

RECOMMENDED PLANNING CONDITIONS

1. The development hereby permitted shall be begun within 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The County Planning Authority (CPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development hereby permitted.

Reason: To assist with the monitoring of the conditions attached to the planning permission and for the avoidance of doubt.

3. Unless otherwise required pursuant to conditions of this permission, the development hereby permitted shall be carried out in accordance with the submitted application (as amended), documents and recommendations of reports and the following plans:

- (a) Location Plan and Block Plan (Drawing 230150-ARC-A01-EX-D-A-010002 Rev P03) received by the CPA on 18 March 2023.
- (b) Context Site Plan (Drawing 230150-ARC-A01-EX-D-A-010013 Rev P01) received by the CPA on 21 April 2023.
- (c) Proposed Site Plan (Phase 1) (Drawing 230150-ARC-A01-EX-D-A-010008 Rev P06) received by the CPA on 25 May 2023.
- (d) Proposed Site Sections (Drawing 230150-ARC-A01-EX-D-A-010020 Rev P02) received by the CPA on 6 March 2023.
- (e) Proposed Floor Plan (Phase 1) (Drawing 230150-ARC-A02-00-D-A-020001 Rev P04) received by the CPA on 21 April 2023.
- (f) Proposed Elevations (Phase 1) (Drawing 230150-ARC-A03-XX-D-A-030001 Rev P04) received by the CPA on 21 April 2023.
- (g) Proposed Roof Plan (Phase 1) (Drawing 230150-ARC-A02-R1-D-A-020070 Rev P03) received by the CPA on 18 March 2023.
- (h) Proposed Building Sections (Phase 1) (Drawing 230150-ARC-A04-XX-D-A-040032 Rev P02) received by the CPA on 18 March 2023.
- (i) Bird/Bat Box Locations (Drawing 230150-ARC-A03-XX-D-A-030003 Rev P01) received by the CPA on 21 April 2023.

- (j) Fence Types (Sheet 1) – excluding reference to 2.4m high fencing acoustic system on Harlequin Drive (Drawing 230150-ARC-A14-EX-D-A-140040 Rev P03) received by the CPA on 18 March 2023.
- (k) Fence/Gate Types (Sheet 2) (Drawing 230150-ARC-A14-EX-D-A-140041 Rev P05) received by the CPA on 25 May 2023.
- (l) Bin Store Elevations (Drawing 230150-ARC-A14-EX-D-A-140021 Rev P02) received by the CPA on 6 March 2023.
- (m) Sprinkler Tank Enclosure - subject to Condition 15d), Early Years Canopy and Cycle Shelters (Drawing 230150-ARC-A14-EX-D-A-140020 Rev P03) received by the CPA on 25 May 2023.
- (n) Proposed Site Plan (Phase 2) (Drawing 230150-ARC-A01-EX-D-A-010009 Rev P05) received by the CPA on 25 May 2023.
- (o) Proposed Floor Plan (Phase 2) (Drawing 230150-ARC-A02-00-D-A-020002 Rev P04) received by the CPA on 21 April 2023.
- (p) Proposed Elevations (Phase 1) (Drawing 230150-ARC-A03-XX-D-A-030002 Rev P04) received by the CPA on 21 April 2023.
- (q) Proposed Roof Plan (Phase 1) (Drawing 230150-ARC-A02-R1-D-A-020071 Rev P02) received by the CPA on 18 March 2023.

Reason: For the avoidance of doubt as to the development that is permitted.

Construction

4. Shrub, scrub or other vegetation clearance works that are to be carried out between the months of March to August inclusive in either:

- a) Phase 1; or
- b) Phase 2

of the development shall only be undertaken in accordance with a methodology which shall be first be submitted to and approved in writing by the CPA. Works to be carried out in accordance with the approved methodology shall only be undertaken following inspection by a suitably qualified ecologist and written confirmation from the ecologist first being submitted to the CPA that breeding birds would not be adversely impacted by the proposed clearance works.

Reason: To avoid disturbance to birds during the breeding season.

