

18/01097/FUL

Applicant Mr Rob Bailey

Location Land South East Of 75a Wilford Lane West Bridgford Nottinghamshire

Proposal Erection of four new dwelling houses with associated access

Ward Compton Acres

THE SITE AND SURROUNDINGS

1. The main body of the application site is rectangular in shape that is bordered by modern residential development consisting of bungalows along Gresham Gardens to the west and two storey detached dwellings along Bruce Drive to the east. The northern site boundary is shared with the curtilage of a bungalow set within what was previously the rear garden of 75 Wilford Lane, forming part of a pair of imposing semi-detached Victorian villas. Part of the northern boundary is also bordered by the car park to the Beeches Hotel which fronts Wilford Lane. Beyond the southern boundary are the training grounds of the Nottingham Forest Academy. A narrow strip of land containing the site access back to Wilford Lane also forms part of the application site. The site was historically used for testing laboratories. However, the laboratory buildings have been demolished and site has remained vacant for a significant period of time and now consists of rough grass, trees, scrub and hedgerow. The site is located in flood zones 2 and 3 on the Environment Agency Flood Maps, taking into account the flood defences along the River Trent, the site is in the equivalent of flood zone 1.
2. Other than the two storey properties along Bruce drive to the east, the surrounding scale and form of the properties is predominantly single storey and of no defining identity or character, being predominantly of late 20th century construction. The exceptions to this being the larger imposing Victorian villas that front Wilford Lane located adjacent to the proposed site access. The site is within the built up area of Nottingham and the wider forms and scale of development consist of larger urban forms.

DETAILS OF THE PROPOSAL

3. The application seeks full planning permission for the construction of four detached dwellings with vehicular access obtained from Wilford Lane between nos. 75 and 77 via a 65m length of hardbound track with a minimum width of 5.25m for the first 5.0m to allow two vehicles to pass. There would be a pinch point on the access drive with a width of 4.37m, 50.0m back from the highway, the narrowest point along the length of the strip of land providing access to the site. The proposed housing mix consists of two no. two bedroom two storey dwellings and two no. four bedroom three storey dwellings (with the second floor accommodation predominantly within the roof space) each to be served by two parking spaces and an integral double garage. The works to the access in order to achieve the proposed width necessitates the relocation of a fence to the adjacent property at 77 Wilford

Lane. The fence is currently placed on land owned by the applicant and would be moved back approximately 1m on to the correct legal boundary. 77 Wilford Lane retains a legal right of access across the land and the works include regrading of the access to allow levelled disabled access.

SITE HISTORY

4. Application ref: 02/01518/OUT – outline planning permission was granted in 2003 for up to four dwellings. The permission was never implemented and has now expired.

REPRESENTATIONS

Ward Councillor(s)

5. One Ward Councillor (Cllr Phillips) objects to the planning application concerned that the access would be too narrow and would result in vehicles reversing out on to Wilford Lane and, therefore, unsafe. He is also concerned about the additional traffic and the impact on the safe operation of the Nursery at no 77 Wilford Lane as the track is too narrow to accommodate a vehicle and a parent pushing a pram. He is also concerned that the highway visibility is inadequate and that the proposal would result in overlooking and loss of privacy to no. 12 Bruce Drive.
6. One Ward Councillor (Cllr Wheeler) objects to the application on grounds that the site is accessed from a busy, unsafe road and the proposal would render the access/egress arrangements to the nursery redundant and would pose a considerable safety risk to parents/carers dropping off children at the nursery and can envisage cars reversing down the access road. He is also concerned that the height of the dwellings and the overbearing impact and loss of light, in particular to 75a Wilford Lane. Bin collection is also a concern.

