

Report to Planning Committee 13 November 2025

Business Manager Lead: Oliver Scott – Planning Development

Lead Officer: Yeung Browne – Planning Development Officer

Report Summary			
Application Number	25/01492/PIP		
Proposal	Application for permission in principle for a residential development of one dwelling		
Location	Land At Willow Hall Farm Mansfield Road Edingley NG22 8BQ		
Web Link	25/01492/PIP - Application for permission in principle for a residential development of one dwelling		
Applicant	Mr & Mrs Anthony Tyler	Agent	Town-Planning.co.uk – Mr Anthony Northcote
Registered	07.05.2025	Target Date	03.06.2025
Recommendation	That Permission in Principle is Approved		

This application is being referred to the Planning Committee for determination as the application represents a departure from the plan.

1.0 The Site

- 1.1 The site comprises approximately 0.19ha of land and forms part of a field located in the open countryside positioned towards the south-west of the main built-up area of Edingley village. It is accessed via an access track (approximately 180 metre long) from Mansfield Road (classified) which also serves Willow Hall Farmhouse to the west of the site. Access into the field is via a metal field gate.
- 1.2 The site is currently occupied by a number of structures including a Nissen hut, various containers/sheds and a caravan. The wider field is surrounded by relatively mature trees/hedgerow. Agricultural fields are located immediately to the north, east and south of the site. It should be noted that part of the field (the south-western corner) falls within flood zone 2 (medium risk) whereas the remainder of the site falls within zone 1, at low risk of fluvial flooding.
- 1.3 The site is immediately adjacent to two Local Wildlife Sites (LWS), namely 'Edingley Grassland LWS' and 'Mansfield Road, Pasture LWS' which are located to the east. A small watercourse is located along the southern boundary of the site. Edingley FP16 runs parallel with and beyond the northern boundary of the application site.



2.0 Relevant Planning History

- 2.1 23/00890/OUT - Outline application for residential development to erect 1 dwelling with all matters reserved. Application refused with the following reason:

"In the opinion of the Local Planning Authority, the site lies in the open countryside where there is a presumption against new development as set out by Spatial Policy 3 (Rural Areas) and Policy DM8 (Development in the Open Countryside) of the Development Plan, unless it meets one of the exceptions set out. The proposal does not meet any of the exceptions set out in that it is not for a rural workers dwelling nor (as an outline application with all matters reserved) does it advance a dwelling of exceptional quality or innovative design. A proposed dwelling in this location, as a matter of principle, would likely result in an incongruous feature and would constitute encroachment into the countryside, that would adversely impact upon the setting of the surrounding rural landscape. Development of this site would result in an unsustainable form of development and undermine strategic objectives contrary to Spatial Policy 3 and Core Policies 9 (Sustainable Development) and 13 (Landscape Character) of the adopted Newark and Sherwood Amended Core Strategy 2019 and Policy DM8 (Development in the Open Countryside) of the Allocations and Development Management Development Plan Document (DPD) 2013 which together form the relevant parts of the Development Plan as well as the National Planning Policy Framework, a material planning consideration. There are no material considerations that outweigh the harm identified."

- 2.2 The same application (23/00890/OUT) was appealed to the Planning Inspectorate and was dismissed on 01 March 2024. The inspector concluded that *"Although the site is in the open*

countryside, the proposal would not result in an isolated new home, in an unsustainable location. However, this does not outweigh the conflict with local and national planning policies that seek to protect the character and landscape setting of the countryside. Consequently, the proposal would not accord with the development plan as a whole and there are no material considerations that indicate a decision should be taken other than in accordance with the development plan. I therefore conclude that the appeal should be dismissed.”

