

21/01768/FUL

**Applicant** Mrs Sarah Taylor

**Location** Land East of Loughborough Road Ruddington Nottinghamshire

**Proposal** Residential development of 24 No. dwellings and associated landscaping.

**Ward** Ruddington

## THE SITE AND SURROUNDINGS

1. The application site is located to the south east of Ruddington and comprises a 0.88ha parcel of land east of the A60, Loughborough Road and the Balmore Nursing Home.
2. Bounding the site on three sides (north, south and west) is a housing site allocated under Policy 6.3 of the Local Plan Part 2 which was granted planning permission (planning application reference 19/02909/REM) in June 2020 to construct 180 dwellings. The adjacent site is currently under construction and for the purposes of this report, will hereafter be referred to as 'Phase 1'.
3. A mature band of unkept coniferous hedgerows defines the western boundary, beyond which is Balmore Country House Care Home.
4. Following the adoption of the Rushcliffe Local Plan Part 2: Land and Planning Policies in October 2019, whilst the application site was not allocated for development, the site was released from the Green Belt.

## DETAILS OF THE PROPOSAL

5. This proposal seeks the erection of 24 dwellings, of which 30% would be affordable homes (17 market and 7 affordable) with a density of 27dph. The housing mix is summarised as:

<b>Market Housing (17 homes)</b>	<b>Affordable Housing (7 homes)</b>
3 x 2 bed, 2 storey homes	2 x 1 bed apartments Affordable Rent (Plots 185 & 186)
7 x 3 bed, 2 storey homes	1 x 2 bed bungalow Affordable Rent (Plot 184)
2 x 3 bed, 2.5 storey homes	2 x 2 bed, 2 storey homes Intermediate (Plot 194) Social Rent (Plot 187)
5 x 4 bed, 2 storey homes	2 x 3 bed, 2 storey homes Intermediate (Plots 193 & 195)

**Table 1: Housing Mix**

6. The tenure mix would comprise 3no homes to be provided as Affordable Rent, 3no homes to be provided as Intermediate homes and 1no for social rent.
7. The site would be served by two points of access from the adjoining Phase 1 development, one to the south (private drive) and one to the north (adopted road). The primary access to the site will be from the north which will consist of the extension of the main carriageway into a turning head which will continue to serve two private drives. The southern access will also serve private drives to the east and west. A secure access track running east to west for farm vehicles would be retained along the northern boundary.
8. At the request of Officers, the existing overgrown hedgerow along the western boundary would be replaced with a low hedgerow together with a number of trees. The landscape proposals also include new tree planting and hedgerow planting, where practicable, throughout the site, along with pockets of open space (0.45ha) interspersed within the site. Pedestrian access to an equipped play area within the Phase 1 development would be provided.
9. The proposed dwellings would be predominately 2 storeys high comprising of a mix of traditional designs to include one bungalow located in the north-eastern corner along with semi-detached and detached housetypes. The dwellings will vary in height ranging between 7.6m to 8.7m across the development. The bungalow would be approximately 5.2m in height. There would be 2no x 2.5 storey buildings (Plots 190 and 191), reaching a maximum height of 10.1m located centrally at the northern entrance.
10. The application is supported by a range of technical documents including:
  - a. Combined Phase 1 and Phase II Geo-Environmental Assessment
  - b. Arboricultural Survey and Impact Assessment
  - c. Ecological Assessment
  - e. Archaeology and Heritage Assessment
  - f. Planning Statement
  - g. Design and Access Statement

## **SITE HISTORY**

11. There is no relevant planning history for the application site, however, it is important to note the planning history for adjoining sites:

### Baltimore Nursing Home 245-247 Loughborough Road Ruddington

- a. Application 20/00709/FUL - Proposed two storey extension with rooms-in-roof to existing nursing home to provide 61 assisted living apartments (use class C2) and alterations including additional car parking spaces, and landscaping including raised patios. Approved.

### Land East Of Loughborough Road Ruddington (Phase 1)

- a. Application 21/00300/VAR - Variation of conditions 1, 2 and 3 of planning permission 19/02909/REM to allow plot substitutions, change in materials and change in boundary treatments. Approved.

- b. Application 19/02909/REM - Application for approval of matters reserved under application ref 19/00535/OUT relating to appearance, landscaping, layout and scale. Approved.
- c. Application 19/00535/OUT - Outline application (with all matters reserved apart from access) for residential development of around 180 homes with associated landscaping, public open space and infrastructure. Approved.

## **REPRESENTATIONS**

### **Ward Councillor(s)**

- 12 One Ward Councillor, Cllr Walker, objects to the proposal on the ground of over intensification.

### **Town/Parish Council**

- 13. Ruddington Parish Council - The Parish Council object to this application as it is over intensive and would support the request from Nottinghamshire County Council Highways for a deferral if this is necessary. The Parish Council secured a contribution of £73,000 through the Section 106 Agreement pursuant to the adjacent site, Land East of Loughborough Road (19/00535/OUT), to provide a Community Centre for the village. As this planning application will form an extension to the extant permission, the Parish Council request that a planning obligation of £9,700 is included towards the provision of a new community centre. The contribution figure is calculated using the same formula as was used in determining the level of contribution for the adjacent application. This application represents a 0.76% increase based on the 2011 census population figures.

## **Statutory and Other Consultees**

### **The Borough Council**

- 14. Planning Policy Officer - Core Strategy Policy 3 sets out the spatial hierarchy for future development in the Borough over the plan period. Development should, where possible, be directed to locations within or adjacent to the main urban area of Nottingham, followed by locations at the six towns and villages which are classified by LPP1 as "key settlements" for growth. Ruddington is listed as one of the key settlements for growth and Policy 3(2)(b)(vii) sets a minimum housing target of 250 homes in or adjoining Ruddington. On top of the minimum targets set for each settlements, the plan allows for infill development across the Borough.
- 15. The LPP2 allocates sites across the Borough for housing development and considers that Ruddington can sustain around 525 dwellings in total adjacent to the village. To accommodate this growth, the LLP2 allocated four sites around Ruddington, which were removed from the Green Belt. The 525 dwellings is not expressed as a maximum.
- 16. Given that the site is or will be surrounded by development, the proposal would constitute infill development. Infill development is acceptable in principle so

long as it is in accordance with other policies in the plan when read as a whole, including whether impacts on infrastructure highlighted in responses from infrastructure providers to the planning application are able to be mitigated through planning condition and/or planning obligation.