Statutory and Other Consultees

7. Nottinghamshire County Council as Highway Authority raises no objection. It has been acknowledged that the visibility splay to the east is slightly impeded by an adjacent telegraph pole; this would not have a significant impact on the view of oncoming traffic. It also acknowledged that the submitted plans show the access driveway would be resurfaced so that its full width can be utilised to facilitate two way traffic and that there is sufficient space for future residents to enter and exit the site in a forward gear. In response to objections raised regarding the safety of the access shared with the nursery at 77 Wilford Lane, the highway authority considers that the additional traffic generated by the proposed development will be circa two trips in the peak hour. When considering this alongside the re-surfacing works to maximise the full width of the access, there is no reason why the nursery will not be able to continue using the existing access safely. It was requested that a turning area be provided within the site for emergency or service vehicles. There is no objection subject to the imposition of conditions that require the works within the access to be carried out prior to the occupation of the dwellings.

8. The Environment Agency raises no objection to the proposal subject to the use of appropriate conditions requiring the development to be carried out in accordance with the submitted and approved Flood Risk Assessment.
9. The Borough Council's Environmental Health Officer raises no objection subject to a condition requiring a Phase II contaminated land Investigation Report to be submitted and approved, to include a remediation report and validation statement where necessary. A pre-commencement condition requiring a Construction Method Statement which details techniques for the control of noise, dust and vibration during construction is also recommended. Working hours are also recommended to be restricted to 0700-1900 Monday to Friday and 0800-1700 on Saturday with no working on Sunday or Bank Holiday.
10. The Borough Councils Emergency Planner advises that the Flood Risk Assessment does not include a flood evacuation plan; however, in the event of rapid inundation whereby the ground floor would flood in a breach of the defences, evacuation would not be possible. However, the dwellings proposed contain the habitable living accommodation at first and second floors and are to be of flood resilient construction.
11. The Borough Council's Waste Advisor states that the collection point should be within close proximity to the highway.
12. The Borough Council's Environmental Sustainability Officer raises no objection to the proposal and acknowledges that the Extended Phase 1 habitats survey, preliminary protected species assessment and Reptile Survey do not record any protected species within the site. It is recommended that any permission include conditions and/or informatives to ensure work is carried out to best practice and outside of bird nesting season.

Local Residents and the General Public

13. 13 objections have been received from 11 properties raising the following concerns:
 - a. Endangers access to Nursery and safety of children.
 - b. Poor access and visibility.
 - c. Danger to highway safety.
 - d. Noise, dust, disturbance and reduced access during construction.
 - e. Overlooking.
 - f. Loss of light and sunlight.
 - g. Proposed building are not in keeping with the area.
 - h. Poor access for emergency services.
 - i. Overdevelopment of the site.

- j. Scale, density and height disproportionate to the plot.
- k. The site is located within a flood zone.
- l. Lack of capacity at local schools.
- m. The proposal would increase vehicular pollution.

PLANNING POLICY

- 14. The Development Plan for Rushcliffe consists of the 5 saved policies of the Rushcliffe Borough Local Plan (1996) and the Rushcliffe Local Plan Part 1: Core Strategy.
- 15. Other material considerations include the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006).
- 16. Any decision should therefore be taken in accordance with the Rushcliffe Core Strategy, the NPPF and NPPG and policies contained within the Rushcliffe Borough Non-Statutory Replacement Local Plan where they are consistent with or amplify the aims and objectives of the Core Strategy and Framework, together with other material planning considerations.

Relevant National Planning Policies and Guidance

- 17. The NPPF carries a presumption in favour of sustainable development and states that, for decision taking, this means “*approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*”
- 18. In relation to design and residential amenity section 12 of the NPPF seeks to ensure the creation of high quality buildings and places, and that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that “*planning policies and decisions should ensure that developments function well and add to the overall quality of an area, are visually attractive, sympathetic to the local character and history and create places that are safe, inclusive and accessible with a high standard of amenity for existing and future users*”. Paragraph 130 states, “*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.*”
- 19. In terms of housing, paragraph 73 of the NPPF requires local planning authorities to identify a five year housing supply with an additional 5% buffer

to ensure choice and competition. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%.

20. Paragraph 118 of the NPPF states that substantial weight should be given to using suitable brownfield land within settlements for homes, and to promote and support the development of underutilised land and buildings.
21. Chapter 10 of the NPPF: 'Meeting the challenge of climate change, flooding and coastal change' states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by applying the Sequential Test and, if necessary, the Exception Test.