- 2.3 22/01743/OUT - Outline application for residential development to erect 1 no. dwelling house with all matters reserved. Refused 13.03.2023 for the following reason:

“In the opinion of the Local Planning Authority, the site lies in the open countryside where there is a presumption against new development as set out by Spatial Policy 3 and Policy DM8 of the Development Plan, unless it meets one of the exceptions set out. The proposal does not meet any of the exceptions set out in that it is not for a rural workers dwelling nor (as an outline application with all matters reserved) does it advance a dwelling of exceptional quality or innovative design. A proposed dwelling in this location, as a matter of principle, would likely result in an incongruous feature and would constitute encroachment into the countryside, that would adversely impact upon the setting of the surrounding rural landscape. Development of this site would result in an unsustainable form of development and undermine strategic objectives contrary to Spatial Policy 3 (Rural Areas) and Core Policies 9 (Sustainable Development) and 13 (Landscape Character) of the Amended Core Strategy and Policy DM8 (Development in the Open Countryside) of the Allocations and Development Management Development Plan Document (DPD) which together form the relevant parts of the development plan as well as the NPPF, a material planning consideration. There are no material considerations that outweigh the harm identified.”



Extract from the indicative site layout, submitted with 22/01743/OUT

- 2.4 14/01848/FUL – A full application for a prefabricated self build two bedroom bungalow was refused on 8th January 2015 by the Planning Committee in accordance with the recommendation on the basis that; 1) it was unjustified development in the open countryside and 2) due to a lack of ecological information. The application site related to the

whole field.

- 2.5 02/02416/OUT – Outline planning permission for a bungalow was refused on the grounds of the site's location outside the village envelope, refused 22.01.2003.
- 2.6 3782525 – Extend and renovate cottage 6 outbuildings, approved 08.09.1982.
- 2.7 37870815 – Site residential caravan, approved 06.10.1987.

3.0 The Proposal

- 3.1 The application seeks Permission in Principle (the first of a 2-stage process) for residential development of one dwelling. No specific details are required at this stage.
- 3.2 Permission in Principle requires only the location, the land use, and the amount of development to be assessed. If residential development (as is the case in this application), the description must specify the minimum and maximum number of dwellings proposed.
- 3.3 It is the second stage of the process, Technical Details Consent, which assesses the details of the proposal. This must be submitted within 3 years of the Permission in Principle decision.
- 3.4 The proposed dwelling would share/use the existing access off Mansfield Road through a private drive that is currently used by Willow Hall Farm. As the proposal is for permission in principle, no elevational details or plans have been submitted at this stage – details would be considered at the Technical Details Consent stage if permission in principle is approved.
- 3.5 Documents assessed in this appraisal:
 - Planning Statement received 02 September 2025
 - Application Form received 02 September 2025
 - Site Location Plan received 02 September 2025

4.0 Departure/Public Advertisement Procedure

- 4.1 Occupiers of two properties have been individually notified by letter. A site notice has also been displayed near to the site on 11 September 2025.
- 4.2 Site visit undertaken 8 May 2025.

5.0 Planning Policy Framework

The Development Plan

- 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 3 – Rural Areas
 - Spatial Policy 7 - Sustainable Transport
 - Core Policy 9 - Sustainable Design

- Core Policy 10 – Climate Change
- Core Policy 12 – Biodiversity and Green Infrastructure
- Core Policy 13 – Landscape Character

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

- DM1 – Development within Settlements Central to Delivering the Spatial Strategy
- DM5 – Design
- DM7 – Biodiversity and Green Infrastructure
- DM8 – Development in the Open Countryside
- 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. Following the close of the hearing sessions as part of the Examination in Public the Inspector has agreed a schedule of ‘main modifications’ to the submission DPD. The purpose of these main modifications is to resolve soundness and legal compliance issues which the Inspector has identified. Alongside this the Council has separately identified a range of minor modifications and points of clarification it wishes to make to the submission DPD. Consultation on the main modifications and minor modifications / points of clarification is taking place between Tuesday 16 September and Tuesday 28 October 2025. Once the period of consultation has concluded then the Inspector will consider the representations and finalise his examination report and the final schedule of recommended main modifications.

5.4 Tests outlined through paragraph 49 of the NPPF determine the weight which can be afforded to emerging planning policy. The stage of examination which the Amended Allocations & Development Management DPD has reached represents an advanced stage of preparation. Turning to the other two tests, in agreeing these main modifications the Inspector has considered objections to the submission DPD and the degree of consistency with national planning policy. Therefore, where content in the Submission DPD is either not subject to a proposed main modification or the modifications/clarifications identified are very minor in nature then this emerging content, as modified where applicable, can now start to be given substantial weight as part of the decision-making process.

