the Flood Authority that there is no requirement to provide these details at this stage – primarily based on their consultation response from the outline application.

- 7.70. Many of the representations relate to the harm the proposed development would have on existing infrastructure, however as part of the outline application measures have already been secured as part of the S106 Legal agreement for contributions towards education conditions, library improvements, off-site open space provision and a requirement that the dwellings should be affordable.
- 7.71. Condition 03 of the outline planning permission (ref: 21/02094/OUTM) explicitly requires that the reserved matters application for landscaping be accompanied by a "Visitor Management Strategy". The condition states this strategy must "include details of zoning levels of activity, how public access will be controlled to limit disturbance to wildlife and physical features to prevent domestic animals from reaching habitats and how these will be monitored and enforced". The requirement for this strategy relates directly to the site's proximity to the Birklands and Bilhaugh SAC and the need for the on-site Public Open Space to function effectively as a Suitable Alternative Natural Greenspace (SANGS) to absorb recreational pressure from the new development.
- 7.72. While a Habitat Creation and Management Plan was submitted for the *off-site* SANGS at Crooked Acre, a specific, detailed Visitor Management Strategy for the extensive on-site Public Open Space (the 0.93Ha northern buffer zone containing the trim trail) does not appear to have been submitted as a standalone document with this reserved matters application. As the details of the public open space are now being approved, it is essential that its management is also formally agreed to ensure it functions as effective mitigation. As this detail is missing but was required by the outline consent, the most appropriate way to resolve this is to secure its submission and approval via a planning condition, prior to the houses being occupied.

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.

Legal Implications – LEG2526/4944

- 8.2. Planning Committee is the appropriate body to consider the content of this report. A Legal Advisor will be present at the meeting to assist on any legal points which may arise during consideration of the application.

9.0 Planning Balance and Conclusion

- 9.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 9.2. The principle of residential development for up to 50 dwellings on this allocated housing site (Policy ED/Ho/2) has been established through the granting of outline planning permission 21/02094/OUTM. This reserved matters application has demonstrated that a high-quality scheme can be delivered on the site, with the submitted details of layout, scale, appearance, and landscaping considered to be in accordance with the design principles of the NPPF and policies CP9 and DM5 of the Development Plan.
- 9.3. The development proposes to deliver a 100% affordable housing scheme, providing 50 much-needed homes. This represents a substantial public benefit which far exceeds the 30% policy requirement secured via the S106 agreement and, as a material consideration, weighs very heavily in favour of the development.
- 9.4. The significant number of objections from local residents and the Parish Council have been given careful consideration. The concerns raised regarding the capacity of local infrastructure such as schools and healthcare were matters principally for the outline stage, where financial contributions were secured through the S106 agreement to mitigate the development's impact. Other concerns relating to amenity, traffic, and ecology have been addressed within the assessment of this detailed scheme.
- 9.5. Following extensive negotiation, the Highway Authority has withdrawn its initial objection and, subject to a condition to manage on-street parking, now considers the scheme acceptable in terms of highway safety. The outstanding objection from the Lead Local Flood Authority is noted; however, this matter is robustly controlled by the pre-commencement Condition 05 on the extant outline permission, which provides the necessary mechanism to ensure a technically acceptable drainage scheme is approved before any work can begin. Concerns raised by the Wildlife Trust regarding out-of-date ecological surveys can also be resolved through a pre-commencement condition.
- 9.6. On balance, the proposal is considered to represent a sustainable form of development that accords with the Development Plan when read as a whole. The significant public benefit of delivering 50 affordable homes is a material consideration that outweighs the remaining issues, which can all be reasonably and effectively controlled by planning conditions. It is therefore concluded that there are no material considerations of sufficient weight to justify a decision otherwise than in accordance with the Development Plan.

9.0 Recommendation

APPROVE subject to the following conditions:

10.0 Conditions

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

Reason: To ensure the development is constructed to safe and adoptable standards in the interests of highway safety.

2. Notwithstanding the submitted plans, no development above slab level shall take place until a revised detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The revised plan shall substitute any non-native species with suitable native species of local provenance.

Reason: To ensure the development proposals are appropriate for the local landscape character and maximise biodiversity in accordance with Core Policy 12 and Core Policy 13.

3. Prior to the laying of any facing bricks above damp-proof course and the installation of any roof tiles on site, details (including manufacturers name, colour and material) of all external facing and roofing materials shall first be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out using the approved materials.

Reason: Insufficient detail has been provided and the condition is necessary to ensure a high-quality finish in the interests of visual amenity, in accordance with Policy DM5.

4. Prior to first occupation of any dwelling, a scheme detailing all hard boundary treatments (as shown locationally on the approved site layout plan) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include heights, design and materials, and shall incorporate hedgehog-friendly gravel boards or 13cm x 13cm gaps in the base of all new boundary fences. The approved scheme for each respective plot shall be implemented on site prior to first occupation of each respective dwelling.

Reason: Insufficient details have been provided with the application and the condition is necessary in the interests of residential amenity and to accord with ecological mitigation measures.

5. No part of the development hereby permitted shall be brought into use until all drives and parking areas are surfaced in a bound material (not loose gravel). The surfaced drives and parking areas shall then be maintained in such bound material for the life of the development.

