

Planning and Licensing Committee

Tuesday, 16 July 2019 at 10:30

County Hall, West Bridgford, Nottingham, NG2 7QP

AGENDA

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|---|--|---------|
| 1 | Minutes of the last Meeting 4 June 2019 | 3 - 6 |
| 2 | Apologies for Absence | |
| 3 | Declarations of Interests by Members and Officers:- (see note below)
(a) Disclosable Pecuniary Interests
(b) Private Interests (pecuniary and non-pecuniary) | |
| 4 | Declarations of lobbying | |
| 5 | Sharphill Primary School, Edwalton - Erection of Primary and Nursery School | 7 - 72 |
| 6 | Development Management Progress Report | 73 - 92 |

Notes

- (1) Councillors are advised to contact their Research Officer for details of any Group Meetings which are planned for this meeting.
- (2) Members of the public wishing to inspect "Background Papers" referred to in the reports on the agenda or Schedule 12A of the Local Government Act should contact:-

Customer Services Centre 0300 500 80 80

- (3) Persons making a declaration of interest should have regard to the Code of Conduct and the Council's Procedure Rules. Those declaring must indicate the nature of their interest and the reasons for the declaration.

Councillors or Officers requiring clarification on whether to make a declaration of interest are invited to contact Peter Barker (Tel. 0115 977 4416) or a colleague in Democratic Services prior to the meeting.

- (4) Councillors are reminded that Committee and Sub-Committee papers, with the exception of those which contain Exempt or Confidential Information, may be recycled.
- (5) This agenda and its associated reports are available to view online via an online calendar - <http://www.nottinghamshire.gov.uk/dms/Meetings.aspx>

Meeting **PLANNING AND LICENSING COMMITTEE**

Date **Tuesday 4 June 2019 (commencing at 10.30 am)**

Membership

Persons absent are marked with `A`

COUNCILLORS

Chris Barnfather (Chair)
Jim Creamer (Vice-Chair)

Pauline Allan	John Longdon
Andy Brown	Rachel Madden
Richard Butler	Tracey Taylor
Neil Clarke MBE	Keith Walker
Sybil Fielding	Yvonne Woodhead
Paul Henshaw	

OFFICERS IN ATTENDANCE

Pete Barker – Chief Executive's Department
Rachel Clack – Chief Executive's Department
Sally Gill – Place Department
Jonathan Smith – Place Department

1. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN**Resolved 2019/014**

That the appointment of Councillor Chris Barnfather as Chairman and Councillor Jim Creamer as Vice-Chairman of the Planning and Licensing Committee for the municipal year 2019-20 be noted.

2. COMMITTEE MEMBERSHIP**Resolved 2019/015**

That the membership of the Committee for the 2019-20 municipal year be noted: Councillors Chris Barnfather, Jim Creamer, Pauline Allan, Andy Brown, Neil Clarke MBE, Sybil Fielding, Tony Harper, Paul Henshaw, John Longdon, Rachel Madden, Tracey Taylor, Keith Walker and Andy Wetton.

3. MINUTES OF LAST MEETING HELD ON 23rd April 2019

The minutes of the meeting held on 23 April 2019, having been circulated to all Members, were taken as read and were confirmed and signed by the Chair.

4. APOLOGIES FOR ABSENCE

Councillor Harper replaces Councillor Rostance on a permanent basis. As Councillor Harper was unable to attend the meeting, Councillor Butler replaced Councillor Harper for this meeting only. Councillor Woodhead replaced Councillor Henshaw, also for this meeting only.

5. DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

No declarations of interest were made.

6. DECLARATIONS OF LOBBYING OF MEMBERS

No declarations of lobbying were made.

7. TRADING STANDARDS AND COMMUNITIES SERVICE – ANNUAL REPORT

Ms Houlton, Team Manager, Trading Standards, introduced the report which updated members on the relevant licensing work carried out by the Trading Standards & Communities Service on behalf of the Committee.

Following Ms Houlton's introductory remarks the following comments and questions were responded to:-

- Ms Houlton undertook to confirm outside of the meeting whether a licence was required for a display of birds of prey at a local show.
- As the issuing of licences for performing animals is now a district council responsibility, this item can be removed from the County Council's scale of fees.

On a motion by the Chair, seconded by the Vice-Chair, it was:-

RESOLVED 2019/016

- 1) That a further update report be brought to Committee in 12 months' time.
- 2) That the appropriate use of the media to highlight both the results of the fireworks safety inspections programme for the coming licensing period (October/November 2019) and to communicate any legal changes, be approved.

8. SERLBY QUARRY, SNAPE LANE, SERLBY – VARIATION OF CONDITION

The Chair informed Committee that this application had been withdrawn by the applicant.

Mr Smith confirmed that he and colleagues had arranged to meet the applicant on site with the intention of agreeing an alternative and acceptable restoration scheme in a reasonable timeframe without the need for enforcement action.

9. PROPOSED AMENDMENTS TO THE CODE OF BEST PRACTICE

Mr Smith introduced the report which contained suggested amendments to the existing Code of Best Practice which sets out which planning applications must be reported to the Planning and Licensing Committee.