5. During each Phase of Development, unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA:

Phase 1

- a) no construction deliveries or work shall take place on Sundays, Public or Bank Holidays;
- b) no construction deliveries to site shall take place on any day other than between 07:30–18:00 hours Monday to Saturday;
- c) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Monday to Saturday;
- d) noise generated by construction activities on the site shall not exceed 65dB (L_{Aeq, 1hr}) measured at a distance of 3.5m from the nearest façade of a property.

Phase 2

- e) no construction deliveries or work shall take place on Sundays, Public or Bank Holidays;
- f) no construction deliveries to site shall take place on any day other than between 07:30–18:00 hours Monday to Friday and 07:30– 13:00 hours on Saturday;
- g) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Monday to Friday and 07:30–13:00 hours on Saturday;
- h) no construction related vehicle movements to and from the school site shall take place;
 - i) 30 minutes before and 15 minutes after the start of the operational school day;
 - ii) 30 minutes before and 30 minutes after the end of the operational school day.
- i) noise generated by construction activities on the site shall not exceed 65dB (L_{Aeq, 1hr}) measured at a distance of 3.5m from the nearest façade of a property.

Reason: To safeguard the amenity of nearby residents and in the interests of highway and pedestrian safety.

6. Prior to the commencement of:

- a) Phase 1; or
- b) Phase 2

of development, details of the method of working during the relevant construction phase, in the form of an environmental management plan, to include:

- i) lorry routeing for construction traffic from the principal highway network;
- ii) details of the location and layout of the construction access; provision for the parking of vehicles within the site belonging to construction operatives and/or visitors; areas for loading and unloading plant and materials; location and appearance of site compound/material storage areas including the height of any cabins to be sited; and details of any external lighting;
- iii) measures to prevent the deposit of debris on the adoptable/public highway;
- iv) measures for the control of noise (including site hoarding), vibration and dust emissions to minimise noise impacts of construction to the lowest practicable levels (including mitigation measures in the event of a complaint);
- v) control of pollution measures to be employed including aquifer protection measures during construction work;
- vi) a scheme for the recycling/disposal of surplus soils and waste resulting from construction and validation of an absence of contaminants in imported soils;
- vii) employing a Precautionary Method of Works for reptiles, amphibians and other species such as hedgehog (referenced in Table 9 of the supporting Preliminary Ecological Appraisal Report) including measures to safeguard risk to mammals during the period of construction; and
- viii) (Phase 1 only) details of proposed finished levels relative to land immediately outside the school perimeter fence along the northern and western boundaries

shall be submitted to and approved in writing by the CPA. All construction shall be undertaken in accordance with the approved details unless otherwise agreed in writing by the CPA.

Reason: In the interest of highway safety, to protect the amenities at present enjoyed by the occupiers of nearby properties, to prevent pollution, and in the interest of safeguarding ecology.

Contamination

7. No development approved by this planning permission shall be commenced until the final geo-environmental assessment, including data from all six rounds of monitoring, has been completed and submitted to and approved in writing by

the CPA. If significant risks are identified, appropriate ground gas protection measures should be incorporated in the building design to mitigate against risks identified.

Reason: To ensure that the risk of ground gas to the proposed development is low and that, if required appropriate ground gas protection measures are included within the proposed buildings.

8. Prior to the commencement of works during:

a) Phase 1; or

b) Phase 2

a watching brief shall be maintained to deal with any unexpected contamination which may be encountered. If during construction, contamination not previously identified is found to be present, no further works shall be carried out in the area identified, unless first agreed in writing by the CPA, until a remediation strategy to deal with the identified contamination (including validation that contamination has been satisfactorily remediated) has been submitted to and approved in writing by the CPA. Works shall be carried out in accordance with the approved details.

Reason: Details are required to be submitted prior to the commencement of development to provide an appropriate methodology that will ensure that risks of site contamination are properly identified and addressed.

9. The CPA shall be notified in writing within 7 days of the date of the completion of each Phase of the development the development. Within two months of the completion of development, a validation report to confirm an absence of contaminants notified to the CPA in compliance with Condition 8 shall be submitted to and approved in writing by the CPA.

Reason: To ensure that the site is left in a satisfactory condition and does not pose a risk to human health and the environment.

