

PLANNING COMMITTEE – 4 AUGUST 2020

Application No: 20/00659/FUL

Proposal: Erection of a single storey residential dwelling and associated works

Location: The Homestead, Main Street, Edingley, NG22 8BE

Applicant: Mr and Mrs Mark and Alison Saxby

Registered: 28 April 2020

Target Date: 23 June 2020

Extension of Time Agreed to 07 August 2020

Website link: [https://publicaccess.newark-sherwooddc.gov.uk/online-](https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9GFBVLBHOW00)

[applications/applicationDetails.do?activeTab=documents&keyVal=Q9GFBVLBHOW00](https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9GFBVLBHOW00)

CLLr Penny Rainbow has called in this Planning Application to the Planning Committee for the following reasons;

- concerns with the scale of the build
- lack of privacy to neighbouring properties

The request has been agreed by the Review Panel.

The Site

The application site is located centrally within Edingley, albeit situated to the north of Main Street. The site includes concrete hardstanding with some strips of grass and a raised border. On the northern boundary of the site is an old barn, with the land to the west open agricultural land. To the east is The Homestead, a 1 ½ storey property which was granted consent in 2000 and to the south a collection of dwellings which front onto Main Street. The site is accessed from a gravelled driveway situated between Valley Farm house and The Croft. Valley Farm house is a Grade II listed building.

Edingley is a modest settlement of approximately 160 households in accordance with the 2011 census. The village contains a pub and a church and an hourly bus service (#28) provides connection to Mansfield, Southwell and Newark.

Relevant Planning History

17/01348/OUT – Erection of two bed single storey property. Approved 06.12.2017

06/00906/OUT – Erection of 2 residential dwellings. Refused 14.09.2006

The Proposal

The application proposes the erection of a single storey dwelling with associated works. The proposed new dwelling would take the form of a linear bungalow with a cross wing section to the north east side. The linear section would measure approximately 15.0 metres by 7.5 metres, 2.15 metres to eaves and 4.35 metres to the ridge. The cross wing would measure approximately 7.3 metres by 10.05 metres, 3.1 metres to eaves and 5.35 metres to the ridge.

The proposed accommodation would include an open plan kitchen, dining area and lounge within the cross wing, and a master bedroom with en-suite bathroom and dressing room, two further bedrooms, a bathroom, snug, office, cloakroom and utility within the linear section.

The proposed new dwelling would be sited within the southern part of the application site, due to the presence of a pressurised rising main that crosses the site and requires a minimum 4.0 metres easement either side.

Access would be via an existing vehicular access from Main Street.

Revised Plans

Revised plans were submitted in response to concerns raised by neighbouring residents and the Council's Senior Conservation Officer. The revised plans show a reduction in the size of the proposed new dwelling, existing hardstanding to be removed reducing the land level by approximately ½ metre and roof materials changed to slate.

For the avoidance of doubt, the assessment outlined below is based on the following plans:

21A AMENDED PROPOSED LAYOUT
MAS 2 AMENDED SECTION
MS THE 6A AMENDED FLOOR AND ELEVATION PLANS

Departure/Public Advertisement Procedure

Occupiers of 12 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

Planning Policy Framework

The Development Plan

Newark and Sherwood Amended Core Strategy Adopted March 2019

Policies relevant to this application:

Spatial Policy 1: Settlement Hierarchy

Spatial Policy 2: Spatial Distribution of Growth

Spatial Policy 3: Rural Areas

Spatial Policy 7: Sustainable Transport

Core Policy 3: Housing Mix, Type and Density

Core Policy 9: Sustainable Design

Core Policy 12: Biodiversity and Green Infrastructure

Core Policy 14: Historic Environment

Allocations and Development Management DPD Adopted July 2013

Policies relevant to this application:

Policy DM1: Development within Settlements Central to Delivering the Spatial Strategy

Policy DM5: Design

Policy DM6: Householder Development

Policy DM7: Biodiversity and Green Infrastructure

Policy DM9: Protecting and Enhancing the Historic Environment

Policy DM12: Presumption in Favour of Sustainable Development

Other Material Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance

The appraisal of the scheme takes into consideration the above planning policy framework and other material considerations.

Other Material Planning Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance

Consultations

Edingley Parish Council 01.07.2020 – Support Proposal

The Parish Council would like to see the Leylandi replaced with native species over time

Edingley Parish Council 21.05.2020 – Support Proposal

NCC, Highways 11.05.2020 –

Standing Advice for Nottinghamshire Local Planning Authorities

Valid from 1st January 2020

The Town and Country Planning (General Development Procedure) (England) Order 2015 (the GDPO) requires local planning authorities to consult on planning applications as set out in the Table in Schedule 4 which includes the local highway authority where there are potential highway implications. The need to consult is removed by Section 18(d) if a consultee, in this case the local highway authority, has provided up to date standing advice covering the proposal.

“highway” has the same meaning as in Section 329 of the Highways Act 1980 (further provision as to interpretation) (11) and includes public rights of way (public footpaths, public bridleways, restricted byways, and byways open to all traffic) as well as all-purpose highways (roads and streets).

PART 1 - Applications Covered by this ‘Standing Advice’

The only applications covered within this document are minor and are as summarised below:

- Minor proposals that are served off an unclassified road which is subject to a 30mph speed limit or less. Minor proposals are defined as:
 - Up to 5 dwellings
 - Residential extensions/conservatories

- Changes to parking arrangements (e.g. COU of garage, extension over a car port or additional parking space etc.)
- Substitute house types (where type is similar)
- Minor change of use proposals
- Walls, fences, and gates
- Advertisements and signs

PART 2 - The Local Highway Authority does not wish to be consulted on the following types and scale of development unless the site abuts or is crossed by a public right of way:

- **Residential developments ≤ 5 dwellings**

Residential developments for 5 dwellings or less served by a private drive onto an unclassified road subject to a 30mph speed limit or less compliant with, or amendable to be compliant with this Advice and local parking standards – See Part 3

- **Extensions**

Any residential extension that does not include a new or alteration to any existing vehicular access to any street, does not compromise local parking standards, and does not encroach into the public highway.