Following Mr Smith's introductory remarks the following comments and questions were responded to:-

- The most controversial and significant applications will continue to come to Committee
- All applications for new schools will now come to Committee
- It is anticipated that the number of applications coming to Committee will remain approximately the same
- Adhering to the Code of Best Practice will ensure the Council continues to operate in a transparent manner
- Processes are being put in to place to ensure that the Chair and Vice Chair will be made aware of all applications and be in a position to ask for any application to come before Committee for decision if deemed necessary
- The standard letter sent to members informing them of relevant applications received has been amended to confirm that local members can refer an application in their division to Committee for decision.
- The wording of Paragraph (j) to be amended to make clear that the reference is to outstanding objections

On a motion by the Chair, seconded by the Vice-Chair, it was:-

RESOLVED 2019/017

- 1) That the amendments to the criteria for referral of planning applications to Planning and Licensing Committee, as set out in paragraph 16 of the report and including the rewording of Paragraph (j), be approved and

Section 2A.2 of the Planning and Licensing Committee Code of Best Practice be updated to reflect this change.

- 2) That the changes set out in this report be referred to Policy Committee for adoption as a Council policy.

10. DEVELOPMENT MANAGEMENT PROGRESS REPORT

Mrs Gill introduced the report and confirmed that this was the usual regular report detailing which reports were likely to come before Committee.

Mrs Gill informed members that more information on determined applications would be provided to members in future.

Mr Smith informed Committee that there were still matters outstanding regarding the application from C.W. Waste Services at Sandy Lane Industrial Estate, Worksop and that the longer these matters remained outstanding the longer it would be before the application came to Committee for decision. Mr Smith reassured members that a site visit would be arranged before the application was considered at Committee.

On a motion by the Chair, seconded by the Vice-Chair, it was:-

RESOLVED 2019/018

That no further actions are required as a direct result of the contents of the report.

The meeting closed at 10.58am

CHAIR

16 July 2019**Agenda Item: 5****REPORT OF CORPORATE DIRECTOR – PLACE****RUSHCLIFFE DISTRICT REF. NO.: 8/19/01268/CTY**

PROPOSAL: ERECTION OF A TWO-STOREY 420 PLACE PRIMARY (2 PHASES) AND 39 PLACE NURSERY SCHOOL WITH ASSOCIATED PLAYING FIELDS, CAR PARKING, HARD SURFACED OUTDOOR PLAY AREA, FOOTPATHS AND ACCESS ROADS. ENTRANCE CANOPY AND A COVERED NURSERY PLAY AREA, ENCLOSED BIN STORE (2M), SPRINKLER TANK AND PUMP HOUSE (3.5M), 2.4M HIGH PERIMETER SECURITY FENCE AND GATES, ASSOCIATED LANDSCAPE WORKS AND OFF-SITE HIGHWAY WORKS.

LOCATION: SHARPHILL PRIMARY SCHOOL, ROSE WAY, OFF MELTON ROAD, EDWALTON

APPLICANT: NCC CHILDREN AND FAMILIES, AND SPENCER ACADEMIES TRUST

Purpose of Report

1. To consider a planning application for the erection of a 420 place Primary school with 39 place nursery to be built in two phases on land west of Rose Way, Edwalton, with 315 pupil places provided in the first phase. The key issues relate to the provision of community use, traffic impact on the highway network, design and landscape setting, and the relationship of the proposal to planned neighbouring development. The recommendation is to grant planning permission subject to the conditions set out in Appendix 4.

The Site and Surroundings

2. The application site is a roughly square 2.0ha area of formerly arable farmland on the west side of Rose Way, a spine road serving a residential development of 986 houses on land to the south of West Bridgford/Edwalton and north of the A52(T). The site is accessed from Melton Road (A606). The spine road, currently constructed to a point 2m south of the northern extent of the frontage of the application site, would be extended further north as part of a future housing development. No turning facility is provided at the end of the spine road constructed to date. A temporary vehicular access to a housebuilder's compound has been formed on the eastern side of the spine road at its northern end. The currently un-adopted spine road, Rose Way, is included in the planning application site (Plan 1).
3. The site has a frontage of approximately 146m to Rose Way and varies in depth between 144m on the northern boundary and 107m at the southern end of the

site. A mixture of two-storey and three-storey houses on the east side of Rose Way facing the application site have recently been occupied. The application site rises to the west away from Rose Way towards Sharphill Wood, a Local Wildlife Site. An indicative plan of future development shows an area of public open space with footpaths planned to the immediate west of the application site with tree planting further to the west as a buffer between Sharphill Wood and the residential estate. An area of public open space with play equipment is indicated to the immediate south of the site. Although a planning application has not been submitted of the layout of planned development to the north (June 2019), an indicative layout shows proposed housing facing the application site (Plan 2). However, the submitted school application site encroaches into the indicative housing layout. In accommodating the school site the housebuilder will need to re-plan the layout of this part of their future development.

4. There is a fall of 6.3m from west to east along the northern boundary at an average gradient of 4.5% (1 in 22). The central western part of the site has a crown in the site topography and the steepest gradient at 11% (1 in 9), easing to 6% (1 in 16) on the central eastern part of the site, with an overall fall of 10.6m from west to east. On the southern boundary the fall is 8.6m at an average of 8% (1 in 12) (Plan 3).
5. Rose Way is the subject of a highway adoption agreement (Highways Act 1980 - s38). The approved design includes a 2.0m grass margin separating the 6.75m carriageway from the adjacent 3.0m wide footway on both sides. A junction with Wheatcroft Drive to serve 108 properties (occupied and under construction) is formed on the east side of Rose Way opposite the application site. The highway junction is to be formed as a raised plateau. There are two private drives on the frontage of Rose Way opposite the application site serving 72-76 Rose Way and 82-84 Rose Way.
6. Rose Way is not provided with a turning facility at its northern end adjacent to the proposed school site. Vehicles needing to turn on the highway either need to carry out a 3-point-turn on the 6.75m wide carriageway, complete the manoeuvre at a highway junction or to turn using the dropped crossing to a private drive.

