



<u>COMMITTEE DATE</u>	6th March 2024	<u>WARD</u>	Carsic
<u>APP REF</u>	V/2023/0699		
<u>APPLICANT</u>	Mr Andrew Kirkland		
<u>PROPOSAL</u>	Demolition of Former Community Centre and Construction of Bungalows.		
<u>LOCATION</u>	Former Community Centre, Brierley Road, Sutton in Ashfield NG17 2FL		
<u>WEB LINK</u>	https://www.google.com/maps/place/40+Brierly+Rd,+Sutton-in-Ashfield+NG17+2FL/@53.1309087,-1.2709194,107m/data=!3m1!1e3!4m15!1m8!3m7!1s0x48799684bcbf:0x47cbac3ee842396c!2sBrierley+Rd,+Sutton-in-Ashfield+NG17+2FL!3b1!8m2!3d53.1313244!4d-1.2701949!16s%2Fg%2F1v2f00nt!3m5!1s0x48799684afe9719f:0x8d4fe10c3118!8m2!3d53.1311456!4d-1.2707958!16s%2Fg%2F11c1hq_gvl?authuser=0&entry=ttu		

BACKGROUND PAPERS A B C D E F H I J K L

App Registered 11/12/2023

Expiry Date 04.03.2024

Consideration has been given to the Equalities Act 2010 in processing this application.

This application has been referred to Planning Committee as ADC are the owners of the land.

The Application

This is a Full Application for the demolition of Former Community Centre and Construction of 2no. Bungalows.

The site is located at the former Community Centre, to the North of Brierley Road in the town of Sutton-in-Ashfield, Nottinghamshire. The Site is surrounded on all aspects by residential properties, with the local shopping area at Oval Park located approximately 138m to the northwest and further beyond residential housing and associated infrastructure.

A full list of the plans and key documents considered as part of this application are found in Appendix A.

Consultations

A site notice and press notice have been posted together with individual notification of surrounding residents. There have been a number of revisions and additional information submitted since the original submission. All consultees were re-consulted as considered appropriate by the case officer based on the nature of the changes and information submitted. The following summaries represent the latest comments received from each consultee:

A.D.C Environmental Protection

Having reviewed all the submitted information relating to this application I note that the primary source of noise for this site would likely be road traffic. The councils' housing has triple glazed windows and French doors as standard which have an enhanced acoustic rating over double glazing. However, it is accepted that relying on open windows for the primary means of ventilation for habitable rooms may not be suitable and the installation of acoustic trickle vents which could be secured by condition would be acceptable.

Environment Agency

The development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site. There are no other environmental constraints associated with the application site which fall within the remit of the Environment Agency.

NCC Lead Local Flood Authority

Having considered the scale of this application the LLFA believes it is not required to respond to this application and as such will not be making any bespoke comments.

NCC Rights of Way

There are no public rights of way affected by the proposal. As such the Rights of Way team has no objection.

NHS England

Since there are only 2 bungalows proposed for this site, the ICB will not be requesting a Section 106 contribution on this occasion as this number is below the threshold agreement.

Nottinghamshire County Council Highways Authority

The applicant has submitted additional information which demonstrates that the parking was part of an application for the community centre and 6 old persons bungalows. Whilst the bungalows will remain, the proposals see all associated parking removed. However, it is considered that the bungalows will not have a significant demand for residential parking.

Furthermore, the applicant has submitted a Technical Note that has demonstrated that there is sufficient parking in the immediate vicinity on highway to accommodate the current use of the car park.

It was not anticipated that the layout would remain as initially presented once the Highway Authority identified the adopted highway within the site and agreement in principle for this to be stopped up. However, the original plans still form the basis of the application and indicate that it is intended to utilise the existing access arrangements. However, this is an access suitable for the use by the community centre to allow access for larger vehicles and is overly wide to serve two private dwellings. It will be required to amend this to provide a dropped vehicular access, giving priority to pedestrians on Brierly Road in accordance with the requirements of the NPPF. (Note that this will not impact the internal layout as currently proposed)

As previously identified, the development is sited over a section of adopted highway. There are no submitted plans showing these extents and a suitable condition is requested accordingly.

In consideration of the above, the Highway Authority have **no objections** to the development, subject to conditions and informatives.

Severn Trent Water

No response received.