5.5 **Other Material Planning Considerations**

- National Planning Policy Framework 2024 (with amendment - February 2025)
- Planning Practice Guidance

6.0 **Consultations**

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

Statutory Consultations

6.1 **NCC Highway** – The proposed dwelling will be served from an existing access. It is likely that upgrades to the access in terms of its surfacing and geometry will be sought upon technical details being submitted.

Parish Council

- 6.2 **Edingley Parish Council** – supports this application.

Representations/Non-Statutory Consultation

- 6.3 **NSDC Environmental Health Contamination team** – stated that the land is a potentially contaminative as the land-use was agriculture, and such land can possibly be used for a wide variety of potentially contaminative activities including: non-bunded fuel storage, repair and maintenance of agricultural machinery/vehicles, storage of silage and other feed, slurry tanks/lagoons, disposal of animal waste and disposal of asbestos. Furthermore, the Nissen hut on site may required for asbestos removal and disposal including appropriate documentation for this.
- 6.4 **No other representations have been received from any other third/interested parties.**

7.0 Appraisal

- 7.1 The key issues are:

- Location
- Land Use
- Amount of Development

- 7.2 All other matters would be considered as part of the Technical Details Consent (Stage 2) application which would be required if permission in principle (Stage 1) is approved.
- 7.3 The National Planning Policy Framework 2024 (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 Development Plan Document (DPD).

Principle of Development

- 7.4 This type of application requires only the principle of the proposal to be assessed against the Council's Development Plan and the NPPF. The 'principle' of the proposal is limited to location, land use, and the amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Any other details regarding the development are assessed at the second stage of the process under a 'Technical Details Consent' application which must be submitted within 3 years of the Permission in Principle decision (if approved).

Location

- 7.5 Spatial Policies 1 and 2 of the Amended Core Strategy set out the spatial distribution of growth for the district. The focus for growth will be in the Sub Regional Centre, followed by the Service Centres and Principal Villages. At the bottom of the hierarchy are 'other villages'. Edingley doesn't feature within the hierarchy so therefore falls within the later category. In accordance with Spatial Policy 3, proposals outside of settlements and villages, within the open countryside will be assessed against Policy DM8 of the Allocations and Development Management DPD.
- 7.6 Due to the detached nature of the site, it is considered to be located within the open countryside and thus outside of the main built-up settlement of Edingley, however acknowledging it is adjacent to existing housing within the village. Policy DM8 states that – Planning Permission will only be granted for new dwellings where they are of exceptional quality or innovative nature of design, reflect the highest standards of architecture, significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area.
- 7.7 Whilst Edingley is an 'other village', it has some local services of its own, together with a regular bus service providing sustainable access to larger settlements such as Newark and Mansfield. Facilities such as the village pub and restaurant, church, village hall and bus stops are all within walking distance of the site. These can be safely accessed via both the Public Right of Way (PROW) that runs past the front of the site or via the private farm track and along the pavement on Mansfield Road. A more extensive range of facilities are also available in the neighbouring village of Farnsfield, which is approximately 2km from the site, and can be accessed by bus, bicycle or via the pedestrian footway along Mansfield Road.
- 7.8 The appeal decision dated March 2024 for 23/00890/OUT also concluded that *"The proposal would not result in an isolated new home and would accord with paragraphs 83 and 84 of the Framework. I have therefore reduced weight I have given to the locational conflict with Spatial Policy 3 and Policy DM8 accordingly."* This conclusion by the Inspector has not changed and it is still our opinion that although in the open countryside, it is not isolated, and it is sufficiently close to existing facilities, to be acceptable.
- 7.9 Following the publication of the NPPF on 12th December 2024, the LPA can no longer demonstrate a 5-year housing land supply. The development plan is therefore not up to date for decision making in respect of housing and the tilted balance will need to be applied as the NPPF is an important material planning consideration.
- 7.10 The NPPF (2024) has introduced changes to the way in which local authorities formulate the number of new homes needed to be delivered in their areas and as such the need for houses in the district has increased significantly which means that the Authority is no longer able to demonstrate a five-year supply of housing. The LPA is currently only able to demonstrate a housing land supply of 3.43 years. This means that the Development Plan is now out of date in terms of housing delivery and the tilted balance has come into effect.
- 7.11 The shortfall in the supply of deliverable housing sites means that, in accordance with the presumption in favour of sustainable development (at paragraph 11d), any adverse impacts caused by the proposal must significantly and demonstrably outweigh its benefits, for

planning permission to be refused. This means the Authority has a duty to ‘...grant permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