Relevant Local Planning Policies and Guidance

22. The Core Strategy sets out the overarching spatial vision for the development of the Borough to 2028. Policy 1 deals with The Presumption in Favour of Sustainable Development, Policy 2 deals with Climate Change, Policy 3 deals with Spatial Strategy, Policy 8 deals with Housing Size, Mix and Choice, Policy 10 with Design and Enhancing Local Identity, Policy 16 deals with Green Infrastructure, Landscape, Parks and Open Spaces and Policy 17 deals with Biodiversity.
23. The Local Plan: Part 2 is an emerging document which carries limited weight at this time. However, there are a number of policies which are a material consideration in the determination of this application; Policy 17 considers managing flood risk; Policy 40 in respect of Land contamination and Policy 41 considers the impact of development on Air Quality Management Areas.
24. The Rushcliffe Non-Statutory Replacement Local Plan has been used in decision making since 2006 and despite the Core Strategy having been recently adopted its policies are still a material consideration in the determination of any planning application, where they are consistent with or amplify the aims and objectives of the Core Strategy and have not been superseded. The following policies of the Rushcliffe Borough Non-Statutory Replacement Local Plan (NSRLP) are relevant to the consideration of this application; Policy GP1 (Delivering Sustainable Development), Policy GP2 (Design and Amenity Criteria), Policy GP3 (Development Requirements), Policy EN11 (Features of Nature Conservation Interest), Policy EN12 (Habitat Protection), Policy EN13 (Landscaping Schemes), WET2 (Flooding) and Policy HOU2 (Development on Unallocated Sites).

APPRAISAL

Principle of Development

25. The site is located within the main built up area of the settlement of West Bridgford, which is identified in the Rushcliffe Local Plan Core Strategy Policy 3 'Spatial Strategy' as part of the main built up area of Nottingham. As

outlined in this policy approximately 7,650 new homes will be provided in or adjoining the main built up area of Nottingham (within Rushcliffe) to serve the identified housing need in the Borough and Greater Nottingham. The proposal is for the redevelopment of a brownfield site. The Core Strategy's Spatial Objectives include the provision of high quality housing by ensuring "*brownfield opportunities are met*". The provision of new housing on a previously developed brownfield site within the main built up area of Nottingham is, therefore, acceptable in principle.

Flood Risk

26. One of the key site constraints is its location within the Environment Agency's flood zone 2 and 3a, taking into account current flood defences the site is within the equivalent of flood zone 1. The majority of West Bridgford is located within flood zones 2 and 3. The NPPF seeks to direct development away from areas at highest risk of flooding, but does allow for development if it can be made safe without increasing the risk of flooding elsewhere.
27. The Strategic Flood Risk Assessment confirms that the existing flood defences would protect West Bridgford, including the application site during a 1 in 100 year flood event. A more vulnerable use such as the proposed residential development is acceptable in this location. However, the site is classified as being within flood zones 2 and 3a, therefore, the applicant has carried out a comprehensive review of available sites within West Bridgford which concludes that there are no sequentially preferable sites available. A full Flood Risk Assessment has been submitted to support the application which demonstrates that "*the development can be constructed in a manner that ensures that the buildings and future occupants will not be placed at risk of flooding, from either fluvial flood waters or surface water flooding.*"
28. To improve resilience to flooding, the ground floor comprises non-furnished areas (Garage, W.C. Utility room and Garden Room), with the furnished and heated accommodation areas at 1st floor level and 2 no. "dormer" bedrooms in the pitched roof space. The ground floor walls are to be of robust design and the new dwellings would be designed using "Flood Resilient Flood Repairable" design recommendations described in the document "Improving The Flood Performance Of New Buildings : Flood Resilient Construction" May 2007" published by the Department for Communities and Local Government / The Environment Agency / DEFRA. It is recommended that any consent include a condition requiring the development to be carried out in accordance with the recommendations and conclusions of the submitted Flood Risk Assessment.