Drainage

10. Notwithstanding details submitted in support of the application, prior to the commencement of Phase 1 main site works a scheme of surface water drainage based on the principles set out on Proposed Drainage Layout Drawing Number 230150-BSP-C03-XX-D-C-030240 Rev P05 supporting the application and demonstrating no increase in flood risk on the site or any receiving drainage system, and taking into account the drainage requirements of Phase 2 of the development, shall be submitted to and approved in writing by the CPA.

Reason: Details are required prior to the commencement of development to prevent the increased risk of flooding from surface water both on and off site in compliance with NPPF Paragraph 167.

11. It shall be demonstrated to the written satisfaction of the CPA that there is capacity in the receiving surface and foul water drainage systems and that consent to connect has been agreed with Severn Trent Water (or the land owner in advance of adoption of the drainage system).

Reason: To prevent the increased risk of flooding and to minimise pollution by ensuring the provision of a satisfactory means of foul and surface water disposal.

12. Surface and foul drainage works shall be completed in accordance with the approved details prior to each Phase of development hereby approved first being brought in to use.

Reason: To prevent the increased risk of flooding and to minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

Design Details

13. Prior to the commencement of development:
 - a) notwithstanding elevations approved by Condition 3i) the design detail of bats boxes and bird nest boxes (including target species house sparrow and starling), which shall be integrated into the building structure;
 - b) an ecological enhancement plan for the wider site setting out the areas of habitat to be retained, enhanced and created, including wildflower meadow and scrub (referenced at Paragraph 6.1.2-6.1.3 of the supporting Preliminary Ecological Appraisal Report); and
 - c) a plan showing the proposed location of mammal gateways in the northern and western perimeter boundary fence to allow access and transit between the school site and adjacent open space;

shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt as to the development permitted and to enhance the ecology of the site.

14. Prior to their use on site in Phase 1 of development samples and/or a schedule of all proposed facing materials and finishes, including paving, shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details, other than with the prior written consent of the CPA.

Reason: In the interest of visual amenity and to accord with Bassetlaw Core Strategy and Development Management Policies DPD (2011) (BCS&DMP) Policy DM4 – Design and Character criteria B General Design Principles.

15. Prior to being installed or erected, details of:

- a) (subject to Condition 26) the design and acoustic qualities of the 2.2m high close-boarded timber fence to be erected on the southern site boundary with Harlequin Drive shown on Drawing 230150-ARC-A01-EX-D-A-010008 Rev P06 (Condition 3 c)), for the avoidance of doubt centred on the facing rear garden of 75 Harlequin Drive;
- b) design measures to minimise the impact of ball strike on the approved acoustic fence;
- c) design measures to minimise the impact of ball strike on approved 3.0m high perimeter fencing; and
- d) the design of the north facing elevation of the sprinkler tank enclosure, notwithstanding details shown on Drawing 230150-ARC-A14-EX-D-A-140020 Rev P03 (Condition 3m))

shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details, installed prior to the school first being brought into use, and shall be so retained throughout the life of the development.

Reason: To safeguard the amenity that occupiers of the adjacent properties on Harlequin Drive could reasonably expect to enjoy.

16. Prior to external lighting being installed in:

- a) Phase 1; or
- b) Phase 2

of the development, the location and design details of external light fittings, and a lighting scheme demonstrating compliance with Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light – Zone E3 and designed in consultation with an ecologist giving consideration to the location of lighting in proximity to proposed bat boxes, shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, and to control the potential impact of external lighting on bats in order to ensure the favourable conservation status of a protected species.

17. Prior to the school first being brought into use a School Zone generally in accordance with details shown on Drawing H/JAB/4244/01 (Proposed Signing

and Lining Plan) and Drawing H/JAB/4244/02 (Signing Schedule) incorporating off-site highway works (pedestrian guardrail, markings, associated signage, tactile pedestrian dropped kerb crossings on both sides of the access into the car park and on both sides of Gatekeeper Way where it crosses the cycle/footpath adjacent the northern site boundary, and other measures as appropriate) on Gatekeeper Way and the adjacent highway network shall be installed to the written satisfaction of the CPA.

Reason: In the interest of highway safety.