The Coal Authority

Having reviewed the site location plan provided we confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

Local Community

24 individual households have written letters of objection, their comments have been summarised below:

- 1000 residents rely on Brierley House.
- Loss of 10 regular parking spaces and 1 disabled space
- Inconsistent with paragraph 97 of NPPF and Health and wellbeing strategy
- Loss of community identity
- Designated as an Asset of Community Value by the council which should warrant preservation.
- The loss will disadvantage the elderly and disabled who are vulnerable members of the community.
- The proposed bungalows would benefit only 2 families where the community centre benefits the whole Carsic estate.
- Residents unfairly excluded from the community centre since 2023 to artificially suppress the usage.

- Brierley House has been listed as a Community Asset on 18th October 2023 by Ashfield District Council. Its demolition would result in the loss of an essential resource that binds our community together.
- Poor community engagement undermining the principles of transparency.

Policy

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

Policy Context

Ashfield Local Plan Review 2002 as amended by "saved policies" 2007. (ALPR)

The following ALPR 'saved' policies are considered to be relevant to the application: -

- Policy ST1: Development.
- Policy ST2: Main Urban Areas.
- Policy ST4: Remainder of the District.
- Policy EV8: Trees and woodlands.
- Policy HG3: Housing density.
- Policy HG4: Affordable Housing.
- Policy HG5: New residential development.
- Policy HG6: Open space in residential developments.
- Policy TR2 Cycling provision in new developments.
- Policy TR3 Pedestrians and People with limited mobility.

Material considerations

National Planning Policy Framework (NPPF) policies relevant to the application are:

- Para 2: Achieving sustainable development.
- Part 5: Delivering a sufficient supply of homes.
- Part 8 Promoting healthy and safe communities.
- Part 9: Promoting sustainable transport.
- Part 11: Making effective use of land.
- Part 12: Achieving well designed and beautiful places.
- Part 14: Meeting the challenge of climate change, flooding and coastal change.

The NPPF at para. 3 identifies that the NPPF should be read as a whole including its footnotes and annexes.

Supplementary Planning Documents

- National Design Guide 2019
- Residential Design Guide SPD 2014
- Residential Car Parking Standards 2014
- Nottinghamshire Highways Design Guide

Relevant Planning History

- **V/1974/0289** – Site for residential development – Refused 05.11.1974
- **V/1974/0483** - Site for 6 terrace town houses with garages – Conditional Approval 31.12.1974
- **V/1978/0291** – Erection of 6 O.P bungalows and community centre - Conditional approval 05.06.1978

The Site

The main issues to consider in the determination of this application are:

1. Principle of Development
2. Impact upon Design, Character, and Appearance
3. Residential Amenity
4. Locational Accessibility
5. Highways Safety
6. Drainage and Flooding
7. Biodiversity and Ecology
8. Planning Balance and Conclusions.

1. Principle of Development

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) sets out that the determination of applications must be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Ashfield District comprises the Local Plan 2002. The National Planning Policy Framework (NPPF) also sets out a presumption in favour of sustainable development, this is echoed in Local Plan Core Policy ST1. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

The NPPF sets out the governments planning policies and is a material consideration in planning decisions. The NPPF does not change the statutory status of the development plan for decision-making but provides guidance for decision takers in determining planning applications. The NPPF stresses, in paragraph 214, that due weight should be attached to development plan policies dependent upon their alignment with the NPPF.

Housing Land Supply and Delivery Test

The NPPF identifies that the Government's objective is to significantly boost the supply of homes. The Council is required to identify a 5-year supply of deliverable housing sites, but currently has only 2.93 years.

The titled balance of paragraph 11 of the NPPF is therefore engaged. In this case, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF.

2. Impact upon Design, Character, and Appearance

Policy ST1: Development states that the Council will require that *development will not adversely affect the character, quality, amenity, or safety of the environment* and furthermore, *it will not conflict with an adjoining or nearby use*. Where possible the council will promote good quality design solutions which respect and enhance the local character of an area.

The NPPF (Section 12) advises that “good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people” and that “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”.

The application site is located within an existing urban area and is not subject to any national landscape designation.

The proposed dwellings would be single storey and of brick construction. They would be of a typical modern design and would not appear as unduly out of character with other residential dwellings nearby.

Therefore, the overall design of the development is considered appropriate. It is considered that the proposed development would sit well within the surrounding vernacular and would be in keeping with adjacent residential properties. Overall, the design and appearance of the scheme is considered to be appropriate and would be in keeping with the surrounding environs of the site.