17. It is understood that the application site was not considered for allocation through the LPP2 as it was not promoted for residential development at that time, although it is almost entirely surrounded by the Phase 1 allocation established within LPP2 and given this, it is likely it may have been included within that allocation had it come forward at that time.
18. The application site is considered to be an additional, unallocated site within Ruddington and as such should be considered against the various criteria set in Policy 11(1) of the LPP2.
19. Strategic Housing Team - The site lies within the 'Ruddington' housing submarket area. In line with Policy 8 (Housing Size, Mix and Choice) of the LPP1 the proposed development should provide of 30% affordable housing. This would equate to 7 affordable dwellings out of the 24 dwellings proposed in the application.
20. The level of provision is evidenced in the Nottingham Core Strategic Housing Market (SHMA) Needs Update (2012). As indicated by the SHMA update, the supporting text to Policy 8 states that 42% of the affordable dwellings should be intermediate housing (aka affordable housing for sale), 39% should be affordable rented housing and 19% should be social rented housing. In terms of this application that equates to 3 intermediate dwellings, our preference for which would be shared ownership, 3 affordable rented dwellings and 1 social rented dwelling.
21. In order to be compliant with the tenure percentage breakdown and in order to meet existing and predicted needs throughout the lifetime of the development, it is recommended that the proposed 2 bed house at plot 187 be provided for social rent rather than for affordable rent
22. The provision of 30% affordable housing on this site will assist the Borough Council in meeting its strategic aims to address housing need in the Borough whilst reducing the number of households in temporary accommodation by increasing the supply of permanent affordable housing.
23. Subject to the preferred type/tenure mix outlined above being secured and provided onsite, the Strategic Housing Manger has no objection to the proposed development.
25. Sustainability Officer - advises that an Ecological Assessment has been supplied with surveys carried out in Sept - Oct and Dec 2020 and April 2021; these appear to have been carried out according to good practice and are in date. The site consists of building, poor semi improved grassland, ruderal habitats, scrub, Scattered coniferous and broadleaf trees.
26. No protected species were identified using the site. The site has low potential to support roosting and foraging wild birds, foraging bats, badger, hedgehogs, brown hare, harvest mice and invertebrates, however the surrounding development is likely to have impacted on this site. No priority habitats were

identified on site. Offsite habitats include Urban settlement, agricultural land and county park.

27. A demonstrated biodiversity net gain has been shown providing 11.42% for Habitat Units and 56.95% for Hedgerow Units across the Lace Fields Main and this Extension Sites. The favourable conservation status of Protected Species is unlikely to be impacted by this development.
28. A number of recommendations were made as either conditions or informatives.
29. Environmental Health - As the site has had an agricultural use there is the potential for land contamination to be present. Therefore, to ensure the site is suitable for the proposed use and there is no unacceptable risk to human health or the environment we would recommend appropriate conditions.
30. There are a number of potential noise sources in the vicinity of the site, including the A60 and the residential care home adjacent to the proposed development site. Further, as the proposed development site is in close proximity to sensitive premises and to ensure the amenity of any future occupants is protected appropriate conditions are recommended.
31. Waste - advised that:
  - a. Bin Collection Points should be provided for the following:
    - i. plots 184 to 187 this looks like this has already been considered as shown on drawing P22-2335\_012 FOR PSD
    - ii. the position of the BCP for plots 193 - 197 should be moved adjacent to the hammer head turning point.
    - iii. BCP.s should be of sufficient size to cater for the likely number bins which will be presented on collection days, please make the developers aware that on one of the collections weeks there is likely to be two bin per property (blue & green) if residents take up the garden waste subscription service.
  - b. Where properties do not have direct access to the garden and have to walk their bins along boundary footpath, it is common practice not to remove bins from the highway or frontage off the house. Where this is the case plots ie195 & 198 please provide a storage cabinet at the front of the property so residents can place bins away post collection.
  - c. I'm unsure of the ability of the Refuse Collection Vehicle to make the turn into and out of the outlined turning area close to plots 201, 202 and various plots associated with the adjoining development. I would like to see a tracking analysis which shows that approach.

### **Nottinghamshire County Council**

32. Archaeology Officer - Recommend that groundworks on this site be carried out under archaeological control and supervision to ensure that any archaeological features discovered during those groundworks are appropriately recorded and, if possible, characterised.
33. As Highway Authority - following initial comments, a refuse vehicle tracking

plan has been submitted which annotates that the private access road would be constructed to adoptable specification to fully support a laden refuse wagon with an overall length of 11.6m. Revised comments have been received from the Highway Authority confirming no objections are raised subject to conditions.

34. As Lead Local Flood Authority - raise no objection subject to the imposition of a condition for a detailed surface water drainage scheme. The applicant has since submitted drainage plans which the LLFA deem more than sufficient to overcome initial concerns.

#### Planning Policy – as Minerals and Waste Authority

35. "*Minerals*" - In relation to the Minerals Local Plan, there are no Minerals Safeguarding and Consultation Areas covering or in close proximity to the site. There are no current or permitted minerals sites close to the application site. Therefore, the County Council does not wish to raise any objections to the proposal from a mineral's perspective.
36. "*Waste*" - In terms of the Waste Core Strategy, there are no existing waste sites within the vicinity of the site whereby the proposed development could cause an issue in terms of safeguarding existing waste management facilities (as per Policy WCS10).