Design

29. The surrounding area is of no defining built character or scale, although is predominantly of more modern simplistic forms and appearance within the existing developments along Bruce Drive to the east and Gresham Gardens to the west. Furthermore, the site is set back a considerable distance from Wilford Lane behind existing properties and therefore does not form part of the street scene or contribute to the character and appearance of the public realm or wider townscape. The key considerations in terms of design are, therefore the scale, appearance and materials used for the individual dwellings together with the internal site layout and landscaping.

30. The design proposed is for four detached properties of equal floor area laid out in linear pattern across the site. In terms of development pattern and density, it is considered that the proposal reflects the surrounding developments along Bruce Drive and Gresham Gardens and, therefore accords with Core Strategy Policy 10. The individual design of the properties is of a more contemporary appearance with the use of light render at first floor up to the gables with brick to the ground floor. The surrounding scale consists of a mix of two and two and a half storey dwellings. Whilst the neighbouring properties along Gresham Gardens and 75a Wilford Lane are single storey, properties along Bruce Drive and more widely along Wilford Lane are two storeys in scale. Given the two storey properties are proposed to be located most closely to the properties along Bruce drive and Gresham Gardens, it is considered that the overall scale proposed is broadly acceptable and would not appear out of scale or character within the surroundings. Whilst the external appearance does not specifically relate to the surrounding properties, given the enclosed nature of the site, its separate access and detached relationship from the existing surrounding development, it is not considered that there would be harm to the physical character and appearance of the area. It is therefore concluded that the proposed design, scale, appearance and layout accords with Policy 10 of The Core Strategy. Full details of external materials and a detailed landscaping scheme are recommended to be secured by planning condition.

Amenity

31. It is considered that the proposal would not lead to undue harm to the residential properties on Gresham Gardens or Bruce Drive. The proposed development would be visible from these properties and their rear gardens but given the separation distances and orientation, the proposal would not result in unacceptable overshadowing, overlooking or loss of privacy. Plots 1 and 4 positioned closest to the east and west site boundaries have also been sensitively designed to a height of 4.1m to the eaves and 7.3m to the hipped ridge. The impact of the proposal on the residential amenity of 75a Wilford Lane is more finely balanced. However, given the 17.0m separation distances from plots 1 and 2 and the fact that the windows facing this property would be small secondary rooms only, it is considered that the proposal would not lead to undue loss of privacy or overshadowing to the residential amenity of no. 75a Wilford lane and so would accord with RNSRLP policy GP2 (Design and Amenity).
32. Concern has been expressed that the development would result in overlooking and loss of privacy to 12 Bruce Drive. The proposed dwelling closest to this property would occupy plot 4 on the development. Plot 4 would not sit immediately behind 12 Bruce Drive with windows in the rear of the new dwelling providing oblique views across the neighbouring property. Furthermore, the back to back distance would be in the region of 24 metres and, on balance, it is not considered that the degree of overlooking would be so significant as to justify refusal of planning permission.
33. The Site is located 330m from the Loughborough Road/Wilford Lane Air Quality Management Area. The Air Quality Management Area was introduced for traffic-related nitrogen oxide under the Environment Act 1995. Given the distance of the site from the Air Quality Management Area and the negligible

impact on traffic flows, it is not considered that the amenity, health or quality of life of existing or future residents will be impacted by the proposed development. Furthermore, it is not considered that the additional traffic flow generated by the development would adversely impact on air quality within the Air Quality Management Area. Accordingly, it is considered that the application accords with Policy 41 of the emerging Local Plan: Part 2.