18. Within 6 months of the commencement of Phase 1 of Development a scheme, including a programme for the provision of landscaping to include:

- a) species, locations, planting size and planting density (including if required, notwithstanding details shown, hedge planting along the northern boundary);
- b) an area of wildflower grassland, scrub, trees and hedgerow to accord with the ecological enhancement plan required in compliance with Condition 13b);
- c) establishment methods (including tree pit detail); and
- d) a schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats (including relaxed summer mowing regime of wildflower grassland)

generally in accordance with landscaping details shown on Drawing 230150-ARC-A01-EX-D-A-010008 Rev P06 (Condition 3c)) shall be submitted to and approved in writing by the CPA. Other than as may be agreed in the programme for the provision of landscaping and planting, the approved landscaping and planting scheme shall be completed not later than the first planting season following the development first being brought into use. Any tree, plant, shrub or grass seeding that fails to become established within 5 years of the completion of the approved planting and landscaping scheme shall be replaced to the satisfaction of the CPA.

Reason: In the interest of visual amenity.

19. Within 6 months of the commencement of Phase 1 of Development:

- a) the construction specification for hard play areas;
- b) a grid of finished levels/contours of areas of hard play; and
- c) grass pitch design making reference to Sport England design guidance *Natural Turf for Sport* <https://www.sportengland.org/media/4564/natural-turf-for-sport.pdf>

shall be submitted to and approved in writing by the CPA. Areas of hard play and sports pitches shall be provided in accordance with the approved details prior to the development first being brought into use or in accordance with a timetable that shall first be agreed in writing with the CPA.

Reason: To ensure the provision of pitch and outdoor facilities to a standard fit for purpose.

Prior to Occupation

20. Prior to the approved school first being brought into use the School Zone scheme approved in compliance with Condition 17 has been implemented to the written satisfaction of the CPA unless such other timescale has been first agreed in writing by the CPA.

Reason: To ensure the provision of safe and suitable access to the development in the interest of highway and pedestrian safety.

21. 40 covered cycle spaces shall be provided prior to the opening of the Phase 1 development.

Reason: To promote the use of sustainable non-car based travel alternatives and to promote healthy lifestyles.

22. Prior to the approved development first being brought into use electric vehicle charging points shall be provided as approved (Condition 3c)), or in such other number or location as may first be agreed in writing by the CPA, within the car park and all car parking spaces shall be provided with ducting to facilitate the future provision of electric vehicle charging.

Reason: To enable the use of non-carbon based technology in accordance with Paragraph 112e) of the National Planning Policy Framework.

23. The access gates to the school car park shall open inwards only.

Reason: So that when the gates are closed a vehicle waiting to enter can stop clear of the carriageway, in the interest of highway safety.

24. No part of the development shall be first brought into use until the vehicle access, off-street vehicle/cycle/scooter parking, turning and servicing areas have been constructed, drained through trapped gullies with an overall capacity compatible with the site being drained and to prevent unregulated discharge of surface water on to Gatekeeper Way, surfaced with a bound material and marked out in accordance with the approved plans to the satisfaction of the CPA. The vehicle access, vehicle parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall thereafter be retained for the life of the development.

Reason: To ensure the timely provision and retention of car parking and service areas in the interest of highway safety.

25. Prior to the school first being brought into use, the Head Teacher of the new Primary School, or other suitably authorised person, shall appoint and thereafter continue to employ or engage a Travel Plan Coordinator (details and any subsequent change of appointment to be provided to the CPA) who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives.

Reason: In the interest of promoting sustainable travel.

Post-Occupation

26. Notwithstanding approved plans showing the provision of an acoustic fence on the boundary to Harlequin Drive, or any details that may be approved in compliance with landscaping Condition 18, within 2 months of Phase 1 of the approved development first being brought into operational use, a noise survey assessing school activity on the playing field in accordance with an agreed methodology, demonstrating the need for the acoustic fence to mitigate unacceptable noise impact on the residents of Harlequin Drive, shall be submitted to and approved in writing by the CPA. In the event that acoustic fencing is required, the fence to be approved in compliance with Condition 15 shall:
- a) be installed to the written satisfaction of the CPA within a timescale to be approved; and
 - b) inform the landscaping proposals to be undertaken in compliance with Condition 18.