#### Other Consultees

37. Highways England - offer no objection.
38. Trent Valley Internal Drainage Board - Advise that the site is outside of the Trent Valley Internal Drainage Board district but within the Board's catchment. There are no Board maintained watercourses in close proximity to the site.
39. No development should be commenced until the Local Planning Authority, in consultation with the Lead Local Flood Authority has approved a scheme for the provision, implementation and future maintenance of a surface water drainage system. The Board would wish to be consulted directly if the following cannot be achieved and discharge affects the Boards District:
- a. Surface water run-off limited to the greenfield rate for other gravity systems.
  - b. Brownfield sites limited to the greenfield rate.
40. Surface water run-off rates to receiving watercourses must not be increased as a result of the development.
41. The suitability of soakaways, as a means of surface water disposal, should be ascertained prior to planning permission being granted. Soakaways should be designed to an appropriate standard and to the satisfaction of the Approving Authority in conjunction with the Local Planning Authority. If the suitability is not proven the Applicant should be requested to re-submit amended proposals showing how the Site is to be drained. Should this be necessary this Board would wish to be re-consulted.
42. Where surface water is to be directed into a Mains Sewer system the relevant

bodies must be contacted to ensure the system has sufficient capacity to accept the additional surface water. The Board also requests that the applicant identify the receiving watercourse that the sewer discharges into and provide details on the potential effect that the proposed discharge may have on the receiving watercourse.

43. The design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.
44. NHS - have commented noting the site could provide 58 dwellings and should be subject to a Section 106 contribution of £20,680 which will be used directly to provide additional health care services to meet patient demand.
45. Sport England advised that the proposed development does not fall within their statutory remit and have not provided a detailed response.

### **Local Residents and the General Public**

46. Six neighbouring representations were received which can be summarised as follows:
  - a. Harmful to the countryside
  - b. Loss of green belt
  - c. Insufficient amenities to cope with additional residents
  - d. Impact on pollution / climate change / mental health problems
  - e. Impact on road network
  - f. Increased traffic
  - g. Is the access suitable for a refuse vehicle
  - h. No street lighting

### **PLANNING POLICY**

47. The Development Plan for Rushcliffe consists of the Rushcliffe Local Plan Part 1: Core Strategy (adopted December 2014) and the Rushcliffe Local Plan Part 2: Land and Planning Policies (adopted October 2019). Other material planning considerations include the National Planning Policy Framework (NPPF).
48. Ruddington is identified in Policy 3 of the Core Strategy as one of six key settlements for housing growth. The Core Strategy does not identify sites in Ruddington where development will take place. The sites for the delivery of housing are, however, allocated in the Local Plan Part 2, including the adjacent site on Loughborough Road (Policy 6.3).
49. The Ruddington Neighbourhood Plan was adopted on 23 July 2021 and must therefore be given appropriate weight. Whilst the Neighbourhood Plan does not allocate land for development, it acknowledges that sites will be allocated through the Local Plan Part 2.

### **Relevant National Planning Policies and Guidance**

50. The following sections of the NPPF are relevant to the current proposal:

- Section 2 - Achieving sustainable development
- Section 5 - Delivering a sufficient supply of homes
- Section 9 - Promoting sustainable transport
- Section 12 - Achieving well -designed places
- Section 14 - Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment
- Section 16 - Conserving and enhancing the historic environment

A copy of the National Planning Policy Framework 2021 can be found [here](#)

A copy of the Planning Practice Guidance can be found [here](#)

### **Relevant Local Planning Policies and Guidance**

51. The relevant policies of the Rushcliffe Local Plan Part 1: Core Strategy are:

- Policy 1 - Presumption in Favour of Sustainable Development
- Policy 2 - Climate change
- Policy 3 - Spatial strategy
- Policy 8 - Housing Size, Mix and Choice
- Policy 10 - Design and Enhancing Local Identity
- Policy 11 - Historic Environment
- Policy 14 - Managing Travel Demand
- Policy 16 - Green Infrastructure, Landscape, Parks and Open Spaces
- Policy 17 - Biodiversity
- Policy 19 - Developer Contributions

A copy of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) can be found [here](#)

52. The relevant policies of the Rushcliffe Local Plan Part 2: Land and Planning Policies are:

- Policy 1 - Development Requirements
- Policy 11 - Housing Development on Unallocated Sites within Settlements
- Policy 12 - Housing Standards
- Policy 17 - Managing Flood Risk
- Policy 18 - Surface Water Management
- Policy 29 - Development affecting Archaeological Sites
- Policy 32 - Recreational Open Space
- Policy 37 - Trees and Woodlands
- Policy 38 - Non-Designated Biodiversity Assets and the Wider Ecological Network
- Policy 40 - Pollution and Land Contamination
- Policy 41 - Air Quality
- Policy 43 - Planning Obligations Threshold

A copy of The Local Plan Part 2: Land and Planning Policies (LLP2) can be found [here](#)

53. The Ruddington Neighbourhood Plan Policies was made on 23 July 2021 and now forms part of the development plan for Rushcliffe. It sets out the vision and objectives for Ruddington with particular reference to delivering a mix of housing, including affordable housing, to meet the needs of Ruddington, whilst enhancing the character of the village through sensitive, sustainable and good quality design, without overly burdening the village infrastructure. It seeks to promote sustainable alternatives to use of the private vehicles, with particular focus on improving infrastructure for walking and cycling and encouraging good access for all to public services, facilities, and other local connections.
55. Other relevant policies include:
- Policy 5 - Pedestrian network
  - Policy 6 - Cycle network
  - Policy 7 - Connection to new development
  - Policy 8 - Traffic and new development
  - Policy 9 - Parking
  - Policy 14 - Home working
  - Policy 16 - Ruddington Design Guide
  - Policy 17 - Sustainable design
  - Policy 18 - Landscape in new developments
  - Policy 19 - Biodiversity in new developments
  - Policy 21 - Green infrastructure network

The Ruddington NP also includes a design guide for major development schemes which should be considered through any design process and can be viewed at:

<https://www.rushcliffe.gov.uk/planningpolicy/neighbourhoodplanning/#d.en.45838>

## **APPRAISAL**

### Principle of development

56. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
57. One of the key Governments objectives is to significantly boost the supply of housing. Chapter 5 of the NPPF recognises at Paragraph 60 that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
58. Paragraph 73 of the NPPF states that 'the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities'.