As such, the proposal is considered to be acceptable on design grounds and would accord with the Ashfield Development Plan (2002), as well as relevant guidance set out within the National Planning Policy Framework (as Amended December 2023).

3. Residential Amenity

Saved Policy HG5 of the Local Plan is a criteria-based policy which seeks to ensure that new residential development is acceptable. This includes, inter alia, protecting the amenity of neighbouring properties, minimising overlooking, provision of adequate amenity space, adequate boundary treatment, suitable access and parking. Policy HG5 is backed up by the Ashfield Residential Design Guide SPD 2014, which contains guidance on matters such as minimum separation distances and garden sizes.

Existing Residents

The proposed development would retain adequate separation distances to all neighbouring properties, which comply with the Councils Residential Design Guide (2014). This would ensure there would be no harm to nearby residents through any loss of privacy, or loss of light.

Future Residents

The Councils Residential Design Guide SPD (2014) sets out minimum garden size standards. The proposed dwellings would meet the minimum requirement.

The national Government has published 'Technical housing standards – nationally described space standard' in March 2015. This document deals with internal space within new dwellings. However, Planning Practice Guidance is clear in stating that if an LPA "wishes to require an internal space standard, they should only do so by reference in their Local Plan to the Nationally Described Space Standard." In the case of ADC, we have not adopted the national space standards; however, there is a Residential Design SPD, which contains the relevant local standards.

The Councils Residential Design SPD sets out that in order to protect the amenity and well-being of the future occupants, each dwelling should be adequate for the family or household which is likely to occupy it. New housing is expected to be big enough to meet the needs of the occupants for living, cooking, dining, sleeping, washing and storage of household goods with convenient access to adequate amenity space. The proposed dwellings would meet the minimum requirement.

The overall scheme therefore is acceptable when assessed against both the national and local housing space standards.

4. Locational Accessibility

Paragraph 109 of the NPPF, states that the planning system should actively manage patterns of growth, with significant development focused on locations, which are or can be made sustainable, through limiting the need to travel and offering a choice of transport modes. A small number of residents have voiced concerns regarding the locational sustainability of the site with regard to the removal of parking spaces.

Nottinghamshire Travel and Transport advise that walking distances of 400m to a bus stop is considered acceptable. There is a bus stop located within Brierley Road at approx. 27m distance. A bus departs every 20 mins during rush hour and every hour through the day. This bus service is within a reasonable walking distance and connects the development into larger settlements.

In addition, within less than 70m there is pedestrian access to the Oval where there are located a convenience store, post office, launderette, news agents, beauty salon and further beyond Oval Park.

5. Highways Safety

The Ashfield Local Plan Review (2002) Policy ST1, set out that, amongst other matters, development will be permitted where it (c) does not adversely affect highway safety, or the capacity of the transport system. In a similar vein, the NPPF (paragraph 109) states that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.

Whilst a number of residents have expressed concern regarding the parking of vehicles, the County Highways Officer has commented that the bungalows will not have a significant demand for residential parking and furthermore that the submitted Technical Note by Local Transport Projects dated March 2024 has demonstrated that there is sufficient parking in the immediate vicinity to accommodate the current use of the car park.

In addition, the Highway authority have no objections to the development with the addition of suggested conditions and informatives.

As such, in accordance with the advice received from the Highways Authority, it is considered that the development, subject to appropriate planning conditions, would not lead to an adverse impact on highways safety.

6. Drainage and Flooding

A drainage strategy report ref: 12719-WMS-ZZ-XX-T-C-39201-S8-P2 dated October 2023 has been submitted. This sets out that the application site is located in flood zone 1 and According to Environment Agency mapping, the site is indicated to have a very low risk of pluvial flooding throughout (annual probability of pluvial flooding of less than 1 in 1000 (<0.1%)) and no off-site areas are considered to pose an additional risk to the site.

The Local Lead Flood Authority have assessed the submitted information and raised no objections. As a result, it is considered that refusing the application on the grounds of flooding and flood risk would be difficult to substantiate.

It is intended that foul waste from the development will discharge to the private foul sewer which flows to a manhole in the northern garden of number 64 Brierley Road. It is proposed to form the foul connection at a new manhole along this foul drain to ensure works are carried out within the site. Severn Trent Water have been consulted however they have not, to date, responded. As such, it is considered that they do not have objection to the scheme and an informative has been added to advise that a section 106 agreement may be required to connect to the public sewer.