Background and Planning History

7. The proposed Primary school is part of a strategic allocation in the Rushcliffe Local Plan Part 1: Core Strategy - 2014 for around 1500 dwellings, up to 4 hectares of B1 and/or employment generating development, a neighbourhood centre and other community facilities as appropriate, all of which will be constructed within the plan period to 2028 (Rushcliffe Core Strategy Policy 20 *Strategic Allocation at Melton Road, Edwalton*).
8. A Development Framework Supplementary Planning Document for Melton Road, Edwalton was adopted in October 2015 (Plan 4).
9. Housing built or under construction includes two developments of 280 and 261 houses accessed directly off Melton Road. 386 houses are occupied or under construction accessed from Rose Way including Wheatcroft Drive (Paragraph 5).

10. Rushcliffe Borough Council has granted outline planning permission (17/00941/OUT) for up to 600 dwellings, construction of a primary school and creation of a community park. Approximately 40 of the dwellings would be accessed from the highway network to the south of the application site. The balance of approximately 560 dwellings would be erected to the north of the application site (Plan 2).
11. Rose Way is planned to connect to Boundary Road at its junction with Musters Road. The Melton Road, Edwalton SPD identifies that only *bus, emergency and a limited amount of local traffic movement* is to be permitted between the residential development and Musters Road, while Condition 4 of outline planning permission 17/00941/OUT specifies that *vehicular use of the access junction onto Musters Road shall be limited to buses and emergency vehicles only*.
12. An application for the approval of matters reserved under planning application 17/00941/OUT for the siting, design, landscaping and drainage details for the spine road through the site (application reference 19/01228/REM) has been submitted to Rushcliffe Borough Council but has not yet been determined (June 2019). The application includes details of a bus gate monitored by Automatic Number Plate Recognition cameras which would allow only buses to gain access from or egress to Boundary Road/Musters Road. Car access to and from the whole residential area would be from Melton Road. Consequently, all vehicle-based journeys associated with approximately 560 dwellings and 108 dwellings emerging from Wheatcroft Drive would pass the front of the proposed school on all trips in and out of the residential estate.
13. It is intended that all traffic other than authorised vehicles will enter and leave the sustainable urban extension of around 1500 dwellings via Melton Road (A606).
14. A bus route would be provided along the spine road and would pass the application site. Suitable locations for bus stops have not yet been identified, but are likely to be provided in proximity to the school and would have an associated bus-box 'no stopping' highway Traffic Regulation Order.
15. Applying the County Council's Planning Obligations Strategy (Sept 2018), the urban extension of around 1500 dwellings would generate 315 pupil places at primary school age which equates to a 1.5 form-entry school.
16. Condition 28 of planning permission 17/00941/OUT specifies that *the Primary school site shall comprise a serviced site of 2ha in area as required under the provisions of the s106 Agreement associated with this land. Prior to commencement of construction works details of the design, appearance and layout of the building(s) and associated site, including a scheme for the provision, location and management of the associated community use element shall have been submitted to and approved in writing by the Borough Council. The School shall be constructed and operated in accordance with the approved details and scheme*.
17. Rushcliffe Borough Council hold s106 developer contributions from the housing developments for the purpose of the erection of a 1.5 form entry primary school and associated community use on a site of 2ha. The s106 agreement references the provision of community use in accordance with the provisions of

the government Briefing Framework for Primary School Projects - Building Bulletin 99, which encourages the provision of some school facilities to the local community outside of the school day.

Proposed Development

18. The erection of housing at Sharphill and adjacent sites on Melton Road will create a demand for 315 pupil places of primary school age, funded through s106 developer contributions. Planning permission is sought to erect a 420 place primary school in two phases and a 39 place nursery (Phase 1) with associated outdoor play spaces and playing field. In Phase 1, 25 full-time and 20 part-time staff would be employed (32 FTE), increasing to 28 full-time staff and 22 part-time staff (36 FTE) in Phase 2. Core school hours have not been specified in the application.