Highway Safety

34. Objections have been received from Ward Councillors and members of the public on grounds that the access is a single track and too narrow. The proposal includes the widening and hard surfacing of the access road to be of sufficient width to accommodate multiple vehicles and ensure safe access and egress. There are also concerns raised that an ongoing condition on the permission granted for the nursery at 77 Wilford Lane required a separate vehicular entrance and exit and that the proposed development would compromise the safe functioning of the access to this property. The proposal to widen the access does not involve the blocking of the entrance to 77 Wilford Lane and would enable access and egress as was required by this ongoing condition. The Highway Authority is of the view that the additional traffic generated by the proposed development would be circa two trips in the peak hour. When considering this alongside the re-surfacing works to maximise the full width of the access, there is no reason why the safe access to 77 Wilford Lane would be adversely affected.
35. Each dwelling would be provided with two parking spaces and an integral double garage. It is considered that the number of spaces to be provided is commensurate to the size of the dwellings and would not result in any parking pressures on the public highway or adversely affect the safe movement of vehicles within the site.
36. There is no provision for the turning of larger fire service or waste collection vehicles within the site. Therefore, the proposed dwellings would need to be fitted with internal sprinkler systems to satisfy the building regulations. Space for the turning of waste collection HGVs is not required within the site as a waste collection point is provided within close proximity to the highway boundary. Space for turning of smaller goods vehicles and visitors is provided adjacent to plot 1. The Highway Authority raises no objection to the arrangement proposed.

Conclusions

37. In conclusion, it is not considered that the design, scale and appearance would result in harm to the visual character of the area and represents a logical infill site and broadly accords with Policy 10 of the Core Strategy, Policy GP2 of the Non-Statutory Local Plan and the Rushcliffe Residential Design Guide
38. The Core Strategy identifies West Bridgford as a settlement for housing growth. The application site, whilst not allocated for housing, is a brownfield site which is not significantly constrained by any local or national designation. Issues relating to flood risk have been addressed resulting in no objection from The Environment Agency. The application is therefore recommended for approval.

39. The proposal was subject to pre-application discussions with the applicant and advice was offered on the measures that could be adopted to improve the scheme and address the potential adverse effects of the proposal. As a result of this process, modifications were made to the proposal, in accordance with the pre-application advice. Further negotiations have taken place during the consideration of the application to address concerns raised in written representation submitted in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and the recommendation to grant planning permission.

RECOMMENDATION

It is RECOMMENDED that planning permission be granted subject to 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 hereby permitted shall be carried out in accordance with the plans ref.

3406 01 Revision M received on 21/9/2018
3406 07 Revision C received on 14/8/2018
3406 02 Revision D
3406 03 Revision D
3406 04 Revision B
3406 05 Revision B all received on 12/7/2018

[For the avoidance of doubt and to comply with policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

3. The development hereby permitted shall not proceed beyond damp proof course level until details of the facing and roofing materials to be used on all external elevations have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials so approved.

[To ensure the appearance of the development is satisfactory and to comply with policies GP2 (Design and Amenity Criteria) and EN2 (Conservation Areas) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

4. Within three months of the commencement of development and prior to the removal of any trees or hedgerows, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Borough Council:

- (1) the treatment proposed for all ground surfaces, including hard areas;
- (2) full details of tree planting;
- (3) planting schedules, noting the species, sizes, numbers and densities of plants;
- (4) finished levels or contours;
- (5) any structures to be erected or constructed;
- (6) functional services above and below ground; and
- (7) all existing trees, hedges and other landscape features, indicating clearly those to be removed/retained.
- (8) details of all boundary treatments

The approved landscaping scheme shall be carried out in the first tree planting season following the substantial completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The boundary treatments and treatment to the ground surfaces shall be in place prior to the occupation of the dwellings.

[To make sure that a satisfactory landscaping scheme for the development is agreed and implemented in the interests of the appearance of the area and to comply with policy EN13 (Landscaping Schemes) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

5. The development shall only be carried out in accordance with details of finished ground and floor levels in relation to an existing datum point, existing site levels and adjoining land which shall be submitted to and approved in writing by the Borough Council before the development commences and the development shall only be undertaken in accordance with the details so approved.

[To ensure a satisfactory development in the interests of amenity and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan. This information needs to be provided prior to work commencing on site as the floor levels will influence the build from the outset of the development]

6. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) March 2018 Rev B (July 18), SCC Consulting Engineering, and the following mitigation measures detailed within the FRA:

- No habitable rooms are to be placed on the ground floor as stated within section 1 of the FRA.
- Finished habitable floor levels are set no lower than 25.9m above Ordnance Datum (AOD) as stated within section 2b of the FRA.
- Flood resilient design is incorporated in to the design of the development up to a level of 25.76mAOD as stated within section 6 of the FRA.