Reason: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc) in the interests of highway safety.

6. Prior to first occupation of any dwelling that does not have an associated garage, details of secure covered cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be made available within each plot prior to first occupation.

Reason: In the interests of encouraging sustainable modes of transport.

7. Prior to first occupation of any dwelling, details of the following (to be located in the public areas of the site) shall be submitted to and approved in writing by the Local Planning Authority: street furniture such as benches; litter and dog foul bins; and any signage. The details approved shall be provided on site prior to first occupation.

Reason: Insufficient detail has been provided and the condition is necessary in the interests of amenity and public safety.

8. The development hereby permitted shall not be carried out except in complete accordance with the approved plans and documents listed below:

Proposed Site Layout (M163 0101-P16) submitted 28/03/2025

Proposed Access Arrangement (MRE-999-1500 Rev C) submitted 28/03/2025

Preliminary Access Road General Arrangement Layout (S2 P06) submitted 28/03/2025

Landscape Masterplan (24.1869.001 Rev F) submitted 28/03/2025

Detailed Landscape Proposals 1 of 4 (24.1869.002 Rev F) submitted 28/03/2025

Detailed Landscape Proposals 2 of 4 (24.1869.003 Rev E) submitted 28/03/2025

Detailed Landscape Proposals 3 of 4 (24.1869.004 Rev E) submitted 28/03/2025

Detailed Landscape Proposals 4 of 4 (24.1869.005 Rev F) submitted 28/03/2025

Housetype I Azure I 3B5P Corner Turner I Terrace B (M163 0209-P02) submitted 20/02/2025

Housetype I Azure I 3B5P Corner Turner I Semi (M163 0205-P05) submitted 20/02/2025

Housetype I Azure I 3B5P Corner Turner I Semi B (M163 0206-P05) submitted 20/02/2025

Housetype I Azure I 3B5P Corner Turner I Terrace (M163 0208-P06) submitted 20/02/2025

Boundary Treatments Plan M163-BRP-00-00-DR-A-0103-P07 submitted 20/12/2024
Bin Storage Locations Plan M163-BRP-00-00-DR-A-0105-P05 submitted 20/12/2024

Housetype Plan 2B4P bungalow M163-BRP-00-ZZ-DR-A-0201-P02 submitted 20/12/2024

Housetype Plan 2B4P semi M163-BRP-00-ZZ-DR-A-0202-P03 submitted 20/12/2024

Housetype Plan 2B4P terrace M163-BRP-00-ZZ-DR-A-0203-P03 submitted 20/12/2024

Housetype Plan 3B5P semi M163-BRP-00-ZZ-DR-A-0204-P03 submitted 20/12/2024

Housetype Plan 3B5P terrace M163-BRP-00-ZZ-DR-A-0207-P04 submitted 20/12/2024

House type 1B2P Maisonette Semi M163 0200-P01 submitted 05/08/2024
House type 2B3P Bungalow Semi M163 0201-P01 submitted 05/08/2024
BWB Noise Impact Assessment (Ref: 244233 August 2024)

Reason: For the avoidance of doubt and to ensure the development is carried out in accordance with the approved plans.

9. The noise mitigation measures for dwellings identified in Figure 5.1 of the BWB Noise Impact Assessment (August 2024), shall be installed in full prior to the first occupation of those respective dwellings and shall be retained as such thereafter.

Reason: To ensure that an acceptable standard of residential amenity is achieved and maintained for future occupiers, in accordance with Policy DM5.

10. Prior to the completion of any site clearance, a binding application shall have been made for the introduction of a Traffic Regulation Order to restrict obstructive car parking within the development. For the avoidance of doubt, the measures shall include the turning head, the forward visibility splay over the bend and the junction with the A6075.

Reason: In the interests of highway safety, in accordance with the recommendations of the Highway Authority.

11. All approved soft landscaping shall be carried out in the first planting and seeding season following the first occupation of any dwelling. Any trees or plants which within a period of 5 years from completion die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

12. The visibility splays shown on the approved layout drawings shall be kept clear of all obstructions above 600mm above carriageway level for the lifetime of the development.

Reason: In the interests of highway safety.

Informatives

1. This permission should be read in conjunction with the outline consent (planning reference 21/02094/OUTM) and the conditions imposed upon it, which remain relevant. The applicant is reminded of the need to discharge any outstanding pre-

commencement conditions on the outline consent, particularly Condition 05 (Surface Water Drainage), in a timely manner.

2. The applicant is advised that this permission is also subject to the terms of the Section 106 Agreement dated 22nd July 2022.
3. 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). 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.
4. The applicant's attention is drawn to the advice notes provided by Nottinghamshire County Council as Highways Authority regarding the need for a Section 278 Agreement for any works within the public highway. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway.
5. 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 with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
6. You are advised that you may require building regulations approval in addition to the planning permission you have obtained.
7. Based on the information available, this permission is considered by NSDC not to require the approval of a biodiversity gain plan before development is begun, because it relates to a reserved matters application for an outline permission made before 12 February 2024.

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 - 24/01195/RMAM