Building Phase 1 and Site Layout

19. A 315 place primary school (1.5 form-entry with a Published Admission Number (PAN) of 45) and 39 place nursery would be erected in the initial phase, sited 24m from the eastern site boundary and at its closest 44m from the closest facing property on Rose Way (6 Albertine Gardens). The building would have an 'L'-shaped footprint, except in the south-east corner which for the southernmost 13.2m would be set back by 8m from the eastern elevation (Plan 5). The principal elevation of the building, 45.5m in length and for the most part 21.5m in width, would be on a north-south axis with a school hall, studio and kitchen provided in a westward projecting wing (25m x 13.5m). Internal dimensions of the hall, which would be used as the dining room would be 14.3m x 12.6m. The school building would be located 22m from the northern site boundary.
20. The nursery and reception classrooms would be provided on the eastern side of a central corridor and would have adjacent areas of outdoor play. Three Key Stage (KS)1 classrooms would be provided on the western side of the building with direct access from the classrooms to the adjacent KS1 and KS2 outdoor hard play area. The main entrance to the school and associated offices would be provided at the northern end of the building.
21. Six KS2 classrooms, one nurture room, library with group rooms and work room and staffroom would be provided to either side of a central corridor at first floor level. Classroom windows would be formed in the east and west facing elevations with the exception of one classroom, staffroom and workroom which would have windows on the north elevation. The first floor would be accessed by stairs in the west and south elevations and a lift would be provided in a central location on the corridor (Plan 6).
22. The building, 7.6m in height to eaves level, would be faced principally with render above a red brick plinth with brickwork used to define the corners of the building. End elevations would be faced with red brick. Window frames, louvres and doors in a range of colours are proposed. A barrel aluminium standing seam roof is proposed with a maximum height of 9.0m. The west projecting wing of the school hall and kitchen would have an eaves height of 6.2m and maximum height of 6.75m (Plan 7). Surface mounted bat and bird boxes are proposed on the west facing elevation.

23. Aluminium framed window openings to classrooms would be formed in the north, east and west facing elevations. A first-floor window in the south facing end elevation would provide light to stairs. First floor windows at the western end of the north facing elevation would provide high-level light to the school hall. The specific colour of window frames, window louvres and doors has not been provided but would be from a range of yellow, green and blue.
24. A bin store (2m enclosure) and sprinkler tank enclosed by 3.6m high timber fencing would be sited to the north-west of the school kitchen adjacent to the turning head formed at the end of the school car park.
25. An enclosed nursery/reception outdoor play area 36m x 16m with an external canopy 8m x 6.3m and a maximum 3.7m in height would be provided to the east of the building within the outdoor play area. An outdoor garden area would be provided in the recessed 'L' at the southern end of the building.
26. An area of outdoor KS2 hard play would be provided principally to the west of the school building and would be able to accommodate a 30m x 15m marked games court.
27. Grass playing field would be provided to the south of the school and would be able to accommodate four mini-soccer pitches for U7/U8 or two larger pitches suitable for U11s football (9v9). The area would be suitable for a variety of grass-based sports. An adjoining informal grassed area of 1700m² would be provided to the west of the school building.
28. Taking account of the site topography a steeply sloping bank at up to 1:3 gradient (33%) would be formed along the western boundary with, at greatest, the site boundary level 8.2m above that of the grass playing field. An informal grass path would be provided along the embankment.
29. A hedge would be planted around the site perimeter with the exception of the building and car park frontage to Rose Way. Tree planting is proposed principally along the east and west boundaries, and group planting adjacent to the sprinkler tank and bin store.
30. The site perimeter would be enclosed by 2.4m high Heras security fencing. 2.4m high Heras security fencing would segregate operational areas of the school from those accessible by the public. The nursery/reception area of outdoor play would be enclosed by 1.0m high timber fencing.

Site Levels

31. Site levels would be cut with some ground raising to create a level plateau for construction. The proposed school would be built on a level between 1.1m-1.5m above the adjacent footway on Rose Way (taking account of the change in level on the highway). The nursery/reception outdoor play area would be 0.7m-1.1m above the level of the footway.
32. The north-east corner of the playing field would be 1.4m above the highway level on Rose Way, increasing to 1.6m in the south-east corner. The north-west corner of the playing field would be approximately 5m below existing, and 3.1m below in the south-west corner.

Phase 2

33. In Phase 2 the school would expand to a 420 place 2-form entry school with a PAN of 60. The 'L'-shaped recess at the south-west corner of the building, proposed as an outdoor garden in Phase 1, would be infilled at ground and first floor level by a 15.2m x 8.0m extension (Plan 8). An extended reception and additional KS1 classroom would be provided on the ground floor with two additional KS2 classrooms provided at first floor. The extension would be built using materials and finishes to match the Phase 1 development. Windows to both first-floor classrooms would be formed in the east elevation facing properties on Rose Way.
34. The KS2 outdoor play would be extended westwards into the informal grassed area to accommodate the increased number of pupils.

Access and Highways

35. Vehicular access to the school would be formed at the northern end of the site frontage to Rose Way. 39 car parking spaces, including two disability and two electric charging places, would be provided to the north of the school building. Service vehicle turning would be provided within the site. A covered cycle shelter for 10 cycles would be provided within the car park close to the school entrance.
36. A knee-rail fence would be provided along the southern side of the car park to discourage pedestrians from walking through the car park to gain access to the main school entrance.
37. A pedestrian entrance gate would be provided on the Rose Way frontage 38m to the south of the vehicular access. Paths at shallow gradient would lead either to areas of outdoor play to the south of the school building or the main school entrance on the north elevation. A covered cycle shelter for 40 cycles would be provided on the edge of the school outdoor hard play area which would be secured throughout the day.
38. The Transport Statement supporting the application anticipates that the school would attract 151 trips by car. The school would accommodate children from approximately 560 properties to be built to the north of the school which would generate approximately 40 car trips. Consequently, approximately 110 school car trips (as a 420 place Primary school) are expected to approach the school from the south and would need to turn, over a 30 minute period, as Rose Way will not be a through route to Boundary Road. A vehicle turning area is proposed outside the school fenced line and would become part of the future adopted highway (Plan 9).
39. Works are proposed on the future adopted highway outside the school. A proposed raised highway plateau at the junction of Rose Way and Wheatcroft Drive would be extended on its northern side to form a crossing point for pedestrians close to the school entrance (Plan 10).
40. The applicant has proposed that lengths of the grass margin separating the carriageway from footway on Rose Way would be replaced by tarmac in areas where highway drop-off/pick-up would be permitted. Bollards or similar will be required to deter vehicles from driving partially on to the carriageway margin and

potentially causing damage to retained grass areas. Pedestrian guardrail would be provided outside the pedestrian entrance gate. All proposed physical works on the highway would require a modification to the highway adoption agreement (s38 – Highways Act 1990).