7. Biodiversity and Ecology

The NPPF at paragraphs 180 (d), 181, 185 and 186 sets out protection for biodiversity. National Planning Policy Guidance on the natural environment was also updated in July 2019 and now includes new guidance on biodiversity net gain, Nature Recovery Networks and mapping Local Sites.

The application must display to the LPA the extent (if at all) that the proposed development scheme will impact upon protected and priority species (i.e. those defined under the Wildlife and Countryside Act 1981 (as amended 2016), The Conservation of Natural Habitats Regulations (Habitat Regs.) 1994 (as amended 2017), The Protection of Badgers Act 1992 or listed under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006).

To address this issue, the applicant has completed and submitted the Biodiversity Metric 4.0 calculation tool and a Protected Species Scoping Report ref: RSE_7348_R1_V2 dated October 2023 which concludes that the trading rules have been satisfied for this site with a gain of 0.11 habitat units and 0.05 gain in hedgerow units. Thus, compliance with the above noted legislation, is considered to have occurred.

A condition has been added for the installation of a bat or bird box within the site to ensure a net gain for biodiversity and an informative has been added regarding bats and hedgehogs. A further condition has been added to ensure off-site compensation at Mill House Community Centre. (the offsite post-intervention value would be 0.75 units of Area based units, which results in an off-site net change of 0.28 habitat units (58.18%)).

8. Planning Balance and Conclusions

Legislation dictates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Council cannot currently demonstrate a 5-year housing land supply with a shortfall of 1.07 years. Accordingly, the titled balance is engaged. This is a case where planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

Firstly, the application site is located within an existing urban area. A refusal on the grounds of the principle of development could therefore not be sustained.

The NPPF states that proposals should be considered in the context of the presumption of sustainable development, which is defined by economic, social and environmental dimensions and the interrelated roles they perform.

In Social terms, there would be benefit from the provision of 2 new social housing homes, these would be 2 bed properties. This holds significant weight in favour of granting

planning permission. The proposal also features a good level of pedestrian connectivity into the wider settlement and the proposed design and layout are in-keeping with the character and appearance of the local vernacular. The Highways Authority are satisfied that the submitted Technical Note by Local Transport Projects dated March 2024 has demonstrated that there is sufficient parking in the immediate vicinity to accommodate the current use of the car park and as such there would be no impact on highway safety.

It is noted that the former community centre is listed as an Asset of Community Value, however, this is a material consideration and is a factor to be taken into account when considering the planning balance. Part 8, Paragraph 97 (a) of the NPPF states planning policies and decisions should: *plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;* and (e) *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.* In this instance, the applicant has provided evidence in the form of an evaluation which seeks to understand which are the best performing of the Community Centre sites and to make recommendations for more efficient and effective use of the sites to better meet community needs, increase income, and support the Council's Medium Term Financial Strategy (MTFS). It is evident from the report that the former community centre has not been used in a viable way or to its maximum potential, however, it is considered that the proposed 2no bungalows will be used to their maximum potential and as such the loss of the former community centre is given less weight.

In economic terms, the existing community centre building was no longer in use as evidenced within `community_centre_usage_and_costs.doc` submitted 08.03.2024. The development construction works would create employment opportunities and the provision of housing would increase local spending and tax receipts, all of which would contribute towards the local economy. There are also other community facilities available in the area for the community to meet and gather. The lack of use and available alternatives therefore plays into the balance that there is not a substantiated reason to refuse permission for this redevelopment scheme.

In environmental terms, the proposal would have little impact on the existing biodiversity with no habitat loss. A condition has been added to ensure the installation of a bat or bird box within the curtilage of each of the new dwellings with a further condition requiring offsite habitat gain.

It is therefore recommended that, on balance, the application be approved, with the conditions as set out below:

Recommendation: Approve Planning Permission

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.