7.12 Footnote 8 (in relation to out of date policies) states, *‘this includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites.’*

7.13 As such, whilst the site is located within the open countryside and is contrary to the settlement hierarchy, the tilted balance is engaged, and the provision of housing is given additional weight in the planning balance. Smaller unallocated sites, such as this site, will play a small role in helping the district to meet its housing targets and identified housing needs and given its location close to an existing settlement this is considered acceptable.

7.14 The site will provide an additional housing unit on the edge of the village but on land considered to be within the open countryside. At this stage it is not known whether the dwelling would be bungalow or house or the final design of it, but the details would come at the technical detail stage.

Land use

7.15 Residential is a suitable use of the land considering the proximity to the village and being adjacent to Willow Hall Farm (a dwelling). The site is also in proximity to the predominantly residential area (land to the rear of dwellings on Mansfield Road). It is noted that the highways authority has suggested that upgrades to the access in terms of its surfacing and geometry could be sought upon technical details being submitted.

Amount of Development

7.16 The application proposes one dwelling. The site covers approximately 0.19 hectares. The generally accepted density for new residential development within the District is 30 dwellings per hectare. The number of dwelling on site would be 1, which equates to an approximate density of 6 per hectare. Given the rural, edge of settlement location, this ratio is considered acceptable, as any higher density would likely result in an unacceptable visual impact, traffic generation, drainage, sewerage or local infrastructure, in accordance with SP3 (this would be a matter for the TDC stage).

Planning Balance

7.17 In this instance, the location is considered to be within the open countryside adjacent the built village of Edingley. There are no impacts at this stage that would warrant refusal when

applying the tilted balance in accordance with paragraph 11(d) of the NPPF, which favours the presumption in favour of development unless there are convincing issues which would warrant refusal. Whilst Edingley is an 'other village', with some but not all the essential amenities, Edingley has transport connections to Farnsfield which is a Principle village and Southwell which is a service centre with plenty of amenities. Considering the Council's lack of a five-year housing land supply, and an out-of-date local plan, the provision of housing is given additional weight in the planning balance. At this stage, there are no impacts that would significantly or demonstrably outweigh the provision of housing, in accordance with NPPF paragraph 11(d). The proposal is therefore considered acceptable in principle when applying the tilted balance.

Matters for Technical Details Consent Stage

- 7.18 The Technical Details Consent application would be required to be submitted within three years of the decision date if the application was approved. Policy DM5 of the DPD sets out the criteria for which all new development should be assessed against. These includes, but are not limited to, safe and inclusive access, parking provision, impact on amenity, local distinctiveness and character, and biodiversity and green infrastructure. The technical details consent application would need to carefully consider these criteria.

Impact on Visual Amenity and the Character of the Area

- 7.19 Core Policy 9 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. Policy DM5 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.
- 7.20 Core Policy 13 seeks to secure new development which positively addresses the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced.
- 7.21 Paragraph 135 of the NPPF states inter-alia that development should be visually attractive, sympathetic to local character and history, and should maintain or establish a strong sense of place.
- 7.22 The site is located within the Mid Nottinghamshire Farmlands Landscape Character Area in the Newark and Sherwood Landscape Character Assessment (2010). The site falls within Hockerton Village Farmlands (MZ PZ 34) which is described as a gently rolling and undulating topographical area, dominated by arable farming with few detracting features. The landscape sensitivity is defined as 'moderate' and condition is defined as 'good' and the proposed action for the area is to 'conserve and reinforce' including conserving the rural character of the landscape by limiting any new development around the settlement of Edingley.
- 7.23 No details of the proposed scheme have been submitted at this stage. The design, scale and layout of the dwellings will be a key consideration at Technical Details Stage - the proposed

dwelling should not result in harm or detrimental impact on the character or appearance of the area. The construction of a new dwellings would likely be more prominent than the existing structures. The design should aim to minimise the visual impact due to the edge of settlement location, to ensure there is no harm, or limited harm, to the character of the area and surrounding landscape. Soft landscaping should also be utilised to achieve an acceptable design.