59. Following the adoption of the Local Plan Part 2, as detailed above, the site was released from the green belt and therefore objections relating to the loss of the Green Belt are unfounded. As previously set out, infill development is acceptable in principle providing it is in accordance with other policies in the plan.
60. Planning permission was granted under planning ref: (19/02909/REM (Phase 1)) to develop land surrounding the application site for 180 dwellings. It is therefore reasonable to consider that the application site lies within the settlement of Ruddington which is one of the Borough's 'key settlements' identified for growth under Policy 3 of the Core Strategy.
61. Policy 11 of the Local Plan Part 2 is of relevance and supports housing developments on unallocated sites within settlements subject to satisfying a set of criteria which include:
- a) the proposal in terms of scale and location is in accordance with Local Plan Part 1: Core Strategy Policy 3 (Spatial Strategy);
  - b) the proposal is of a high standard of design and does not adversely affect the character or pattern of the area by reason of its scale, bulk, form, layout or materials;
  - c) the existing site does not make a significant contribution to the amenity of the surrounding area by virtue of its character or open nature;
  - d) the proposal would not result in the loss of any existing buildings considered to be heritage assets unless the harm is, in the case of designated heritage assets, outweighed by substantial public benefits or, in the case of non-designated heritage assets, the loss of significance to the asset is justified;
  - e) the proposal would not have an adverse visual impact or be unduly prominent from locations outside the settlement;
  - f) the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
  - g) appropriate provision for access and parking is made.
62. With regards to criterion a), the site falls within Ruddington which is identified within Policy 3 of the Local Plan Part 1 as a key settlement for growth. The scale and layout of the proposed development has been derived from the Phase 1 development, currently under construction, to ensure it complements and responds to its surroundings.
63. With regards to Criterion b) and c), the proposed layout, design, scale and materiality of the proposed development has built upon the design principles of the Phase 1 development and local character area. The detailed layout would largely be two storeys utilising a predominantly brick finish with tones of render. The different house types have been designed with a range of local architectural detailing such as chimneys, bay windows and gabled frontages so as to complement the existing character area. In consideration of the adjacent site, in which the proposed layout has been derived, and that the application site would be enclosed on three sides by Phase 1 development, this application is considered to meet criterion b) and c).
64. Criterion d) relates to the protection of heritage assets. The impact upon the setting of the Conservation Area was considered as part of the Phase 1 development where it was deemed that the degree of harm would be less than

substantial and at the lower end of the spectrum. It would be unreasonable to reach a different conclusion in this case.

65. In relation to criterion e), as detailed above, the site was released from the Green Belt following the adoption of the Rushcliffe Local Plan Part 2: Land and Planning Policies in October 2019 and therefore falls within the settlement boundary for Ruddington. Given the site would be bounded by built form, there would be no adverse visual impact from locations outside the settlement.
66. With regards to criterion f), careful consideration has been given to ensure the proposed layout and orientation of the dwellings respects the character and pattern of the Phase 1 development in order to protect the amenities of future occupants.
67. The Balmore Country House lies to the west of the site and planning permission has recently been granted to extend this facility. Plots 200 and 201 would be set circa 13m to the edge of the western boundary and would be orientated such to prevent the scheme from having any undue amenity impacts on the neighbours at Balmore Country Home. It is considered that the layout of the scheme would ensure that there would not be any excessive or unacceptable overbearing, overshadowing or overlooking impacts on neighbouring properties due to the positioning, scale and layout of the dwellings in relation to the adjacent properties.
68. In accordance with criterion g), car parking provision for each unit would be provided either within garage spaces or the front or side of the dwellings and each drive would be tarmacked with concrete edging. In addition, electric vehicle charging points would be provided to all properties.
69. Given the sustainability of the settlement of Ruddington, it is reasonable to conclude that the application site represents an infill development and, in relation to the specific site requirements set out above, residential development is considered to be acceptable 'in principle' subject to other material planning considerations which are considered below.

#### Ruddington Neighbourhood Plan

70. The neighbourhood plan forms part of the development plan and therefore careful consideration is given to the policies within it. The vision for Ruddington is to sustain Ruddington as a thriving village, promoting a well-connected, sustainable, and safe environment whilst protecting its special historic and rural character with an attractive and vibrant Village Centre.
71. Eight key objectives have been developed to assist with the delivery of the policies and strategies that form the plan and are as follows:
  - a) Village centre - To improve the village centre, promoting it as a vibrant and varied retail centre, with an attractive and useable public realm. To support improvements to accessibility for pedestrians and parking provision in the village centre
  - b) Housing - to deliver a mix of housing, including affordable housing, to meet the needs of Ruddington, whilst enhancing the character of the village

through sensitive, sustainable, and good quality design, without overly burdening the village infrastructure.

- c) Connectivity - To promote sustainable alternatives to use of the private vehicles, with particular focus on improving infrastructure for walking and cycling and encouraging good access for all to public services, facilities, and other local connections.
  - d) Heritage - To protect and celebrate Ruddington's heritage, giving residents and tourists the opportunity to learn more about the area's history and maintaining key assets and the character of the +
  - e) village.
  - f) Economy - To support developments that would lead to increased economic activity and encourage the growth and creation of small and medium enterprises, promoting Ruddington as a diverse business community.
  - g) Design and sustainability - To provide design guidance that requires sustainability as well as high quality design that is in keeping with the character of the village. This is supported by the Ruddington Design Guide which the Local Planning Authority will also afford weight in decision making.
  - h) Environment - To support and protect green and open spaces in Ruddington, preserving wildlife and enhancing biodiversity and encouraging the development of community initiatives
  - i) Community infrastructure - To ensure all residents have access to high quality services and facilities, promoting healthy communities with an emphasis on wellbeing.
72. There are no specific policies within the Ruddington Neighbourhood Plan that relate to market housing, however, one of the key objectives is to deliver a mix of housing, including affordable housing, to meet the needs of Ruddington, whilst enhancing the character of the village through sensitive, sustainable, and good quality design, without overly burdening the village infrastructure. Whilst not allocated, it is considered that the site accords with the broad strategic direction of growth within the village.
73. Policy 5 - (Pedestrian network) and Policy 7 (Connection to new development) supports new development where they contribute to the creation of a network of safe and well-surfaced footpaths.
74. Policy 8 (Traffic and new development) requires all developments to demonstrate how they have ensured that they can be accessed via sustainable transport modes for all ages and abilities.
75. Pedestrian linkages would be provided within the site that would integrate into the wider Phase 1 development by the creation of public footpaths thereby providing suitable connectivity to the wider public transport network.