- **Adverts/Signs**

Applications for advertisement consent under the Town and Country Planning (Control of Advertisement Regulations) 1992 (as amended) unless excluded by way of this Advice – See Part 4

- **Boundary Walls/Gates**

Any new or altered fence, railing, wall, gate(s) that open inwards, or any other means of enclosure requiring planning consent, that does not adversely affect visibility for and to drivers of vehicles entering or exiting an adjacent private access or public right of way and does not encroach into the public highway.

- **Listed Buildings/Conservation and TPO**

Applications for Listed Building Consent, Conservation Area Consent, and Tree Preservation Order Works.

- **Change of Use or change of House Types**

Change of use applications or change of house type which comply with local parking standards and where existing or proposed off-street servicing arrangements are adequate.

PART 3 – Residential Access Requirements

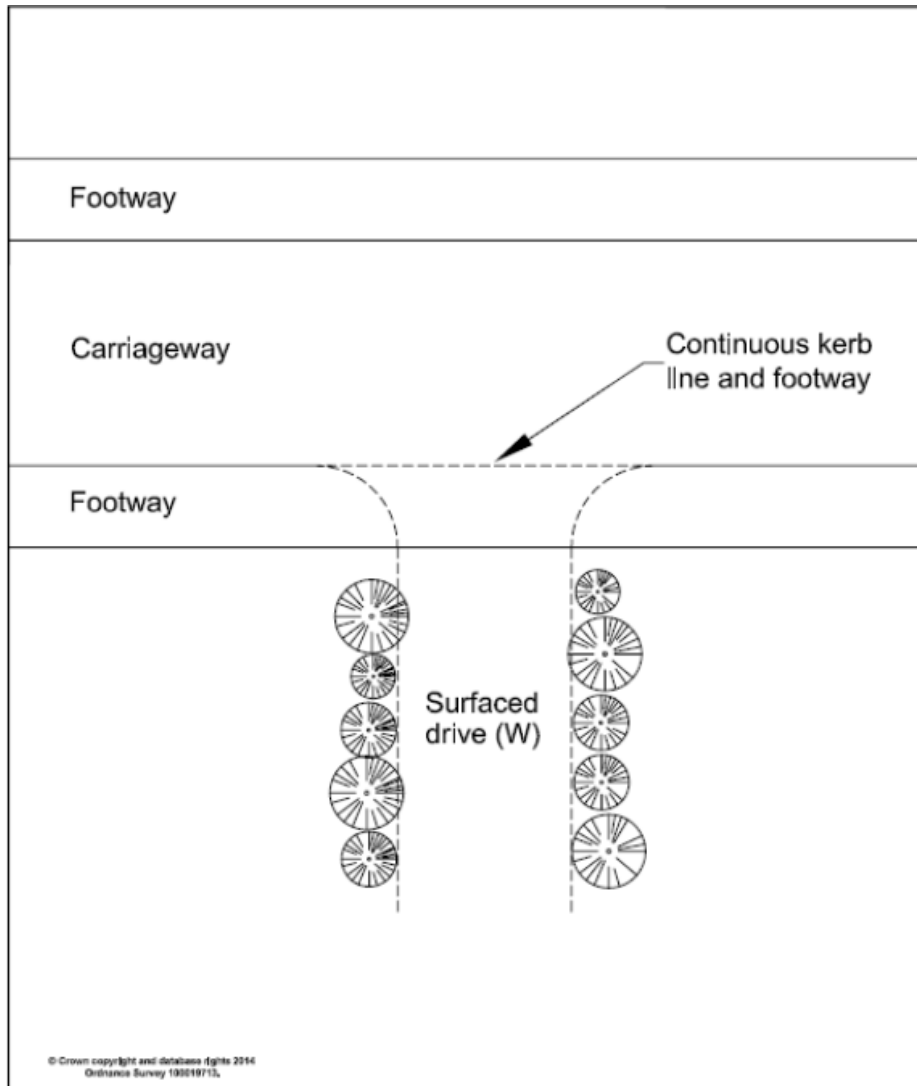
The Highway Authority would wish to be consulted on a residential development if any building is within 1.0m of the existing highway boundary, proposes access within 20m of a junction, is within 50m of a school or classified road (“A”, “B” and “C” class roads and motorways), or is considered beyond the scope of this advice. All other residential developments must be compliant with the following or be referred to the Highway Authority:

Check list:

- Driveway width (Figure 1)
- Driveway visibility (Figure 2)
- Driveway length (Figure 3)
- Turning area for shared driveways (Figure 4)

- Driveway gradient (Figure 5)
- Provision for bin storage/refuse collection
- Planning conditions (Figure 6)
- Compliant with local parking standards (note: this should consider the parking requirements of existing development to be retained)

Figure 1 - Driveway Width (W)