Impact on Residential Amenity

- 7.24 Policy DM5 of the DPD states that development should have regard to its impact upon the amenity of surrounding land uses and neighbouring development to ensure that the amenities of neighbours and land users are not detrimentally impacted. The NPPF seeks to secure high quality design and a high standard of amenity for all existing and future occupants of land and buildings.
- 7.25 Paragraph 135 of the NPPF seeks to ensure that developments have a high standard of amenity for existing and future users. The closest dwelling to the site is Willow Hall Farm immediately west of the proposed site with a shared boundary. Westfield House off Mansfield Road which lies to the north/northeast the proposed is a minimum of 70m from the main part of the site. The access to the site would be the existing shared access currently serving Willow Hall Farm. Given the separation distance it is not considered that there would be any unacceptable impacts on amenity for neighbouring occupants in relation to overbearing impact, loss of light or loss of privacy (subject to final details).

Impact on Highways

- 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. The Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021) provides guidance in relation to car and cycle parking requirements. Table 2 of SPD recommends the number of parking spaces depending on the number of bedrooms and location of the dwelling.
- 7.27 Paragraph 116 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.
- 7.28 The existing access for the Willow Hall Farm would be utilised for the development as a shared drive. The access would need to meet the requirements set out in the NCC Highways Design Guide. Subject to access improvements, it is considered the scheme would be acceptable in relation to highway safety and the highway network. Parking provision would need to adhere to the recommendations set out in Table 2 of the SPD. For dwellings with up to 2-3 bedrooms 2 spaces would be required and for 4+ bedrooms 3 spaces would be required.

Trees, Landscaping and Ecology

- 7.29 Core Policy 12 of the Core Strategy seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM5 of the DPD states

that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced. The NPPF also includes that opportunities to incorporate biodiversity in and around developments to provide net gains should be encouraged.

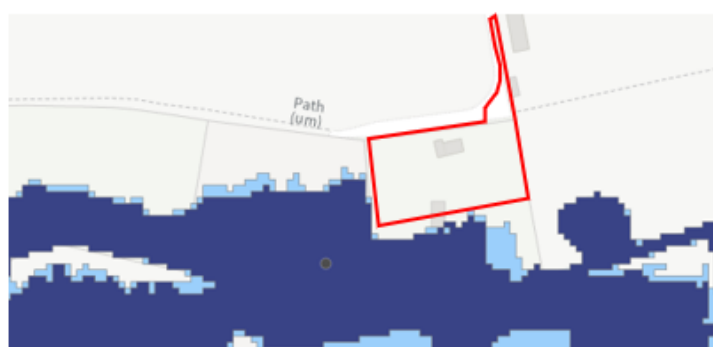
- 7.30 It is not clear whether the proposal would result in the removal of any trees within the site or around the access. In the event that this is the case, in order to consider the potential impact of the development a Preliminary Ecology Appraisal (PEA) and any follow up surveys that are recommended and the PEA would be required to support the Technical Details Consent application.
- 7.31 Ultimately it is important that all development does not adversely impact the natural environment or surrounding character unnecessarily and that construction is carried out proactively to protect existing ecological features. If development is proposed close to established trees/hedgerows or would result in the removal of such features, you would be required to submit a Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan, indicating where trees or hedgerows may be affected by the proposed development. This includes on adjacent land or highways. The survey would need to include all the information required as per the specification of BS 5837: 2012, or by any subsequent updates to this standard. Further information can be found in the NSDC List of Local Requirements Validation Checklist.
- 7.32 Landscaping and green infrastructure should be incorporated into the proposal in line with Policy DM7. It is strongly recommended that replacement trees of a similar species should be included in the landscaping plan to replace any trees that require removal (if any).

Flood Risk

- 7.33 The proposed site lies within flood zone 1 which is at lowest flood risk. The southwestern corner of the field annotated in light blue (on the right hand image below) falls within flood zone 2, at medium fluvial risk, and the dark blue indicated that the area is within flood zone 3a.