41. *Keep Clear* zig-zag markings would be provided outside the school. In addition, double-yellow (no parking) lines are proposed at the junction of Rose Way and Wheatcroft Drive, both sides of the bend on Rose Way to the south of the school, and around the proposed car turning area. Markings on the highway would require a Traffic Regulation Order (Road Traffic Regulation Act 1984) and would be the subject of separate consultation. The cost of the Traffic Regulation Order and modification of the s38 highway adoption agreement would be met by the applicant.

Community Use

42. It is proposed that the school hall, studio, tea making facilities and accessible toilets would be available for community use during evenings and weekends. Community access would be through the main school entrance and an internal secured route provided to the facilities preventing public access to other areas of the school (Plan 11).
43. The sports pitches would be available for community use outside of school hours and a toilet accessible from outside the building would be provided at the southern end of the building.
44. The school car park would be available to community users outside of school use. The site would be zoned so that either the school building or playing field could be used without both having to be opened for public access (Plan 12).
45. Community access lettings would be managed by the school. A Community Use Agreement would be entered into, following a template used by Sport England, and would include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and a mechanism for review of the Community Use Agreement.

Sustainability

46. The building would incorporate sustainable design features including insulated render, high efficiency electrical and lighting equipment, high efficiency boiler, heat recovery and individual room temperature control. Alternative sources of heat production have been considered by the applicant, such as ground source heat pumps, photovoltaic, solar and wind turbines, but are considered not to be suitable from a cost, logistical or planning perspective.

Consultations

47. **Rushcliffe Borough Council** – Object. *The design and appearance of the proposed building fails to take this unique opportunity to create an innovative exemplary public building which will be a key, primary feature of the Edwalton Development. The building would appear as an incongruous addition to the street scene and would be harmful to the character and appearance of Rose*

Way and the character of the wider residential development as a whole. The proposal is therefore contrary to the Melton Road, Edwalton, Development Framework Supplementary Planning Document, Core Strategy Policy 10 and the National Planning Policy Framework 2019.

48. *The proposed development does not meet Rushcliffe Borough Council's aspirations in terms of a Community Use Facility as no day time facilities are intended to be provided as part of the proposed Community Use Agreement. This is contrary to the needs of the wider community in the absence of an alternative facility within a sustainable, accessible location.*
49. *The applicant has failed to provide adequate parking provision for parents of the primary school and nursery school children to the detriment of highway safety and the amenity of nearby residential properties. The proposal is therefore contrary to Rushcliffe Non-Statutory Local Plan Policy GP2 (b) - Design and Amenity Criteria.*
50. **NCC Highways Development Control** – No objection subject to conditions to require: a scheme of modifications to the highway; the provision of parking, turning, servicing and cycle spaces; provision of a School Zone outside the school; and development and regular review of a School Travel Plan.
51. *The school site forms part of the wider Sharphill Development site, the general traffic and transport principles of which have previously been considered as part of the transport assessment work provided in support of the extant outline planning permission, as well as the traffic modelling work undertaken by Rushcliffe Borough Council in support of the Rushcliffe Local Plan Part 1: Core Strategy and Melton Road Development Framework SPD. This suggests that in terms of capacity the local road network has enough headroom to cope with any traffic generated by the development. As such, comments regarding the proposal are limited to the specific local access and highway safety implications rather than traffic generation and congestion on the wider highway network.*
52. *The application is supported by a Transport Assessment and School Travel Plan. In line with school travel data contained within the National Travel Survey the TA suggests approximately 55% of pupils will arrive by car. Based on a maximum of 420 pupils this equates to 231 pupil trips in both the AM and PM peak periods.*
53. *The nature of school travel is such that school children often arrive with siblings/friends and hence 231 pupil trips does not necessarily equate to 231 vehicles arriving/departing at the start/end of the school day. The National Travel Survey suggests an average car occupancy rate of 1.6 pupils per vehicle meaning in total the school is anticipated to generate 151 vehicle trips in each peak period.*
54. *To cater for the above vehicle movements a number of alterations are proposed to the spine road fronting the school and include parking restrictions, school keep clear markings, hard paving of the grassed verges near the school, tactile paving and extension of the raised table to provide a crossing point, provision of guard rail adjacent to the pedestrian entrance, a new 20 mph speed limit in the vicinity of the school as well as physical measures to prevent errant parking on the adjacent grass verges.*