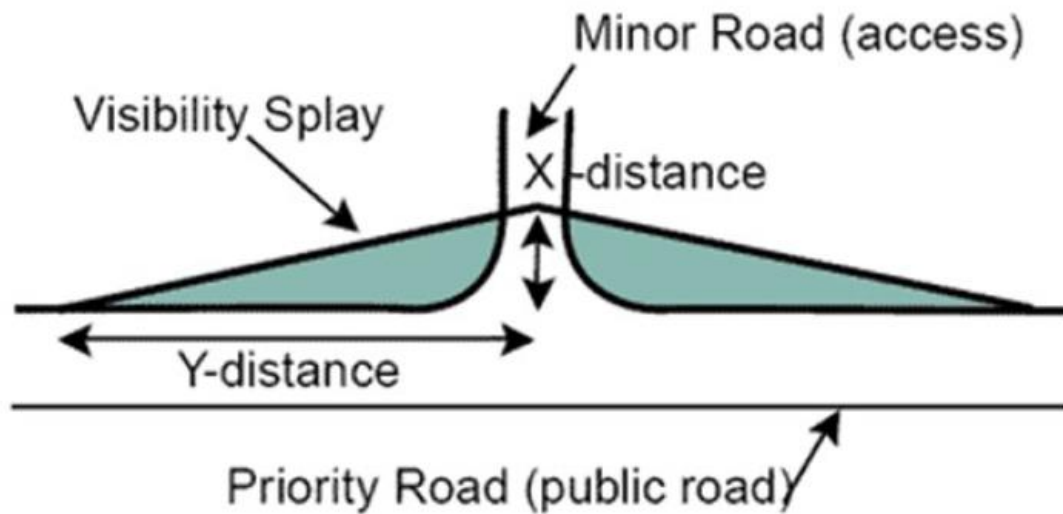


- Single private drive $W = 3.0\text{m}$ open plan, 3.3m if bound by a wall or fence on one side, or 3.6m if bound on both sides
- Three to five dwellings $W = 4.8\text{m}$ for a minimum distance of 8m behind the highway boundary
- Double private drive (two parking spaces side by side) $W = 6.0\text{m}$ open plan, 6.3m if bound by a wall or fence on one side, or 6.6m if bound on both sides

The Highway Authority will require driveways to be surfaced in a bound material (not loose gravel), to be drained to prevent the discharge of surface water onto the public highway, and to be served via a dropped vehicular footway/verge crossing in all instances. Appropriate planning conditions are requested accordingly. (See Figure 6)

If it appears that the driveway would have insufficient width the application should be referred to the Highway Authority.

Figure 2 - Driveway Visibility



$$X = 2.4\text{m}, Y = 43.0\text{m}$$

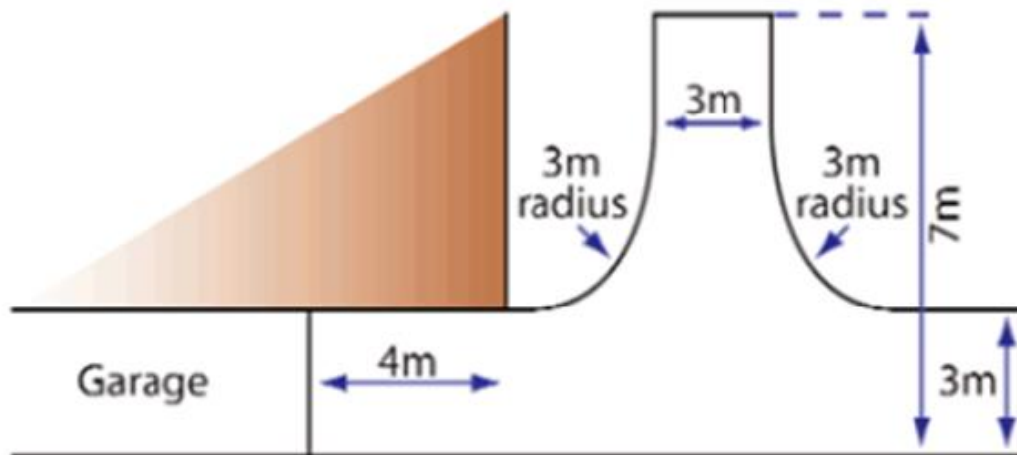
If it appears that the driveway would have insufficient visibility the application should be discussed with the Highway Authority. Shorter visibility splays may be appropriate where speeds are likely to be less than 30mph.

Figure 3 - Minimum Driveway Length (L)

- No garage L = 5.5m
- Fronting garage with roller-shutter, sliding or inward opening door L = 5.5m
- Fronting garage with up and over door L = 6.1m
- Fronting garage with hinged, outward opening door L = 6.5m

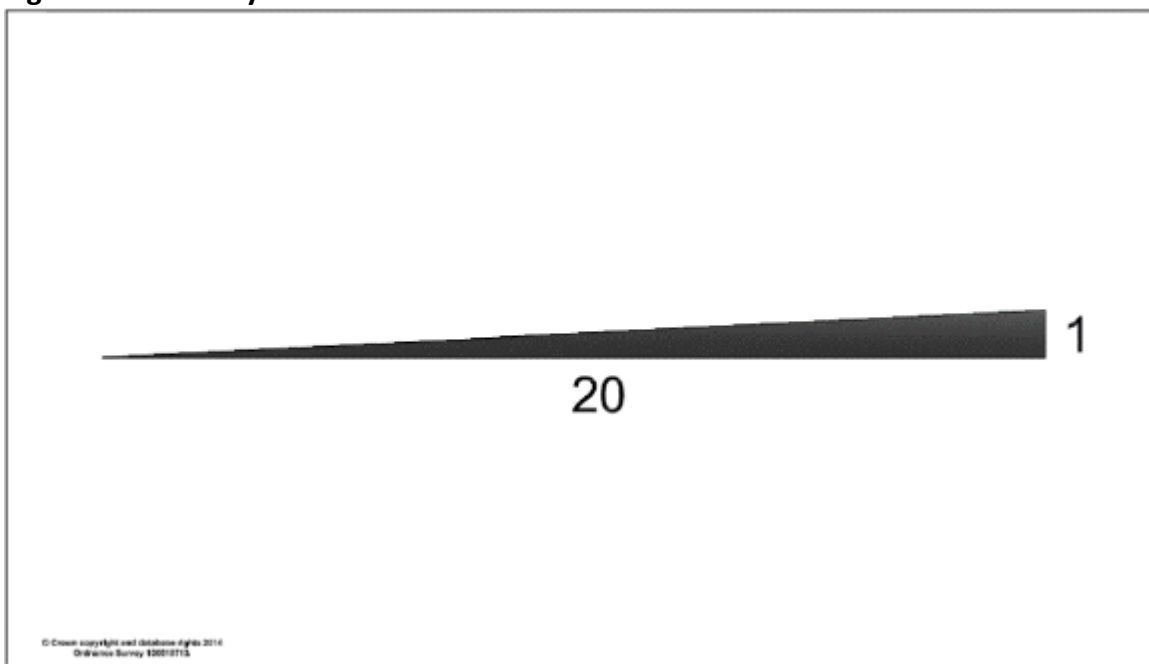
If it appears that the driveway would have insufficient length the application should be referred to the Highway Authority.