Proposed site plan



Extended of Flood Zone 2

- 7.34 Core Policy 9 requires new development proposals to pro-actively manage surface water. Core Policy 10 of the Core Strategy and Policy DM5 of the Allocations and Development Management DPD along with the NPPF set out a sequential approach to flood risk which is reflected in Policy DM5.

- 7.35 The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
- 7.36 It is acknowledged that the current red outline of the proposed site has been reduced from the southern section compared to the previously considered outline planning application (23/00890/OUT). Given that the proposed site would be wholly within flood zone 1, the flood risk would not warrant further consideration.

Contamination Risk

- 7.37 Policy DM10 of the DPD states that where a site is highly likely to have been contaminated by a previous use, investigation of this and proposals for any necessary mitigation should form part of the proposal for re-development.
- 7.38 Paragraph 196 of the NPPF states planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation). After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.
- 7.39 Due to the previous agricultural use of the site there is potential for contamination. A Phase 1 Contamination Survey would be required to be submitted as part of the Technical Details Consent application. The Council's Environmental Health team would be consulted for comments at Technical Details Consent stage.

Community Infrastructure Levy (CIL)

- 7.40 The site is located within the Housing Very High Zone 4 of the approved Charging Schedule for the Council's Community Infrastructure Levy. Residential development in this area is rated at £100m² for CIL purposes. The development would be subject to CIL at Technical Details Consent stage. As the proposed floorspace is currently unknown, the CIL charge cannot be advised.

Biodiversity Net Gain (BNG)

- 7.41 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. The TDC application would need to clearly set out how the application complies with one of the exemptions for BNG or detail how BNG would be achieved on-site or in accordance with the BNG hierarchy.

8.0 Implications

- 8.1. In writing this report and in putting forward recommendation's 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 – LEG2526/3507

- 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 Conclusion

- 9.1 The purpose of this application is to assess the acceptability of the proposal on the application site, in relation to location, land use, and amount of development, in principle only. Any other issues should be assessed at Technical Details stage. Further to the above assessment, it is considered that the location and land use is suitable for one dwelling and is an acceptable amount of development for the site. The principle of development is therefore acceptable subject to final details, mitigation measures, and site-specific impacts, which would be assessed in detail at Technical Details Consent stage.
- 9.2 It is therefore recommended that unconditional Permission in Principle is approved.
- 9.3 It should be noted that conditions cannot be attached to a Permission in Principle. Conditions would be attached to the Technical Details Consent. The Permission in Principle and the Technical Details Consent together form the full permission. No development can commence until both have been approved.
- 9.4 Technical Consent Submission Requirements:
- Completed Technical Details Consent Application Form
 - Site Location Plan
 - Existing and Proposed Site Plan (including details of access, boundary treatments and landscaping)
 - Existing and Proposed Plans and Elevations
 - Preliminary Ecology Assessment (and any follow-up surveys as recommended)
 - Tree survey, Arboricultural Impact Assessment and Tree Protection Plan (where relevant)
 - Contaminated Land Desktop Study/Preliminary Risk Assessment

10.0 Informative Notes to the Applicant

- 01 The Technical Details Consent application is required to be submitted within three years of the decision date. The Council's up to date Development Plan Policy sets out the criteria for which all new development should be assessed against. This includes but is not limited to

safe and inclusive access, parking provision, drainage, impact on amenity, local distinctiveness and character, heritage matters and biodiversity and green infrastructure. The technical details consent application would need to carefully consider these criteria and the Applicant's attention is drawn to the Officer Report that accompanies this decision for further advice on these criteria.

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.

The map shows the proposed 'Golden Mile Dye' and 'Pub' line, which is 41.4m long. The area is bounded by Mansfield Road to the north and the 'Pub' line to the south. The 'Golden Mile Dye' is a large area outlined in blue, and the 'Pub' is a smaller area outlined in red. The map includes various landmarks such as 'The Old Water Mill', 'M8 Field', 'The Acorns', 'The Oaks', 'The Haven', 'Painps Orchard', 'Willow Hall Farm', and 'Wynod'. A scale bar at the bottom left shows distances from 0 to 100 meters.