76. Policy 9 relates to parking spaces and states that, as a minimum, parking spaces would measure 2.4 m x 5.5 m with 0.5 m. Dedicated car parking is provided for each plot and no objections have been raised by the Highway Authority on this matter and therefore accords with the main aims of the policy.
77. The proposed scheme for 24 dwellings on this 0.88ha site would represent a density of 27dph. Part 3 of the Ruddington Design Guide tables the typical densities for each character area. For Loughborough Road, the typical density is c13dph, however, the area outlined within the design guide does not include the application site nor does it include the Phase 1 development.
78. The resultant gross density for the Phase 1 development is circa 21dph. Taken as a whole, the density for the application site and Phase 1 would equate to an overall density of circa 22dph. Whilst the proposed density is marginally greater than the Phase 1 development, it is considered the development makes the best use of the site by offering an alternative mix of house types and open space and is in general accordance with the overall vision and objectives of the Ruddington Neighbourhood Plan.

### Highways

79. Policy 1 (Development Requirements) of the LPP2 requires that a suitable means of access to the development is achieved without detriment to the amenity of the adjacent properties or highway safety.
80. Policy 14 'Managing Travel Demand' of the Local Plan Part 1: Core Strategy sets out that the need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the Spatial Strategy in Policy 3 (Core Strategy). It is already established that Policy 3 identifies Ruddington as a key settlement for growth.
81. The application is supported by a Design and Access Statement which includes details of site access and layout. This concludes that the proposal can achieve a well-connected movement network, accessible by all users to ensure that all areas of the proposed development are easy to navigate, safe and secure. The application and supporting information have been considered by the Highway Authority.
82. Access to the site would be served by two points of access from the Phase 1 development. A primary access would be from the north with a secondary access to the south. The primary access will consist of the extension of the main carriageway into a turning head which will serve two private drives to the east and to the west running south into the site. The southern access will also serve private drives to the east and west. The proposed development would also see the creation of footpaths to ensure pedestrian connectivity to the wider Phase 1 development. A secure access track running east to west for farm vehicles will be retained along the northern boundary.
83. Following initial comments from the Highway Authority, a refuse vehicle tracking plan and access plan was submitted which confirms that the proposed development can accommodate a fully laden refuse vehicle. Following reconsultation, the Highway Authority raise no objections subject to appropriate conditions.

84. The proposed access arrangements are therefore considered to accord with the requirements of Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies which seeks to secure a suitable means of access for all new developments without detriment to the highway safety.

#### Electric Vehicle Charging Points

85. In order to promote a more efficient and sustainable use of private vehicles, an electric vehicle charging point plan has been submitted which details their proposed locations. It shows the car charging points will be provided to all properties either located on a pedestal or within garages.

#### Affordable dwellings

86. Policy 8 of the Local Plan Part 1 requires new residential developments to provide for a proportion of affordable housing on sites of 5 dwellings or more or 0.2 hectares or more. As tabled in paragraph 5 above, the application proposes the provision of 30% (7) affordable units. In order to meet the policy requirements, an amended plan was received to show provision for 1no. social rent. The affordable housing mix would comprise a mixture of 1, 2 and 3 bedroomed dwellings grouped around the north-eastern and north-western corners of the site. The location of the affordable units is in accordance with the advice provided by the Borough's Strategic Housing Officer. Therefore, the proposal is compliant with this aspect of Policy 8.

#### Design, Layout and Amenity

87. Policy 10 'Design and Enhancing Local Identity' of the Local Plan Part 1 and Policy 1 'Development Requirements' of the Local Plan Part 2 requires the scale, density, height, massing, design, layout and materials of a development proposal to be sympathetic to the character and appearance of the neighbouring buildings and the surrounding area.
88. In developing the proposed layout, consideration has been given to the Phase 1 development in order to contribute to the character and pattern of the wider development as a whole. The nearest residential properties are those associated with the Phase 1 development which surrounds the application site on three boundaries.
89. The proposed layout has been designed to ensure that appropriate separation distances are in place to protect the residential amenities of neighbouring properties. The submitted plans indicate that there would be a minimum distance of 23m between existing and proposed dwellings.
90. The layout also provides for appropriate levels of private amenity space for future residents with gardens broadly complying with the garden sizes as advocated in the Rushcliffe Residential Design Guide.
91. It is considered that the resulting relationships would not result in a development that would lead to significant adverse overlooking/loss of privacy either within the development or to neighbouring properties. As a result, it is considered that the interrelationship of these adjacent sites has been considered and no significant adverse impacts are expected.

92. Details of the means of enclosure across the site have been submitted which shows the majority of dwellings would be screened by a 1.8m close boarded fence or a 1.8m timber fence screen. The majority of the outer plots would be screened by a 1.8m brick wall. A 1.1m timber post and rail fence would screen the access track to the north.
93. The surrounding properties comprise a mix of styles, materials and heights and it is considered that the proposed dwellings would satisfactorily blend in with the existing character.
94. The proposed layout would provide pockets of open space and would provide linkages to the Phase 1 development where larger areas of open space are provided.
95. The proposal would represent an attractive form of development with a variety of house types/traditional designs with public open space and landscaping which would be sympathetic to the character of the surrounding area.
96. Overall it is considered that the application accords with Policy 10 of the Core Strategy, Neighbourhood Plan policies and Policy 1 of LPP2, and the NPPF which acknowledges at Section 12 (Achieving well designed places) that good design is a key aspect of sustainable development, and that acceptable standards of amenity will be maintained and achieved.