55. *The spine road in the Sharphill Development is somewhat unique insofar as it is blocked at the northern end by a bus-gate and is not intended to operate as a through route. As a result any traffic approaching the school from the south will need to turn around before continuing the journey. It is estimated that 72% of pupils [420 place school] will approach from the south which will result in around 110 vehicles needing to turn near the school at pick-up/drop-off times. The applicant is seeking to provide a turning loop which will allow parents to turn safely before continuing the journey. It is intended that this loop will become adopted and will be protected by enforceable parking restrictions.*
56. *Having discussed the proposals with colleagues in the Highway Safety and Improvements Teams, the proposals offer suitable mitigation for the highway safety impacts of the school on the local network.*
57. *Whilst Rose Way is subject of a Section 38 [adoption] agreement it is yet to be fully adopted and any alterations will require the adjacent developer's permission (Bovis Homes) and a variation to their Section 38 agreement. Additionally, items such as the School Keep Clear and double yellow line markings will require a Traffic Regulation Order. Whilst both of these items sit outside of planning process, we are confident they are achievable.*
58. *The Transport Assessment suggests that 75% of staff will arrive by car and is considered a reasonable assumption. Applying this percentage to the total number of FTE staff (36) suggests the school will generate 27 staff trips in the peak hour. To cater for staff and visitors, a 39-space car park is being provided which should provide adequate space to cater for staff demand plus an additional 12 visitors.*
59. *Whilst it is noted that no parent parking is being provided this is standard practice and it is considered this will not present a problem particularly given the additional highway safety measures being provided through the proposal.*
60. **Design Review (CBP Architects)** - *The building has adopted a simple material palette consisting of a mixture of insulated render and brickwork for the walls and a metal standing seam curved roof. The plan is an 'L' shape form developed to minimise required areas of floors, walls and roof to assist with reducing heat loss and circulation space. The roof will be visible from higher ground and so a curved form has been utilised to soften any visual impact. Playing fields to the south and west visually read as extensions of the community park and open space towards Sharphill Wood.*
61. *Tree planting is located around the north-east corner of the upper pitch to provide screening from future housing north of the boundary and tree and hedge planting is located at all boundaries to provide screening. The main school playground is located within the 'L' of the plan, screening noise from residential developments to the north and east. The noise impact study confirms that the highest calculated noise level from the playground from the nearest residential property meets the desired noise level described in BS8233 and is below the World Health Organisation guideline value for noise in an outdoor living area.*
62. **NCC Access Officer** – *No objection. There are no Planning issues relating to access for people with disabilities.*

63. **Sport England** – Supports the application as the proposals, including the required community use of the site, provide an opportunity to develop both sport and active recreation for the students and the community. Facilities should be designed in accordance with Sport England guidance.
64. *In order to provide a playing field area for both school and community use, the playing field should be constructed to meet the appropriate performance quality standard so as to cope with the dual use of school and community use. A fully drained solution is not necessarily required; an on-site investigation and assessment by an appropriate turf agronomist would provide information to assess the required specification for the pitches. This would provide a cost-effective solution for both construction and future maintenance requirements for both school and community use.*
65. *The proposal identifies four pitches of the same size suitable for U7/U8 (5v5) football. The area appears to be able to be marked out with multiple pitch sizes to accommodate both U7/U8 and U9/U10 (7v7) football. It appears possible to extend the pitch area to provide a gap between pitches that would allow cricket to be played and that the 'cricket strip' would not be the subject of wear from being part of the football or pitch sports area. The area provides a flexible space for multiple sports, such as athletics, rounders, soft ball, tag rugby and other active recreation.*
66. *Both the internal hall and studio should provide space for use by the school and the community which would be complementary to other more formal facilities available in the local area. The proposed games court area appears to form part of/be marked out on the hard-surfaced playground area. This would be considered an informal court area not suitable for formal sports, unless the court area was constructed to meet the appropriate sports specification.*
67. *It does not appear that a formal circular footpath route is proposed to support/promote daily exercise initiatives. If this is being considered Sport England would not support a route which reduces the defined usable playing field area (in this case the marked pitch area).*
68. **Via Landscape** – No objection subject to a condition to require submission of a detailed landscape scheme including a planting schedule, tree pit details and maintenance specification.
69. *The proposed planting should be composed of native species trees, shrubs and hedgerow planting appropriate to the South Nottinghamshire Farmlands Landscape Character Area, excluding ash (Appendix 2). The embankment should be seeded with a wildflower seed mix such as Naturescape N14 mix.*
70. **NCC Nature Conservation** – No objection subject to conditions to control vegetation clearance during the bird nesting season; the impact of lighting on bats; measures to safeguard risk to mammals during construction; a detailed landscape scheme; and integrated bat and bird boxes in the fabric of the building.
71. *The site comprises an arable field, bare at the time of survey, which is considered to be of low ecological value. The landscape scheme should specify the use of native species of tree, shrub and hedgerow planting*

appropriate to the local area, and the use of wildlife-friendly plants in informal planting areas. Areas of embankment should be seeded with a simple wildlife seed mix (a flowering lawn mix might be most appropriate), with a suitable management regime put in place.