Reason: To safeguard the amenity that residents on Harlequin Drive could reasonably expect to enjoy and in the interest of visual amenity.

27. The Travel Plan Coordinator shall within 3 months of:

- i) Phase 1 - the new school;
- ii) Phase 2 - expansion to 315 pupil places

first being brought into use provide a completed Primary School Travel Plan aimed at reducing reliance on the private car as the principal means of staff and parent transport to and from the school, including timelines for monitoring, review and implementation, to the written satisfaction of the CPA. The Primary School Travel Plan shall include initiatives to:

- a) promote education relating to sustainable travel and road safety education, in consultation with NCC Road Safety Team;
- b) raise awareness of the problems car journeys can create;
- c) reduce travel by vehicle to and from school;

- d) promote car sharing;
- e) raise awareness amongst parents of the issues of travel to school;
- f) manage student drop-off and pick-up; and
- g) manage school related parking for school events outside of normal school hours.

The School Travel Plan shall include:

- h) the scope and a programme for monitoring school related short-term parking on the public highway, and any potential highway safety issues arising;
- i) the scope and a programme for monitoring pedestrian-cyclist movements associated with the school's peak operation times;
- j) a proposal to attain periodic staff-pupil travel pattern behaviours, through origin-destination-post code-multi modal surveys;
- k) modal shift targets; and
- l) demand for, and future provision of, additional covered cycle spaces;

and demonstrate that active engagement has taken place with the local community and civil enforcement officers.

Reason: In the interest of highway safety and to promote sustainable travel.

28. Subsequent to the report required by Condition 27, the Travel Plan Coordinator shall submit a report to the CPA within 12 months following:

- i) Phase 1 - the new school;
- ii) Phase 2 - expansion to 315 pupil places

first being brought into use, and thereafter submit annual reports for a minimum period of 5 years from the first occupation of each Phase of development, and until the Primary School Travel Plan single occupancy car passenger targets have been met. The annual monitoring reports shall summarise the data collected over the monitoring period (Condition 27h)-27 l)), evidence that active engagement has taken place with the local community and civil enforcement officers, evidence consultation with NCC Road Safety Team in the promotion of sustainable travel and road safety education, and propose revised initiatives and measures where the Primary School Travel Plan targets are not being met, including implementation dates, to be approved in writing by the CPA.

Reason: In the interest of highway safety and to promote sustainable travel.

29. Following completion of Phase 1 of the development, the combined fixed plant noise rating level (including penalties) when assessed in accordance with BS4142:2014 shall not exceed 39dB LAeq_{1hr} at the nearest sensitive receptor. In the event that the noise limit is exceeded, a scheme of noise mitigation shall be submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities enjoyed by the occupiers of nearby residential properties.

30. The gate connecting the school car park and school building entrance/assembly area shall not be used other than by staff, visitors, users of disability parking spaces or other authorised users, and shall be controlled to prevent unauthorised users walking between the two areas.

Reason: In the interest of operational safety within the school site by preventing uncontrolled pedestrian movement parents/carers and children through the school car park, consequently requiring parents/carers and children to use the designated school pedestrian access gate.

31. The gate provided in the western perimeter fence shall not be used as a school access/egress point at the beginning/end of the school day other than with the prior written consent of the CPA.

Reason: For the avoidance of doubt as to the development permitted, and in order that any planning implications that could arise from use of the point of access can be assessed.

Phase 2

32. Not less than six months prior to commencement of the approved Phase 2 expansion to 315 pupil places, a methodology for a traffic survey to be carried out and inform a Phase 2 Transport Statement shall be submitted to and approved in writing by the CPA.

Reason: In the interest of highway safety and to minimise the potential highway related implications of the development.

33. Prior to the commencement of Phase 2 of the approved development, a Transport Statement informed by the traffic survey carried out in accordance with details approved in compliance with Condition 32 shall be submitted to and be approved in writing by the CPA. The Transport Statement shall include a review of existing employee and pupil travel modes and origins (outward postcode only), on-site car parking availability, on-street car parking demand, an assessment of the transport impact of the proposed extension, and any proposed mitigation measures. Approved measures shall be in place to the

written satisfaction of the CPA prior to Phase 2 of the development first being brought into use.