#### Trees and Landscaping

97. Policy 34 of the Local Plan Part 2 supports development proposals that protect, enhance or widens their green infrastructure importance providing it does not adversely affect their primary function.
98. Policy 37 of the Local Plan Part 2 states that adverse impacts on matures trees must be avoided, mitigated, or if its removal is justified, it should be replaced.
99. An arboricultural survey has been submitted which identifies the majority of the existing trees on the site as being of Category C (low value). The coniferous hedgerow to the western boundary is identified as being Category B (moderate value).
100. Following advice of the Borough's Landscape Officer, the existing overgrown hedgerow along the western boundary would be replaced with tree planting. 3no. trees along the southern and south-eastern boundaries would be retained and a number of low value trees would be removed. In combination with the adjacent Phase 1 development, there would be a significant increase of tree, shrub and hedgerow planting as detailed on the submitted soft landscaping plan.

#### Ecology

101. Core Strategy Policy EN1 and Policy 38 of the LPP2 requires development to contribute towards the conservation, enhancement or restoration of biodiversity and ecological networks throughout the landscape. The NPPF (Section 15) advises that the planning system should contribute to and enhance the natural and local environment by; minimising impacts on

biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

102. Policy 17 'Biodiversity' of the Local Plan Part 1: Core Strategy, sets out the biodiversity of Rushcliffe will be increased over the plan period by seeking to ensure that new development provides new biodiversity features and improves existing biodiversity features wherever appropriate.
103. Policy 19 'Biodiversity in new developments' of the Ruddington Neighbourhood Plan supports new development where it can provide net gain for local biodiversity.
104. An ecological assessment has been undertaken which draws upon baseline information provided within the ecology surveys and assessments informing the wider Phase 1 development site. A biodiversity net gain assessment has also been undertaken.
105. As detailed within the submitted ecological assessment, the habitats within the site comprise a mosaic of unmanaged species-poor grassland, bramble scrub and mixed native and non-native trees standing individually, in groups and in tall hedgerows. It concludes that the habitats within the site have been determined to be of low to moderate ecological value at the lower end of the scale.
106. A biodiversity net gain assessment has been undertaken which incorporates the application site and the Phase 1 development. It demonstrates a 11.42% habitat unit gain and a 56.95% hedgerow unit gain.
107. The ecological assessment has been considered by the Council's Sustainability Officer who advises that the favourable conservation status of Protected Species is unlikely to be impacted by this development and no objections are raised subject to appropriate conditions being imposed. The proposal would, therefore, accord with the aims of the Framework and the provisions of Policy 17 of the Core Strategy.

### Waste

108. A refuse vehicle tracking plan has been submitted which demonstrates that the proposed development can accommodate a fully laden refuse vehicle and would therefore provide adequate and safe movement of refuse vehicles within the site.
109. Provision is made for the storage of bins in the rear gardens of all properties and therefore the request for secure bin storage by the Borough's Waste Advisor to the front of the terraced properties is not considered to be justified in this case. Therefore, the proposed waste provision is considered to be acceptable.

### Heritage and Archaeology

110. An archaeology and built heritage assessment has been submitted which has been reviewed by the County Archaeologist.

111. The Borough Archaeology Officer comments that the geophysical work carried out on the adjacent site work showed two double-ditched trackways perpendicular to each other and several enclosure features. It is advised that only one of these features holds any resemblance to features on the historic mapping and it is likely therefore that these features represent activity older than the mapping evidence available. Two of the linear features in the plot to the north appear to extend towards the application site and there is the possibility that they may have further features associated with them. The map regression exercise in the DBA is helpful in confirming that the site was taken out of cultivation in the early 20th century and therefore any archaeological remains may be better-preserved than in the adjacent fields. As such a condition is recommend for groundworks be carried out on the under archaeological control and supervision.
112. With regards to the Ruddington Conservation Area which lies to the east, an assessment of the harm to designated heritage assets was made under the Phase 1 development where it was concluded that the Phase 1 development would result in some minor 'less than substantial harm' to the setting of the Ruddington Conservation Area. It would be unreasonable to reach a different conclusion in this case.
113. As required by paragraph 203 of the NPPF, a balanced judgement of the identified harm upon designated heritage assets against the public benefits of the scheme must be undertaken. The proposal would result in economic benefits through the direct and indirect employment benefits to support economic growth and promoting expenditure to the benefit of the local area. The scheme would deliver 7 affordable dwellings which would result in a significant social benefit. There would be environmental benefits such as additional tree planting and pockets of open spaces thereby providing opportunities to enhance landscaping, biodiversity and each dwelling would be equipped with an electric vehicle charging point. The public benefits are considered to outweigh the limited harm to the setting of the Ruddington Conservation Area.

#### Drainage

114. As the site lies wholly within Flood Zone 1 and is below 1ha, there is no requirement to submit a Flood Risk Assessment, however, drainage details have been submitted and reviewed by the Lead Local Flood Authority.
115. The application has advised that as part of the approved Phase 1 development, drainage infrastructure has been designed to accommodate additional drainage from the application site. In this regard, the LLFA are satisfied with the details submitted.

#### Land Contamination

116. The NPPF (Section 15) requires that decisions should ensure that a site is suitable for its proposed use taking into account ground conditions and any risks arising from natural hazards or former activities.
117. A combined Phase 1 and Phase II Geoenvironmental Assessment has been submitted in support of the application which has reviewed by the Borough's

Environmental Health Officer. It concludes that there is no requirement for risk management of remediation at the site. Officers draw the same conclusions. In this regard, conditions are proposed to confirm that if there is evidence of contamination during construction, a remediation strategy and validation statement would be required.

### Planning obligations

118. Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind. These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010 (as amended) and as policy tests in the National Planning Policy Framework. Attached to this report is a table which sets out the contributions sought by infrastructure providers and the applicants submitted a draft s106 agreement.
119. Ruddington Parish Council have also requested a planning obligation of £9,700 towards the provision of a new community facility.
120. Contributions have also been requested for primary education to provide additional capacity and a sustainable transport contribution to provide bus taster tickets for future occupants to encourage sustainable modes of travel together with the provision of 30% affordable housing on site.

### Conclusion

121. The site is located within Ruddington, one of the Council's identified key rural sustainable settlements identified for growth. Through the adoption of the LPP2, the application site has been removed from the Green Belt, thus removing a significant policy constraint to the delivery of housing.
122. For the reasons set out above, the proposed development would comply with relevant policies in the Development Plan and relevant parts of the Neighbourhood Plan and the NPPF.
123. The scheme accords with the development plan as a whole, but the balance of material considerations also weighs in its favour. Consequently, it is recommended that the Planning Committee support the resolution to grant planning permission, subject to the completion of a s106 in respect of contributions for infrastructure, affordable housing and primary education.