2. This permission shall be read in accordance with the following plans: Proposed Site Plan Ref: 31468 648 01 Rev E, Existing Site Plan Ref: 31468 648 03 Rev B, Proposed Plans and Elevations Ref: 31468 648 02 Rev D, Utility Survey Ref: GA01176, Fire Tender Access and Egress Ref: 31468 648 04 Rev A, Proposed street Light and Electrical Design Ref: H08630/4051, Demolition Method Statement Ref: LIN-00-395 (A) submitted 06.12.2023, Details of acoustic barrier fencing submitted 12.02.2024, Protected Species Scoping Report ref: RSE_7348_R1_V2 dated October 2023, Biodiversity Metric Calculator 4.0 submitted 08.12.2023, Technical Note by Local Transport Projects dated March 2024, Highways Stopping Up Plan Ref: 31468 648 07, Drainage Layout Ref: 12720-WMS-ZZ-XX-D-C-39201-S4-P5, Drainage layout Ref: 1177588-1, Construction Management and Traffic Plan Ref: 311/SH submitted 06.12.2023, Arboricultural Impact Assessment, Method Statement and Tree Protection Plan Ref: RSE_7348_R1-V1_ARB dated August 2023, Landscape and Boundary Treatment Plan Ref: 31468 648 05 Revision B.

The development shall thereafter be undertaken in accordance with these plans and documents unless otherwise agreed in writing by the Local Planning Authority.

3. No development above slab level shall be commenced, until details of all external materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.
4. Prior to the first use of the dwellings hereby approved, acoustic trickle vents shall be installed in all living rooms and bedrooms to achieve necessary background ventilation of affected rooms. The acoustic trickle vents shall be retained and maintained thereafter. For the life of the development.
5. Prior to the first use of the dwellings hereby approved, provision shall be made within the application site for the secure parking of cycles and provision of secure cycle equipment storage facilities in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall not thereafter be used for any other purpose and shall be maintained for the life of the development.
6. Prior to the first use of the dwellings hereby approved, 1 no. Bird Box and 1 No. Bat Box shall be installed within each site on the buildings at eaves height. The Bird and Bat boxes shall be retained for the lifetime of the development.
7. Prior to the first use of the dwellings hereby approved the habitat creation works (and sustained good management thereof) outlined in the Protected Species Scoping Report ref: RSE_7348_R1_V2 dated October 2023 shall be provided off-site at Mill House Community Centre to a value of no less than 0.28 Habitat Units. The development shall thereafter be carried out and maintained in accordance with

the approved details contained within the Protected Species Scoping Report ref: RSE_7348_R1_V2 dated October 2023.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), (or any Order revoking and re-enacting the Order with or without modification) no development contained in Classes A,B,C,D,E,F,G,H, of Schedule 2 (Part 1) of the Order shall be carried out without the prior written permission, on application, to the Local Planning Authority.
9. The development will require the stopping up of the public highway and no part of that development hereby permitted (or any temporary works or structures) shall obstruct the public highway until the areas of public highway as shown on plan ref: 31468 648 07 have been formally stopped up.
10. No part of the development hereby approved shall be occupied until the access and any parking within 8 metres of the rear of highway is formed in a hard bound surface, with means to prevent the egress of surface water to the public highway.
11. No part of the development hereby approved shall be occupied until the access is reinstated to footway with a dropped vehicular crossing.

Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.
2. To ensure that the development takes the form envisaged by the Local Planning Authority when determining the application.
3. To ensure the satisfactory appearance of the development in accordance with the requirements of the Ashfield Local Plan and the National Planning Policy Framework.
4. To protect the aural amenity of future occupiers of the dwellings and in accordance with the Ashfield Local Plan and the National Planning Policy Framework.
5. In the interests of providing sustainable travel options and to conform to the requirements of the Ashfield Local Plan and the National Planning Policy Framework.
6. In order to encourage enhancements in biodiversity and habitat in accordance with the requirements of the Ashfield Local Plan, the Developer Guide to Biodiversity and Nature Conservation, and the National Planning Policy Framework.
7. In order to encourage enhancements in biodiversity and habitat, in accordance with the requirements of the Ashfield Local Plan, and the National Planning Policy Framework.
8. To protect the amenities of neighbouring properties and the locality in general in accordance with the Ashfield Local Plan and the National Planning Policy Framework.

9. To ensure the highway is not obstructed in the interests of highway safety and in accordance with the Ashfield Local Plan and the National Planning Policy Framework.
10. To reduce the risk of transfer of detritus and surface water to the public highways in the interests of highway safety and in accordance with the Ashfield Local Plan and the National Planning Policy Framework.
11. In the interests of pedestrian safety and in accordance with the Ashfield Local Plan and the National Planning Policy Framework.