Figure 4 - Typical Turning Area



If it appears that there would be insufficient maneuvering space within a shared private drive when parked vehicles would be present the application should be referred to the Highway Authority for consideration.

Figure 5 - Driveway Gradient



Driveways should generally not exceed 1 in 20. In exceptional circumstances a gradient of up to 1 in 12 may be acceptable if a lesser gradient is not achievable. If the gradient is likely to exceed 1 in 12 (8.33%) the application should be referred to the Highway Authority for consideration.

Figure 6 – Conditions

In the interest of highway safety, it is likely that a number of planning conditions will be appropriate for each residential development as follows:

Driveway Width (See Figure 1)

- No part of the development hereby permitted shall be brought into use until the private driveway has been laid out to a width of not less than [...] metres for a minimum distance of 5.0 metres back from the highway boundary to the satisfaction of the Local Planning Authority.

Visibility (See Figure 2)

- No part of the development hereby permitted shall be brought into use until visibility splays of 2.4m x 43m are provided. The area within the visibility splays referred to in this Condition shall thereafter be kept free of all obstructions, structures or erections exceeding 0.6 metres in height above carriageway level to the satisfaction of the Local Planning Authority.

Driveway Length/Surfacing (See Figure 3)

- No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard-bound material (not loose gravel) for a minimum of [...] metres behind the highway boundary. The surfaced drives and any parking or turning areas shall then be maintained in such hard-bound material for the life of the development.

Driveway Gradient (See Figure 5)

- No part of the development hereby permitted shall be brought into use until the access is constructed with a gradient not exceeding 1 in 20 for a distance of [...] metres from the rear of the highway boundary in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Drainage

- No part of the development hereby permitted shall be brought into use until the driveway/parking area is constructed with provision to prevent the unregulated discharge of surface water onto the public highway to the satisfaction of the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall be retained for the life of the development.

Dropped Kerb Access

- No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Local Planning Authority.
- **Note to Applicant:** The development makes it necessary to construct/alter/improve (delete as appropriate) a vehicular crossing over a footway/verge of the public highway. You are therefore required to contact the County Council's Highways Area Office tel. 0300 500 80 80 to arrange for these works to be carried out.

PART 4 – Advertisements

Applications to be forwarded to the Highway Authority:

- Any advertisement proposed within highway limits or projecting over the public highway
- Advertisements which obstruct or could confuse road users' view of a traffic sign or signal
- Floodlit advertisements where the means of illumination are directly visible from any part of the road, flashing illuminated advertisements on or near the line of sight which would be likely to dazzle or confuse road users, or be mistaken for traffic lights or other authorised signals
- Large animated advertisements sited where they will be likely to distract the attention of road users at potentially hazardous locations such as at junctions, close to the brow of a hill, on a bend etc.
- Advertisements which are likely to obstruct the line of sight for drivers emerging from private accesses or junctions – See Figure 3 (Note: the visibility requirement will be greater on roads subject to a speed limit above 30mph).

A Wright

Development Control

Nottinghamshire County Council

11/05/2020

NSDC Senior Conservation Officer 10.07.2020

We are in receipt of your request for Conservation advice for the amended plans for the above proposal.

As you will recall, we raised concerns about the scale and layout of the proposal, as well as the facing materials (in relation to the setting of the adjacent listed building and non-designated heritage assets).

The amended plans have attempted to address these concerns. The overall dimensions of the dwelling have been reduced by 7%, and the profile sheet roofing has been amended to natural slate. Greater consideration has been given to the landscaping.

These changes are an improvement to the scheme and reduce the adverse impact identified in our original comments.

No change has been made to the layout however. We appreciate that there are challenges to reorientation due to the water pipe position across the site, and the potential impact of overlooking on neighbours. We are also mindful of the precedent for development in this context when the bungalow adjacent was approved (which in our opinion has had a negative impact on the setting of the listed building).

It will otherwise be for the decision-maker to take account of these issues and reach a judgement.

If the planning authority was minded to approve, I would anticipate that conditions would be attached governing the precise details and specifications of facing materials, joinery and architectural features.

NSDC Senior Conservation Officer 27.05.2020

We are in receipt of your request for Conservation advice for the above proposal.

Outline approval was given for a 2 bed bungalow on this site in December 2017 (ref 17/01348/OUT). Conservation was not consulted on this proposal. In reaching a decision, the Local Planning Authority (LPA) felt that in principle, a single storey dwelling could be accommodated on this site without causing harm, subject to reserved matters.

Norwood Park Farmhouse (now Valley Farmhouse) to the south is Grade II listed. The Croft and Lime Tree Cottage to the south are identified on the County Historic Environment Record (HER) as Local Interest buildings (non-designated heritage assets).

Legal and policy considerations

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires the LPA to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In this context, the objective of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

Policies CP14 and DM9 of the Council's LDF DPDs, amongst other things, seek to protect the historic environment and ensure that heritage assets are managed in a way that best sustains their significance. Key issues to consider in proposals for additions to heritage assets, including new

development affecting the setting of heritage assets, are proportion, height, massing, bulk, use of materials, land-use, relationship with adjacent assets, alignment and treatment of setting.

The importance of considering the impact of new development on the significance of designated heritage assets, furthermore, is expressed in section 16 of the National Planning Policy Framework (NPPF – revised February 2019). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, for example. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. LPAs should also look for opportunities to better reveal the significance of designated heritage assets when considering new development within their setting (paragraph 200).

The setting of heritage assets is defined in the Glossary of the NPPF which advises that setting is the surroundings in which an asset is experienced. Paragraph 13 of the Conservation section within the Planning Practice Guidance (PPG) advises that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

In accordance with Annex 2 of the NPPF, Local Interest buildings are non-designated heritage assets. The impact of a proposal on the significance of a non-designated heritage asset is a material consideration, as stated under paragraph 197 of the NPPF. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Additional advice on considering development within the historic environment is contained within the Historic England Good Practice Advice Notes (notably GPA2 and GPA3).