### **RECOMMENDATION**

It is RECOMMENDED that the Director - Development and Economic Growth is authorised to grant planning permission subject to the prior signing of a Section 106 agreement and the following condition(s)

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as

amended by the Planning & Compulsory Purchase Act 2004].

2. The development shall be carried out in strict accordance with the following approved plans:

S11-19-SR-2 (Soar)  
S11-19-SR(PC)-2 (Soar)  
S11-19-KD-1 SP (Kildale)  
S11-19-HY-1 (Helmsley)  
S11-19-DL-1-SP Dalton)  
S11-19-BD-1 (Bedale)  
S11-19-SV-4 (Severn)  
S11-19-SR(PC)-2 (Soar)  
S11-19-SL-2-SP (Solway)  
S11-19-SD-4 (Swindale)  
S11-19-RR-1-SP (Rother)  
S11-19-MM-2 (Minsmere)  
S11-19-LA-7 (Lea)  
S11-19-DK-1 (Denwick)  
S11-19-DE-1 (Dove)  
S11-19-BM(PC)-2 (Beamish)  
15-819 GB07 (Garage)  
15-819 GB06 (Garage)  
P20-2335\_001 Rev E  
P20-2335\_005 Rev Q - Sheet 1 Planning Layout  
P20-2335\_005 Rev Q - Sheet 2 Planning Layout  
P20-2335\_005D Refuse Vehicle Tracking Plan  
P20-2335\_006 Rev L - Materials  
P20-2335\_007 Rev P - Boundary Treatments Plan  
P20-2335\_008 Rev L - Hard Landscaping Plan  
P20-2335\_011 Rev D - Garden Compliance Plan  
P20-2335\_012 Rev C - EVCP  
P20-2335\_013 Rev A - Open space plan  
P20-2335\_100 Rev L - Soft Landscape  
Access Extract  
101 Rev E - Drainage Area  
140 Rev N - Drainage

[To ensure an acceptable development in accordance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.]

3. The development hereby permitted shall only be constructed in accordance with the materials as detailed on the approved materials plan - P20-2335\_006 Rev L, unless details are otherwise submitted to and agreed in writing by the Borough Council.

[To ensure an acceptable development in accordance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies.]

4. The boundary treatment and means of enclosure, as detailed on plan

reference - P20-2335\_007 Rev P, shall be erected prior to the occupation of the respective dwelling(s)

[To ensure an acceptable appearance to the development and to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Local Plan Part 2: Land and Planning Policies].

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - a. the parking of vehicles of site operatives and visitors
  - b. loading and unloading of plant and materials
  - c. storage of plant and materials used in constructing the development
  - d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - e. wheel washing facilities
  - f. measures to control the emission of dust and dirt during construction
  - g. a scheme for recycling/disposing of waste resulting from demolition and construction works.
  - h. The routing of deliveries and construction vehicles to site and any temporary access points.

[In the interest of highway safety, and to minimise disruption to users of the public highway and protect the amenity of local residents.]

6. No development shall take place, excluding topsoil strip, earthworks to form balancing ponds and foul sewer diversion, survey works in connection with ecology and archaeology, until the technical approval under S38 (or equivalent) has been agreed with Nottinghamshire County Council for the construction of the roads and associated works within the site. The development shall thereafter be implemented in accordance with the approved details and no dwelling shall be occupied until the roads necessary to serve that property have been constructed to base level.

[In the interests of highway safety.]

7. No dwelling shall be occupied until the vehicle access, parking, maneuvering, and turning areas for that dwelling have been constructed in accordance with the approved drawings, and are available for use.

[In the interests of highway safety.]

8. Occupation of the proposed dwellings shall not take place until their respective driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5 metres behind the highway boundary, and which shall be drained to prevent the discharge of surface water from the driveway to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

[In the interests of highway safety.]

9. If during the course of carrying out the development hereby permitted any unexpected contamination is found that has not been previously identified, it must be reported to the Local Planning Authority within (48 hours). All development on the site must cease immediately and must not recommence until a written scheme for the investigation and risk assessment of the unexpected contamination has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme must be prepared by a suitably qualified 'competent person' (as defined in the National Planning Policy Framework July 2021) and must be in accordance with the Environment Agency's 'Land Contamination Risk Management' (LCRM).

[To ensure that a satisfactory assessment of any land contamination and an appropriate strategy for its remediation from the site is carried out to ensure that the site is suitable for the approved development without resulting any unacceptable risk to the health of any construction workers, future users of the site, occupiers of nearby land or the wider environment having regard to Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy (2014), Policies 39 (Health Impacts of Development) and 40 (Pollution and Land Contamination) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Paragraphs 183 and 185 of the National Planning Policy Framework.)]

10. Where remediation of the contamination is necessary no further development shall commence on the site until a Remediation Strategy (RS) has been submitted to and approved in writing by the Local Planning Authority. The submitted RS must include:
  - a. full details of how the contamination on the site is to be remediated and include (where appropriate) details of any options appraisal undertaken;
  - b. the proposed remediation objectives and criteria, and;
  - c. a verification plan.

The RS must demonstrate that as a minimum the site after remediation will not be capable of being classified as contaminated land under Part 2A of the Environmental Protection Act 1990.

[To ensure that a satisfactory assessment of any land contamination and an appropriate strategy for its remediation from the site is carried out to ensure that the site is suitable for the approved development without resulting any unacceptable risk to the health of any construction workers, future users of the site, occupiers of nearby land or the wider environment having regard to Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy (2014), Policies 39 (Health

Impacts of Development) and 40 (Pollution and Land Contamination) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Paragraphs 183 and 185 of the National Planning Policy Framework.]

11. The development hereby permitted must not be occupied or first brought into use until the site has been remediated in accordance with the approved RS and a written Verification Report confirming that all measures outlined in the approved RS have been successfully carried out and completed has been submitted to and approved in writing by the Local Planning Authority. The Verification Report must include, where appropriate the results of any validation testing and copies of any necessary waste management documentation.