[To reduce the risk of flooding to the proposed development and future occupants and to comply with policy WET2 (Flooding) of the Rushcliffe Borough Non-Statutory Replacement Local Plan and the National Planning Policy Framework]

7. Prior to the commencement of development, a Detailed Contaminated Land Investigation Report is required, including a site investigation documenting the characteristics of the ground, an evaluation of all potential sources of contamination and a risk assessment, together with an updated conceptual model. Where the Detailed Investigation Report confirms that contamination exists, a remediation report and validation statement confirming the agreed remediation works have been completed, will also be required. All of these respective elements of the report will need to be submitted to and approved in writing by the Borough Council, prior to development commencing, and the development shall be carried out in accordance with the approved details.

[This is a pre-commencement condition because the necessary information was not submitted with the application and to make sure that the site, when developed is free from contamination, in the interests of public health and safety and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

Prior to the commencement of any on site works, a method statement detailing techniques for the control of noise, dust and vibration during any demolition and construction shall be submitted to and approved by the Borough Council. The works shall be carried out in accordance with the approved method statement.

If the use of a crusher is required, this should be sited as far as possible from nearby properties and be operated in accordance with its process permit.

[This is a pre-commencement condition because the necessary information was not submitted with the application and to protect the amenities of the area and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

8. Occupation of the proposed dwellings shall not take place until the site access as shown for indicative purposes only on drawing number 3406 01 Revision M and 3406 07 Revision C has been provided, 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 water to the public highway shall be retained for the life of the development.

[In the interests of highway safety; and to comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]

9. The development shall not be brought into use until the turning area as shown on drawing 3406 01 Revision M is provided and made available for use. The turning area so provided shall be retained and be available for use thereafter and shall not be used for any other purpose.

[In the interests of Highway safety and to enable vehicles to enter and leave in a forward direction and to Comply with policy GP2 (Design & Amenity Criteria) of the Rushcliffe Borough Non Statutory Replacement Local Plan]]

10. The stairwell windows in the north east elevations of plots 1, 3 and 4, and the stairwell window within the south west elevation of plot 2 of the proposed development shall be permanently obscure glazed to group 5 level of privacy and non-opening, and no additional windows shall be inserted in these elevations without the prior written approval of the Borough Council.

[To prevent overlooking and loss of privacy to neighbouring property and to comply with policy GP2 (Design and Amenity Criteria) of the Rushcliffe Borough Non-Statutory Replacement Local Plan]

Notes to Applicant

The development makes it necessary to undertake re-surfacing works within the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:

<http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities>

Please contact licences@viaem.co.uk for further information.

You are advised to ensure disturbance to neighbours is kept to a minimum during construction by restricting working hours to Monday to Friday 7.00am to 7.00pm, Saturday 8.00am to 5.00pm and by not working on Sundays or Bank Holidays. If you intend to work outside these hours you are requested to contact the Environmental Health Officer on 0115 9148322.

The Borough Council is charging developers for the first time provision of wheeled refuse containers for household and recycling wastes. Only containers supplied by Rushcliffe Borough Council will be emptied, refuse containers will need to be provided prior to the occupation of any dwellings. Please contact the Borough Council (Tel: 0115 981 9911) and ask for the Recycling Officer to arrange for payment and delivery of the bins

All workers / contractors should be made aware of the potential of protected / priority species being found on site and care should be taken during works to avoid harm (including during any tree works), if protected species are found then all work should cease and an ecologist should be consulted immediately.

All work impacting on buildings or vegetation used by nesting birds should avoid the active bird nesting season, if this is not possible a search of the impacted areas should be carried out by a suitably competent person for nests immediately prior to the commencement of works. If any nests are found work should not commence until a suitably qualified ecologist has been consulted.