Significance of heritage asset(s)

Norwood Park Farm was designated in 1986, and comprises a substantial red brick house with pantile roof. The list entry advises: "Farmhouse. Mid C18. Red brick. Pantile roof. Single ridge and left gable rendered stacks. Gables with kneelers, coped with ashlar to the right and render to the left. Dogtooth eaves. 2 storeys, 4 bays. Doorway with C20 glazing bar door and ashlar hood supported on 2 brackets. To the right are 2 C20 glazing bar casements and to the left a single similar casement, all under segmental arches. Above are 4 C20 glazing bar casements. Attached to the left is a single storey 2 bay range with gable to road. Entrance under segmental arch with inner doorway with glazing bar C20 door. Doorway to the left with large C20 door."

The Croft and Lime Tree Cottage are identified as having Local Interest on the County HER (ref MNT22603). The terrace of former labourer type estate cottages appears to date to the late 18th-century. Historic maps suggest that the cottage range and adjoining barn range was in the same ownership as Norwood Park Farm, suggesting that this was an estate holding of Norwood Hall. The similarity in scale and brick detailing reinforces this theory.

Historic map regression shows the established building grain of dwellings along the Main Road. Whilst there were historic barns and outbuildings to the rear, including a crew yard behind Norwood Park Farm, the scale and form of the Homestead is contrary to that established building line, and an otherwise incongruous addition to the rear of the listed building.

Assessment of proposal

The proposal seeks approval for a 3 bed dwelling. The facing materials comprise brick and timber cladding with a profile sheet metal roof. A distinctive glazed gable forms part of the northwest elevation. The layout differs from the indicative plans of the outline approval, being both larger and set at an angle within the plot. This change in layout appears to be due to the presence of a water pipe across the site which the relevant water company appears unwilling to move.

In its current form, Conservation has concerns about the impact of the proposed dwelling on the setting of the listed building. Specifically, we have concerns about the following:

- i) The size and layout of the dwelling;
- ii) The facing materials of the dwelling.

We recognise that the outline approval has established the acceptability of a dwelling in this location. Nevertheless, the orientation of the dwelling at an angle across the site exacerbates its scale (in terms of foot print), and the lack of alignment with the linear forms along Main Street and the Homestead is moderately disruptive. The gable width of the new dwelling results in a building which appears larger in footprint than adjacent buildings. Impact on the setting of heritage assets is not wholly dependent on public access (as set out in paragraph 13 of the PPG), and I am concerned that seen in aspect with the listed farmhouse, the development will appear to dominate its setting. Combined with the Homestead, the proposal will form a pair of substantial bungalows which tip the balance from neutral impact to one of harm.

The proposal makes no positive reference to the significance or setting of the listed building in terms of its scale and appearance. The facing materials, notably the metal roof covering, contrast with the domestic architecture of Main Street which broadly comprises brick and pantile or slate.

Recommendation/summary of opinion

In its current form, the proposal is moderately harmful to the setting of the listed farmhouse to the south. Whilst we accept that the principle of a single storey dwelling has been established on this site, the design of the dwelling and its orientation within the plot is considered to result in some moderate adverse impact on the setting of the listed farmhouse. The proposal is therefore contrary to the objective of preservation required under s66 of the Act. The harm identified is moderate and therefore less than substantial for the purposes of the NPPF. Given the group value between the listed farmhouse and the adjacent Local Interest buildings, the adverse impact resonates with their collective setting, albeit, the rear location of the development ensures that limited weight is given to this issue.

Mitigation might be sufficient to address our concerns:

- A reduction in foot print;
- An attempt to re-orientate the building to match linear properties adjacent;
- Consider changing the roof materials to slate or pantile;

- Consider increasing landscaping between the proposal and rear of the heritage assets.

The scheme would otherwise benefit from being rethought. If the scheme continues to promote linear building form, the layout needs, as far as practicably possible to do so, align with the linear dwellings nearby. The design and appearance of the structure would benefit from referencing traditional barn or cottage vernacular (including perhaps modest gable widths, traditional brick detailing and natural materials palette for the roof).

We accept that a contemporary design could still be sympathetic in this context, however. A well-designed contemporary approach might incorporate a modular approach to form and layout, but I anticipate that the scheme might need to consider incorporating green roofs or other landscaped elements (this approach may then work with timber cladding and modern profile roofing elements).

We would be happy to offer further advice on this if required.

Please reconsult us if the scheme is amended.

NKDC Tree Officer 17.06.2020 –

Although a tree survey has been now submitted it is unclear why all trees on the west boundary that formed a substantial green boundary have been removed as the majority could have been retained as part of the proposed layout.

The proposed layout apart from the building footprint is vague so apart from assessing the impact of the new dwelling on retained trees I have no other information such as removal/reinstatement of hardstanding, proposed access and new hardstanding, potential service and drainage runs to evaluate any further tree impact.

Therefore I would recommend the following conditions are attached to any approval:

1. No works or development shall take place until an arboricultural method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the District Planning Authority. This scheme shall include:
 - a. A plan showing details and positions of the ground protection areas.
 - b. Details and position of protection barriers .
 - c. Details and position of underground service/drainage runs/soakaways and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
 - d. Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with foundations, bridging, water features, hard surfacing).
 - e. Details of construction and working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - f. Details of working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - g. Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

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

3. Prohibited activities

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

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on or adjacent to the proposal site.
 - b. No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on or adjacent to the application site,
 - c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
 - d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on or adjacent to the application site.
 - e. No soak- aways to be routed within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
 - h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority
4. No works or development shall take place until the District Planning Authority has approved in writing the full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards
5. The approved landscaping scheme shall be carried out within 6 months of the first occupation of any building or completion of the development, whichever is soonest, unless otherwise agreed in writing with the District Planning Authority. If within a period of 7 years from the date of planting any tree, shrub, hedgerow or replacement is removed, uprooted, destroyed or dies then another of the same species and size of the original shall be planted at the same place. Variations may only be planted on written consent of the District Planning Authority

NKDC Tree Officer 07.05.2020 –

Request tree survey/constraints plan in accordance with BS5837-2012 Recommendations of green infrastructure on/adjacent to site.