[To ensure that a satisfactory assessment of any land contamination and an appropriate strategy for its remediation from the site is carried out to ensure that the site is suitable for the approved development without resulting any unacceptable risk to the health of any construction workers, future users of the site, occupiers of nearby land or the wider environment having regard to Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy (2014), Policies 39 (Health Impacts of Development) and 40 (Pollution and Land Contamination) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Paragraphs 183 and 185 of the National Planning Policy Framework.]

12. Any topsoil (natural or manufactured), or subsoil that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being brought onto the site. Only material that has been tested in accordance with the approved investigation scheme shall be imported onto the site.

[To ensure that a satisfactory assessment of any land contamination and an appropriate strategy for its remediation from the site is carried out to ensure that the site is suitable for the approved development without resulting any unacceptable risk to the health of any construction workers, future users of the site, occupiers of nearby land or the wider environment having regard to Policy 1 (Presumption in Favour of Sustainable Development) of the Rushcliffe Local Plan Part 1: Core Strategy (2014), Policies 39 (Health Impacts of Development) and 40 (Pollution and Land Contamination) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Paragraphs 183 and 185 of the National Planning Policy Framework.]

13. The development hereby permitted must not commence until a Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Local Planning Authority. The NIA must be prepared by a suitably qualified acoustician and as a minimum must include the following:
  - a. A survey of the existing level of noise on and around the site, identifying the locations of all noise generating source(s) and the maximum and minimum noise levels from those source(s) from within and around the site;
  - b. A prediction of the level of noise impact on the proposed development as a result of existing noise source(s) around the site;
  - c. Propose mitigation measures to protect future occupiers of the

proposed development from existing noise generated off the site. The development hereby permitted must be carried out and completed in accordance with the approved NIA and any mitigation measures proposed must be fully implemented prior to the development being occupied or first brought into use.

[To ensure that future occupiers of the development hereby approved are not adversely affected by unacceptable noise pollution from nearby sources having regard to Policies 1 (Development Requirements), 39 (Health Impacts of Development) and 40 (Pollution and Contaminated Land) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and paragraphs 185 and 187 of the NPPF (July 2021).]

14. Prior to the occupation of each dwelling submitted as part of the planning application each dwelling shall be provided with ducting to enable the connection to high speed fibre optic Broadband.

[To assist in reducing travel demand by enabling working from home initiatives and in the interests of encouraging sustainable forms of travel in accordance with the aims of Policy 24 of the Rushcliffe Local Plan Part 1: Core Strategy.]

15. The dwelling(s) hereby permitted must not be occupied until the Electric Vehicle Charging point(s) (EVCP's) shown on drawing P20-2335\_012 Rev B have been installed in accordance with that drawing. Thereafter an EVCP must be permanently retained at the dwelling(s) in accordance with the approved drawing throughout the lifetime of the development.

[To promote sustainable transport measures that will help lead to a reduction in carbon emissions within the Borough and help contribute towards a reduction in general air quality having regard to Policy 2 (Climate Change) of the Local Plan Part 1: Core Strategy (2014) and Policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Paragraph 110 of the National Planning Policy Framework

16. The development hereby permitted must not be occupied or first brought into use until the 'biodiversity gain' improvements outlined in the Ecological Assessment dated May 2021 submitted with the application have been completed in accordance with that report. Thereafter the biodiversity gain improvements must be retained on the site throughout the lifetime of the development.

[To ensure the development contributes to the enhancement of biodiversity on the site having regard to Policy 17 (Biodiversity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policy 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019); Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework]

17. The hard and soft landscaping shown on the submitted drawings P20-2335\_008 Rev L and P20-2335\_100 Rev L must be carried out and completed in accordance with those approved details not later than the first planting season (October - March) following either the substantial completion of the development hereby permitted or it being first brought into use,

whichever is sooner. If within a period of 5 years from the date of planting, any tree or shrub planted as part of the approved LS is removed, uprooted, destroyed, dies or becomes diseased or damaged then another tree or shrub of the same species and size as that originally planted must be planted in the same place during the next planting season following its removal.

[To ensure the development creates a visually attractive environment and to safeguard against significant adverse effects on the landscape character of the area having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Chapter 12 (Achieving Well-designed Places) of the National Planning Policy Framework.]

18. No development shall take place until the applicants, or their agents or successors in title, have secured the implementation of a programme of archaeological control and supervision to be carried out during demolition, construction or excavation work on the site, by a professional archaeologist or archaeological organisation. The details of such a scheme of investigation shall be submitted to and approved in writing by the Borough Council also prior to the commencement of the development on the site.'

[To ensure that any unexpected archaeology is appropriately recorded and investigated in a manner proportionate to its significance having regard to Policy 11 (Historic Environment) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); and Policies 28 (Historic Environment: Conserving and Enhancing Heritage Assets) and 29 (Development Affecting Archaeological Sites) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Chapter 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.]

19. The development hereby permitted must not be occupied or first brought into use until details of any proposed street lighting have been submitted to and approved in writing by the Local Planning Authority.

[In the interests of highway safety and to protect the amenities of the area having regard to Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy (2014) and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]

20. None of the dwellings within the development hereby permitted shall be occupied until the optional requirement for water efficiency (i.e: not exceeding 110 litres per person per day) set out at Regulation 36(2)(b) of the Building Regulations 2010 as amended) (or any equivalent regulation revoking and/or re-enacting that Statutory Instrument) has been complied with. Thereafter this water efficiency standard must be retained throughout the life of each dwelling on the site

[To promote a reduction in water consumption having regard to Policy 12 (Housing Standards) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019)]

21. The development hereby permitted must not commence until details of both

the existing and proposed land levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development hereby permitted must be carried out and completed in accordance with the approved details.

[To ensure the satisfactory appearance of the development in respect of its relationship to adjoining properties having regard to policies 10 (Design and Enhancing Identity)) of the Rushcliffe Local Plan Part 1: Core Strategy (2014); Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019) and Chapter 12 of the National Planning Policy Framework.]