72. **Via Project Engineer (Noise)** – No objection subject to conditions to control times of deliveries and construction; an environment management plan (to include noise mitigation) during construction; operational control of noise from fixed plant; and control of noise from activities outside of school operational hours.
73. *The layout showing nearby receptors contained in the Noise Impact Assessment suggests that the school boundary will not border the rear boundary of any residential receptors. It is acknowledged that the layouts shown are only indicative at this stage. Rear facades are usually considered to be the quiet façade with rear gardens providing an outdoor living space during warmer parts of the year and are considered more sensitive than the front facades of properties. The closest properties are located to the north (future), east (built) and south (under construction) of the new school.*
74. *The primary noise source from the school will be that of children playing outdoors during break/lunch times. While often loud, it does not usually provoke a strong reaction from neighbouring residents as people are generally less annoyed by noise from children playing, particularly as noise is for restricted periods during the school day and only occurs on weekdays, during term time. Therefore, there are considerable periods of respite for neighbours in the evenings, weekends and holiday times. The noise will generally occur during periods when people are awake using ground floor levels of their homes or gardens.*
75. *It is noted that the designed layout of the school building wraps around the hard-surfaced games court and will therefore benefit from shielding to the nearest receptors. Other informal hard surfaced play areas extend around the south and east of the school building.*
76. *The noise assessment has predicted that the highest playground noise activity levels at the nearest residential property will be 48dB LAeq,1hr which is less than the recommended World Health Organisation guidance level of 55dB LAeq,1hr for outdoor living spaces to avoid serious annoyance.*
77. *It is noted that the school will be available for wider community use which may include hours/days outside of normal school operating hours. As such it is recommended that a noise limit condition is applied to control noise levels to protect neighbouring residential receptors in the evenings and weekends outside of normal school operational hours.*
78. *It is recommended that the specification of plant ensures compliance with the Plant Noise Rating Level Limit of 45dB at nearest sensitive receptor.*
79. *There is potential for some noise disturbance from the construction of the new school building and outdoor landscaping works. The school is located within a wider development construction site where current occupants will expect on-going noise in the short term from construction activities, as the development of the wider site progresses. Nonetheless, it is still recommended that the*

contractor employs 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.

- 80. **Via Land Reclamation** – No objection subject to a condition requiring a watching brief for previously unidentified contamination.
- 81. **NCC Flood Risk** – No objection subject to a condition requiring the submission of a detailed surface water drainage scheme based on the principles of the Flood Risk Assessment and Drainage Strategy supporting the application.
- 82. **Police Force Architectural Liaison Officer, NCC Archaeology, Severn Trent Water Limited, Western Power Distribution, Cadent (Gas) and Friends of Sharpill Wood** – No response received.

Publicity

- 83. The application has been publicised by means of site notices, press notice and neighbour notification letters sent to occupied properties in the neighbouring residential development under construction (Paragraph 85bb)) in accordance with the County Council's adopted Statement of Community Involvement.
- 84. Six residents (two from one property) and one Borough Councillor have written (10 representations). Representations have also been sent to the Borough Council from one of the objectors and one additional resident and matters raised are incorporated in the summary below. Two residents and the Borough Councillor express support for a school. The Borough Councillor welcomes provision for cycling and perimeter planting.
- 85. Objections are raised on the following grounds:

Highways

- a) The only access to the school will be from/to Melton Road. Existing problems/increased traffic at the A52/A606 roundabout (2). Traffic volume (2) is potentially unsafe. Rose Way should be changed to resident access only.
- b) On-street parking is already a problem. Parking and traffic impact on adjacent roads from drop-off and pick-up (3). Congestion around the school (3).
- c) Obstructive/inconsiderate parking (4). 'Parking wars'/potential damage to vehicles. The removal of grass verge encourages parking on the footway. Danger for children (3).
- d) Double yellow lines should be provided on the bend to the south of the school to prevent parking, improve visibility for drivers and increase safety for pupils and residents. School zig-zags should be extended.
- e) Double yellow lines do not deter parking for brief periods/will be ignored (2). No monitoring/enforcement of parking restrictions (2).

- f) 3-point turn manoeuvres are required to return to Melton Road. A safe turning area should be provided (2).
- g) The turning area for cars will not be adequate and should be large. The turning area road crosses the footpath and should be routed around the turning area.
- h) Inadequate provision for safe drop-off/pick-up. A dedicated drop-off/pick-up facility should be provided on the school site and would reduce impact on surrounding roads and be safer for children.
- i) Parents /children will cross the road anywhere – not at the crossing point (2).
- j) Double yellow lines will restrict resident on-street parking (3). Impact on resident on-street parking (2). No space for visitor parking (3). Houses have several cars and park on-street (2).
- k) A school Travel Plan will be ignored by parents. Cycle parking will not be used.

Community Use

- l) Weekend and evening community use is helpful – but it is crucial that day time access is provided for older residents and young parents.
- m) No details of the proposed use of the community areas. Use until 22:00 will affect amenity.
- n) Who will be responsible for encouraging community groups to use the facility and setting of costs?

Amenity

- o) The site is too small for 420 places. Out of scale for the environment (2). Visually unattractive building (3) which has an industrial appearance. Overbearing impact. Impact of a building facing residential property. Loss of sunlight. Visual impact of fencing.
- p) Loss of privacy from overlooking (3) Loss of privacy from the vehicle turning area. House plot chosen to avoid passing traffic. Loss of privacy from passing pedestrians. Loss of privacy from users of the pedestrian crossing.
- q) Noise impact (3). Loss of tranquillity (2). Car doors banging/evening activity (2), lighting, shouting, whistles. Activity until 22:00 hours affecting amenity (2)/privacy. Evening activity at Rushcliffe School (to the north) can already be heard (2).
- r) Littering. Odour from litter. Attraction of vermin.
- s) Loss of the green route and highway grass margin.
- t) Noise/dirt/dust/ by soil removal/site levelling. Where will soil be deposited?