NSDC Environmental Services Contaminated Land 07.05.2020 –

The former use of the site is stated in the application as a farmyard. Agriculture is a potentially contaminative land-use 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.

There is clearly the potential for the site to have been contaminated from this former use. As it appears that no desktop study/preliminary risk assessment has been submitted prior to, or with the planning application, then I would request that our standard phased contamination conditions are attached to the planning consent.

Severn Trent 11.06.2020 –

With reference to the above planning application the Company's observations regarding sewerage are as follows.

Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse is available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Suggested Informative

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Asset Protection Build Team (Tel: 0345 2667930 / email: net.dev.east@severntrent.co.uk).

Should you require any further information please contact us on the telephone number or email below.

Yours Faithfully,

**Asset Protection Waste Water East
Wholesale Operations
Severn Trent Water Ltd**

Trent Valley Internal Drainage Board 19.05.2020 –

We refer to the above application and make the following observations:

The site is within the Trent Valley Internal Drainage Board district.

There are no Board maintained watercourses in close proximity to the site.

Surface water run-off rates to receiving watercourses must not be increased as a result of the development.

The design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.

If you require any further information please do not hesitate to contact the Board's Operations Manager, Mat Everett.

The following representations have been received from local residents/interested parties:

Revised proposal

1 interested party has commented in objection –

- Reduction in size is not enough, scale and height of the proposed new dwelling still of concern
- Topographical survey is incorrect, reduction in land level won't make a difference, the proposed new dwelling will still be overbearing
- Lack of detail on landscaping/boundary treatments of particular concern as hedges and trees have already been removed causing loss of privacy

1 interested party has commented in support with concerns –

- Still concerned over the height of the proposed new dwelling
- Further tree/hedge planting should be undertaken to screen the development from neighbouring properties
- Construction hours should be controlled to minimise disruption to neighbouring residents

2 interested parties have commented in support

Original proposal

2 interested parties commented in objection:

- No prior discussion/consultation with neighbours
- No demonstrated local need for the property
- Proposed new dwelling would be positioned too close to the boundary with neighbouring properties
- Concerns regarding the height and scale of the proposed new dwelling, which would have an overbearing and overshadowing impact on neighbouring properties
- Concerns regarding potential future addition of rooms in the roof
- Concerns regarding overlooking/loss of privacy
- Overdevelopment
- Design not in keeping with the rural character of the area
- Existing access inadequate to serve proposed new dwelling
- Noise and disturbance from increased vehicle movements
- Lack of detail on landscaping/boundary treatments

5 interested parties commented in support

- Design in keeping with the area
- Support the provision of a family home

Appraisal

Principle of development

The Amended Core Strategy details the settlement hierarchy that will help deliver sustainable growth and development in the District. The intentions of this hierarchy are to direct new residential development to the Sub-regional Centre, Service Centres and Principal Villages, which are well served in terms of infrastructure and services. At the bottom of the hierarchy are 'other villages' which do not have defined built up areas in terms of village boundaries. Consequently, given its location in a rural area, the site falls to be assessed against Spatial Policy 3 (Rural Areas) of the Amended Core Strategy. This provides that local housing need will be addressed by focusing housing in sustainable, accessible villages. It states that 'Beyond Principal Villages, proposals for

new development will be considered against the following criteria' then lists location, scale, need, impact and character for consideration.

Location

The first criterion of Spatial Policy 3 'Location' states 'new development should be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs'

The critical consideration in the determination of this application is whether the application site is located within the village or in the open countryside. This matter was considered in determining the previous application in 2017, with the case officer noting;

It is clear that the site has historically been used for agricultural purposes; however any buildings which occupied the site have long since been cleared. The block plan loosely identifies that the proposed dwelling would be situated to the west of The Homestead and be constructed on approximately the same build line. The Homestead at the time of the application been approved in 2000 was considered be within the built up part of the village and represents an acceptable form of development. It is considered that the proposed dwelling could represent a 'rounding off' of the site and as such the proposal is not considered to represent any greater intrusion into the open countryside than that which previously existed from the farm yard site. In terms of local services; as detailed above residents in Edingley have access to a pub and church and approximately 100m from the site is a bus stop which provides an hourly service to Southwell. I am therefore of the opinion that the proposed development site could be said to accord with the first criterion of policy SP3.

The proposed new dwelling would not be sited on the same build line as The Homestead due the presence of a pressurised rising main that crosses the site. Consequently, it would be positioned closer to the properties to the south that front onto Main Street. Notwithstanding this, the Amended Proposed Layout shows the residential curtilage would extend no further than the former farm yard and would represent no greater intrusion into the open countryside than previously proposed, less in fact. It is therefore considered that the proposed development accords with this criterion.

Need

Spatial Policy 3 of the Amended Core Strategy is supportive of new housing where it helps to support community facilities and local services. The supporting text to SP3 confirms that for schemes of one or two dwellings it will not be possible to require a particular type or mix of dwellings. This is a change from the previous version of SP3 (contained within the Core Strategy Adopted March 2011) against which the 2017 application was assessed. This older version required any new housing within 'other villages' to meet an identified proven local need in order to be considered acceptable. Therefore, whilst there is a local housing needs survey that covers a 5 year period from 2016 to 2021, it can be given little weight in determining this application.

The proposed new dwelling would, by virtue of being located within the village and within walking distance of facilities such as the public house and church, help support community facilities and local services in accordance with this criterion.

Scale and impact of development

The scale criterion of Spatial Policy 3 relates to both the amount of development and its physical characteristics, the latter of which is covered in other parts of this assessment. One additional dwelling is considered relatively small scale in relation to the overall number of dwellings in Edingley.