Reason: In the interest of highway safety.

34. Unless using the same materials as approved for Phase 1 approved in compliance with Condition 14, prior to their use on site in Phase 2 of development samples and/or a schedule of all proposed facing materials and finishes, including paving, shall be submitted to and approved by the CPA in writing. Development shall be carried out in accordance with the approved details, other than with the prior written consent of the CPA.

Reason: In the interest of visual amenity and to accord with Bassetlaw Core Strategy and Development Management Policies DPD (2011) (BCS&DMP) Policy DM4 – Design and Character criteria B General Design Principles.

35. Within 3 months of the commencement of Phase 2 of development a scheme, including a programme for the provision of landscaping to include:
- a) species, locations, planting size and planting density;
 - b) grass sowing;
 - c) establishment methods (including tree pit detail); and
 - d) a schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats

generally in accordance with landscaping details shown on Drawing 230150-ARC-A01-EX-D-A-010009 Rev P05 (Condition 3n)) shall be submitted to and approved in writing by the CPA. Other than as may be agreed in the programme for the provision of landscaping and planting, the approved landscaping and planting scheme shall be completed not later than the first planting season following the development first being brought into use. Any tree, plant, shrub or grass seeding that fails to become established within 5 years of the completion of the approved planting and landscaping scheme for Phase 2 of the development shall be replaced to the satisfaction of the CPA.

Reason: In the interest of visual amenity.

36. If an acoustic fence has not been provided in compliance with Condition 26, within 2 months of Phase 2 of the approved development first being brought into operational use, a noise survey assessing school activity on the playing field in accordance with an agreed methodology, and the need for an acoustic fence on the southern boundary of the site to mitigate an identified unacceptable noise impact on the residents of Harlequin Drive shall be submitted to and approved in writing by the CPA. Any identified measures shall:
- c) be implemented to the written satisfaction of the CPA within a timescale to be approved; and

- d) inform the landscaping proposals to be undertaken in compliance with Condition 35.

Reason: To safeguard the amenity that residents on Harlequin Drive could reasonably expect to enjoy and in the interest of visual amenity.

Informatives/notes to applicants

1. There is potential for some noise disturbance from the construction of the proposed school. It is noted that the site is within an area of ongoing housing construction. There are occupied dwellings in proximity to the new school, so the contractor should employ appropriate noise controls, following recommended guidance in *BS5228-1:2009 (Code of practice for noise and vibration control on construction and open sites)* to ensure that any noise impacts are kept to a minimum.
2. With reference to Condition 10 NCC Flood Risk Management advise that the submission should:
 - Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169.
 - Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
 - Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods showing:
 - No surcharge shown in a 1 in 1 year.
 - No flooding shown in a 1 in 30 year.
 - For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
 - Evidence to demonstrate the viability (e.g. Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
 - Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
 - Evidence of approval for drainage infrastructure crossing third party land where applicable.

- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.

- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

3. The consent of Severn Trent Water will be required for either a direct or indirect connection to the public sewerage system under the provisions of Section 106 of the Water Industries Act 1991. Current guidance notes and an application form can be found at www.stwater.co.uk or by contacting Severn Trent Water Developer Services Team (Tel: 0800 707 6600).

Severn Trent Water advise that although statutory sewer records do not show any public sewers within the area specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

This response only relates to the public wastewater network and does not include representation from other areas of Severn Trent Water, such as the provision of water supply or the protection of drinking water quality.

4. With reference to: Condition 15a) acoustic fencing should usually have a gravel board partially sunk below finished ground level by 50-100mm; Condition 15b) noise impact on timber fencing can be a source of annoyance; and Condition 15c) it is advised that the impact of ball strike can be reduced by using rubber washers when assembling fencing.
5. With reference to Condition 29 it is advised that mechanical plant should be installed on anti-vibration mountings.
6. Advice has been given by Nottinghamshire Police on Designing Out Crime in the consultation response received by the CPA on 11 April 2023 which is attached.