Informative

1. The County Highways Team advise that the applicant should note that for the Stopping Up of any existing public adopted highway, an application will need to be made under Section 247 of the Town and Country Planning Act 1990. This is a separate application to the planning process and the applicant is advised to make an application simultaneously as Page No. 2 soon as these areas are agreed and defined as this process may delay the delivery of the site. Any grant of planning permission for this development does not authorise the obstruction or the Stopping Up of the highway and an unlawful obstruction to the public highway is a criminal offence and may result in the obstructing development being required to be removed.
2. The grant of planning permission for this development does not authorise the obstruction or the stopping up of this highway. An unlawful obstruction to the highway is a criminal offence and may result in the obstructing development being required to be removed. A separate application for an Order stopping up highway will be required.
3. The access works require licensing. In order to ensure all necessary licenses and permissions are in place you must contact licences@viaem.co.uk or telephone 0300 500 8080
4. It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.
5. Please be advised that a section 106 agreement may be required to connect to the public sewer.
6. The applicant is advised regarding protected species and habitats below:

Bats

It is advised that lighting around the site should be low wattage down lights and at a low level. Bat Conservation Trust, Bats and the Built Environment series (2018) Guidance Note 08/18 advises:

Appropriate luminaire specifications:

Luminaires come in a myriad of different styles, applications and specifications which a lighting professional can help to select. The following should be considered when choosing luminaires:

- All luminaires should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component.
- Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires can be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low-level downward directional luminaires to retain darkness above can be considered. However, this often comes at a cost of unacceptable glare, poor illumination efficiency, a high upward light component and poor facial recognition, and their use should only be as directed by the lighting professional.
- Column heights should be carefully considered to minimise light spill.
- Only luminaires with an upward light ratio of 0% and with good optical control should be used.

See ILP Guidance for the Reduction of Obtrusive Light. Luminaires should always be mounted on the horizontal, i.e., no upward tilt. Any external security lighting should be set on motion-sensors and short (1min) timers. As a last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

Hedgehogs

Caution is also needed in case of nesting hedgehogs when clearing the site, particularly piles of deadwood or leaves and areas of long grass or dense vegetation, and when using machinery within a foot of ground level. Areas should be cleared on rotation with scrubby patches left to provide nesting habitat and cover. If this is not possible, piles of dead wood and brash piles can be created in other areas around the site to mitigate for the removal of suitable nesting sites. These can be created behind hedges or out of the way for smaller developments with limited space.

7. Nottingham County council as the Lead Local Flood authority advise the following points are recommended for all developments:

1. The development should not increase flood risk to existing properties or put the development at risk of flooding.
2. Any discharge of surface water from the site should look at infiltration – watercourse – sewer as the priority order for discharge location.
3. SUDS should be considered where feasible, and consideration given to ownership and maintenance of any SUDS proposals for the lifetime of the development.
4. Any development that proposes to alter an ordinary watercourse in a manner that will have a detrimental effect on the flow of water (e.g. culverting / pipe crossing) must be discussed with the Flood Risk Management Team at Nottinghamshire County Council.

Appendix A – Final Plans and Document List

The **final plans** for consideration are as follows:

Layout

- Proposed Site Plan Ref: 31468 648 01 Rev E
- Existing Site Plan Ref: 31468 648 03 Rev B
- Proposed Plans and Elevations Ref: 31468 648 02 Rev D

Other

- Utility Survey Ref: GA01176
- Fire Tender Access and Egress Ref: 31468 648 04 Rev A
- Proposed street Light and Electrical Design Ref: H08630/4051
- Demolition Method Statement Ref: LIN-00-395 (A) submitted 06.12.2023.
- Details of acoustic barrier fencing submitted 12.02.2024

Ecology Reports

- Protected Species Scoping Report ref: RSE_7348_R1_V2 dated October 2023
- Biodiversity Metric Calculator 4.0 submitted 08.12.2023.

Drainage

- Drainage Layout Ref: 12720-WMS-ZZ-XX-D-C-39201-S4-P5
- Drainage layout Ref: 1177588-1

Highways Reports

- Construction Management and Traffic Plan Ref: 311/SH submitted 06.12.2023.
- Technical Note by Local Transport Projects dated March 2024
- Highways Stopping Up Plan Ref: 31468 648 07

Tree surveys:

- Arboricultural Impact Assessment, Method Statement and Tree Protection Plan Ref: RSE_7348_R1-V1_ARB dated August 2023
- Landscape and Boundary Treatment Plan Ref: 31468 648 05 Revision B