Impact on character and setting of heritage assets

The character criterion of Spatial Policy 3 states that new development should not have a detrimental impact on the character of the location or its landscaped setting. This overlaps with Policy DM5 of the DPD, which confirms the requirement for new development to reflect the rich local distinctiveness of the District's landscape and character through scale, form, mass, layout, design, materials and detailing.

Spatial Policy 3 also gives weight to schemes that secure environmental enhancements by the re-use of former farmyards, which is something that is noted in the application. Whilst the site has been cleared of buildings, the past use of the site can still be read as expressed by the extent of concrete hardstanding. Given the location of the site to the north of Main Street, limited views are possible from the public realm; however, some views are possible from vantage points from properties to the south which front onto Main Street. Consequently, it is considered that some weight can be given to the proposed development resulting in an improvement in the character of the site through the removal of the large areas of concrete hardstanding, which would also reduce the existing land level by approximately ½ metre.

The comments regarding the scheme resulting in backland development are noted. Policy DM5 of the DPD states that proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area and would not set a precedent for similar forms of development. Whilst it is accepted that the proposal would result in the construction of a new dwelling to the rear of properties which front onto Main Street, a similar relationship already exists with the presence of The Homestead to the east. It is not considered that the proposal would set a precedent for similar forms of development, given that it represents a 'rounding off' of the site.

Turning to potential impacts on heritage assets. Norwood Park Farmhouse (now Valley Farmhouse) to the south is Grade II listed. The Croft and Lime Tree Cottage to the south have been identified on the County Historic Environment Record (HER) as Local Interest buildings (non-designated heritage assets). The Council's Senior Conservation Officer has informed negotiations on this application, as the proposal as submitted was considered harmful to the setting of the listed farmhouse to the south. The revised plans submitted during the course of the application have attempted to address Conservation concerns regarding the scale and layout of the proposal, as well as the facing materials, and it has been noted by Conservation that the changes are an improvement to the original scheme and reduce the adverse impact originally identified. It is unfortunate that the proposed new dwelling cannot be sited on the same build line as The Homestead, as this would have respected the existing pattern of development and provided greater separation between the proposed new dwelling and nearby heritage assets. That said, the proposed new dwelling would be single storey and would include materials and detailing appropriate for the rural setting.

It is accepted that the proposal may cause some harm to the setting of the listed farmhouse. In accordance with the terms of National Planning Policy Framework (NPPF), it is considered the development would lead to **less than substantial harm** to the significance of the Grade II listed

building. Paragraph 196 of the NPPF requires this harm to be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. It is considered that in this case the harm identified is outweighed by the previously described benefits associated with the redevelopment of the former farm yard to provide one new dwelling. In reaching this decision I am mindful of the extant outline permission for a single dwelling on the site.

The proposed development is therefore considered to be Spatial Policy 3 compliant subject to the below consideration of impacts on highway safety, neighbouring amenity, trees and ecology.

Impact on highway safety

Policy DM5 requires the provision of safe and inclusive access to new development whilst Spatial Policy 7 encourages proposals that place an emphasis on non-car modes as a means of access to services and facilities.

Nottinghamshire County Council Highway Authority has deferred consideration of highway impacts to the decision maker, advising that the application be assessed with reference to their Standing Advice for Nottinghamshire Local Planning Authorities.

As previously detailed, Edingley is on the number 28 bus route between Mansfield and Newark, with an hourly service to Southwell and beyond, with bus stops within walking distance of the site.

The existing access to the site also serves the neighbouring properties known as The Homestead and Valley Farm House. Under the 2017 application, Nottinghamshire County Council Highway Authority raised no objection to an additional dwelling, subject to adequate provision of parking and turning facilities. Notwithstanding this, it is noted that the access does not in fact meet the relevant requirements outlined in the abovementioned Standing Advice (i.e. Three to five dwellings $W = 4.8\text{m}$ for a minimum distance of 8m behind the highway boundary) and will also continue to be used, in part, by farm vehicles accessing the barn and fields to the rear. It is therefore considered that the existing access can only serve a maximum of three dwellings, meaning that any future proposals for additional dwellings are unlikely to be viewed favourably. Visibility from the junction with Main Street is acceptable, given it is located on the outside of a bend. The Amended Site Layout indicates the provision of two parking spaces and a turning area to the front of the proposed new dwelling, which appear to meet the relevant requirements of the abovementioned Standing Advice.

Consequently, on the basis of the above, it is considered that the scheme accords with the identified policies with regards to highway safety, subject to conditions.

Impact on residential amenity

Policy DM5 requires new development to respect the amenities of the surrounding land uses to ensure that there is no adverse impact by virtue of overshadowing, overlooking or overbearing issues.

Due to the angled position of the proposed new dwelling, separation distances would range from approximately 4.9 metres at its closest to the rear boundary of the property known as Thorney House to approximately 21.0 metres at its farthest to the rear boundary of the property known as The Croft. Neighbouring residents at Sarabek and Lime Tree Cottage have raised concerns regarding the scale and height of the proposed new dwelling, as well as its proximity to their

respective rear boundaries. The separation distances from the proposed new dwelling to the rear boundaries of these two properties would be approximately 11.0 metres to the rear boundary of Sarabek and approximately 18.0 metres to the rear boundary of Lime Tree Cottage. Whilst the Amended Proposed Layout does not show the full extent of the extended garage to the rear of Lime Tree Cottage, it is considered there would be reasonable degree of separation between the existing and proposed dwellings. The separate distance from the proposed new dwelling to Sarabek would be approximately 18.5 metres while the distance from the proposed new dwelling to Lime Tree Cottage would be approximately 32.0 metres. Furthermore, the existing and proposed boundary treatments would offer reasonable screening of the development, which would be single storey compared to the neighbouring properties which are two storey.

Turning to concerns regarding the possible addition of rooms in the roof. The applicant has provided sectional drawings indicating high ceilings within the proposed new dwelling. Notwithstanding this, it is considered appropriate to remove permitted development rights relating to roof alterations, to ensure that any potential future conversion of the roof space would therefore require planning permission. Whilst the proposed new dwelling would be larger than that indicated on the approved outline, it would be of comparable scale to the existing bungalow known as The Homestead and single storey as stipulated by the previous outline approval.

Overall, it is considered there would be no unacceptable loss of amenity in accordance with Policy DM5 of the DPD.

Impact on trees and ecology

Core Policy 12 and Policy DM7 promote the conservation and enhancement of the District's biodiversity assets. The NPPF also seeks to minimise impacts on biodiversity and provide net gains where possible.

The tree survey carried out in support of the application identified twenty individual trees within the application site. The trees form linear screens along the western and eastern boundaries and are scattered along the southern boundary. The location of the proposed new dwelling would require the removal a number of trees, although these are mostly small trees of poor or average quality. The survey recommends that remaining trees are retained and incorporated into landscaping for the new property along with additional planting along the southern boundary. All trees are identified as having negligible potential to support bat roosts.

The Council's Tree Officer has considered the submitted tree survey and recommended conditions to impose on an approved application to ensure appropriate protection of retained trees. Subject to these conditions, the proposal accords with the relevant provisions of Core Policy 12 and Policy DM7 of the DPD.

Other matters

5 year housing land supply

The Council can robustly demonstrate that it has a 5 year housing land supply and that for the purposes of decision making the Development Plan is up to date.

Contaminated land

Policy DM10 'Pollution and Hazardous Materials' requires that where a site is known, or 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. Where contamination comes to light as part of the development process, the proposal will be determined in light of this.

The Council's Environmental Health Technical Officer has considered the application and identified that there is the potential for contamination to be found on site as a result of the former use as a farmyard. It is therefore considered appropriate to impose standard phased contamination conditions on an approved application to ensure appropriate investigation and mitigation in accordance with the provisions of Policy DM10 of the DPD.

Planning balance and conclusion

The above appraisal has assessed each of the five criteria identified by Spatial Policy 3 of the Amended Core Strategy. The proposal has also been assessed against other local and national policies in respect of residential amenity, highway safety, trees and ecology and is considered to be acceptable in this regard.

It has been concluded that the site is located within the main built up area of Edingley, which is well connected to the nearby villages of Southwell and Farnsfield and beyond. Consequently, the development would be considered sustainable. In addition, the proposed development would help support community facilities and local services.

In terms of the proposal's impact and scale, the addition of one dwelling is considered to be an appropriate scale for the village and unlikely to have a detrimental impact upon existing services provided for the village, nor a significant increase in vehicular traffic that would have a harmful impact upon the highway network.

The proposal would lead to less than substantial harm to the significance of the Grade II listed farmhouse to the south of the site. However, this harm is outweighed by the benefits associated with redeveloping the site to provide one new dwelling. The proposal is therefore considered to comply with the 'character' criterion of Spatial Policy 3.

Taking the above in to account, it is concluded that the proposal accords with the criteria of Spatial Policy 3, as well as other relevant local and national planning policy, which are considered on balance to outweigh the limited impact upon the heritage assets in this instance. It is therefore recommended that the application is approved, subject to appropriate conditions.

RECOMMENDATION

That planning permission is approved subject to the conditions and reasons shown below

Conditions

01

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

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

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans, reference 21A AMENDED PROPOSED LAYOUT, MAS 2 AMENDED SECTION, MS THE 6A AMENDED FLOOR AND ELEVATION PLANS

Reason: So as to define this permission.

03

Notwithstanding the submitted details, no works in relation to the following details shall be commenced until samples have been submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved details.

Bricks

Timber boarding

Profiled metal sheeting (veranda roof)

Reason: In the interests of visual amenity

04

Before the new roof hereby approved is installed, samples or detailed specifications of the new roof slates, which shall be natural non-interlocking slates, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

Reason: In the interests of visual amenity

05

Before they are installed, details of the siting, appearance and materials to be used in the construction of all external accretions such as extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Soil and vent pipes

Reason: In the interests of visual amenity

06

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning

Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

07

No part of the development hereby permitted shall be brought into use until the driveway/parking area is constructed with provision to prevent the unregulated discharge of surface water onto the public highway to the satisfaction of the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall be retained for the life of the development.

Reason: In the interests of highway safety

08

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

Reason: In the interests of highway safety

09

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

Part A: Site Characterisation

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

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;

- ground waters and surface waters;
- ecological systems;
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

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

Part B: Submission of Remediation Scheme

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

Part C: Implementation of Approved Remediation Scheme

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

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

Part D: Reporting of Unexpected Contamination

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

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

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

10

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

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

Reason: To ensure that adequate protection is afforded to the existing vegetation and trees to remain on site, in the interests of visual amenity and biodiversity.

11

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

Reason: To ensure that adequate protection is afforded to the existing vegetation and trees to remain on site, in the interests of visual amenity and biodiversity.

12

Prohibited activities

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

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

- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on or adjacent to the application site.
- h. No alterations or variations of the approved works or protection schemes shall be carried out without the prior written approval of the District Planning Authority

Reason: To ensure that adequate protection is afforded to the existing vegetation and trees to remain on site, in the interests of visual amenity and biodiversity.

13

No landscaping works or development shall take place until the District Planning Authority has approved in writing the full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards

Reason: In the interests of visual amenity and biodiversity.

14

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

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

15

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (and any order revoking, re-enacting or modifying that Order), other than development expressly authorised by this permission, there shall be no development under Schedule 2, Part 1 of the Order in respect of:

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Class C: Any other alteration to the roof of a dwellinghouse.

Unless consent has firstly be granted in the form of a separate planning permission.

Reason: To ensure that any proposed further alterations or extensions do not adversely impact upon neighbouring amenity.

Informatives

01

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

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

02

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

03

Severn Trent Water advises that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Asset Protection Build Team (Tel: 0345 2667930 / email: net.dev.east@severntrent.co.uk).

BACKGROUND PAPERS

Application case file.

For further information, please contact Amy Davies on ext 5851.

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

Lisa Hughes
Business Manager – Planning Development

Committee Plan - 20/00659/FUL