Ecology

- u) The ecological significance of Sharphill Wood is not acknowledged. Impact on Sharphill Wood. Noise impact on Sharphill Wood.
- v) The design is not ecologically friendly. Ecological impact of building on fields used for foraging (3) should be off-set, including the provision of nest boxes.
- w) external lighting should point downwards and not used overnight to reduce impact on wildlife around Sharphill Wood.

Sustainability

- x) Maximum eco-standards should be incorporated. The design should be an exemplar and incorporate re-use of rainwater, solar photovoltaics and good insulation/ground heat source pumps.

Other matters

- y) Loss of view (2).
- z) Worsening of low water pressure (2).
- aa) Loss of value.
- bb) Administrative failings make the submission of representations difficult (2)/limiting the number of representations received. Poor communication with residents.

86. Cllr Jonathan Wheeler supports plans for the new school. *The addition of a turning circle to allow parents to drop off their children, and turn around safely, is a welcome addition to the plans. The sports pitches will be welcomed by the community as well as the school, and the design of the school is adequate with the money available. The school is very much needed due to the rate of housebuilding in the area.*
87. The issues raised are considered in the Observations Section of this report.

Observations

Strategic Education Provision

88. The initial 315 place Primary School with nursery provision planned in Phase 1 of the development would meet an identified need for school places. There will be increasing demand for school places close to the school site as the adjacent residential development is built-out. Arrivals from the first houses occupied are frequently accommodated in an existing school and the early construction of a school will provide school places close to the source of future demand and is considered to be sustainable. The proposed school would be expandable to accommodate 420 pupils (Phase 2) as an increased number of properties are occupied, as well as adding to the number of available Primary pupil places in the wider West Bridgford area.
89. Great importance is attached in NPPF *Promoting Healthy Communities* (Paragraph 72) to ensuring that sufficient choice of school places is available to

meet the needs of new and existing communities. Great weight should be given to the need to create, expand or alter schools. In a letter to Chief Planning Officers, the Secretary of State for Communities and Local Government has stated that there should be a presumption in favour of the development of state-funded schools and the delivery of development that has a positive impact on the community (Appendix 1).

90. In determining this application, consideration needs to be given to whether the impacts of the proposed development would give rise to significant harm that could not be addressed through modifications to the site layout, design, or otherwise mitigated through the imposition of conditions.
91. Although not proposed as a reserved matters application pursuant to an outline grant of planning permission, consideration needs to be given to whether the proposed development would deliver access for the community set out in the planning permission granted by Rushcliffe Borough Council under planning permission reference 17/00941/OUT.

Community Use

92. Policies in the Rushcliffe Borough Non-Statutory Replacement Local Plan (2006) (NSRLP) are material to the determination of planning applications where consistent with the NPPF. NSRLP Policy GP1 *Delivering Sustainable Development* will encourage development that (amongst other criteria) provides improved community facilities in accessible locations.
93. Building Bulletin 99 (BB99) provides non-statutory minimum guidelines for types of space in primary schools. It also offers area ranges over and above the minimum to allow schools flexibility in the design of buildings and the way in which they are used. BB99 also explains the difference between extended school facilities (which could be shared by a number of other organisations) and community use.
94. Extended School Facilities may allow access to school facilities by the wider local community, occasionally during the school day and addressed through the design and management of the building. The location of any facilities available for use by the community should be carefully considered, taking into account access, security, child protection, and parking.
95. BB99 explains that Shared Community Use should offer some school facilities to the local community outside of the school day. The facilities most often used by the community are likely to include the main hall and its ancillary facilities, as well as a studio, if provided, and any outdoor sports facilities. The design should allow these parts of the school to be open and heated while others are not in use. Given examples of facilities that will encourage community use outside the school day include: a parents/community room; reception facilities and access suitable for out-of-hours use; community storage space separate from storage spaces used by the school; and accessible toilets.
96. Although this application is for full planning permission and not pursuant to outline permission 17/00941/OUT or the conditions and s106 agreement referenced in the permission, the matters in that grant of outline planning permission are material to the determination of this application. The s106

agreement requires community use in accordance with the provisions of BB99. Section 6.1 of the s106 agreement states:

The Primary School Land shall comprise a serviced site that is suitable for the provision of a 1.5 form entry Primary School and associated community use and the form shape topography and disposition of the Primary School Land should be sufficient to secure the design and construction of the Primary School (without abnormal costs) and associated community use in accordance with the provisions of DCSF Building 99 Briefing Framework for Primary School Projects (2nd Edition) or such revision as may be in place from time to time.

97. It is considered that the proposals for community access would align with provision for Shared Community Use set out in BB99, and most closely meet the requirements for *community use* set out in the s106 agreement. Whilst it is suggested in representations (Paragraph 85 I)) that facilities should be accessible to the community through the school day, such use would be of similar character to the provision of Extended School Facilities rather than Shared Community Use referenced in BB99.
98. Submitted floor plans satisfactorily show how community users would be able to access facilities at the school without compromising security within the building. Community users of the school playing field would have access to an external toilet. The school car park would be available to community users of the site and is considered suitably sized so should not result in on-street parking detrimental to highway safety outside of school hours.
99. The applicant has proposed weekday evening and Saturday community use of school facilities, although it is considered that community use on a Sunday would not give rise to significant adverse planning impacts. Recommended permitted times of use of the site are specified in recommended Condition 21 which will be refined through a Community Use Agreement (Condition 22). There is an expectation that the Community Use Agreement would be developed in conjunction with user groups and the school would manage the letting of facilities.
100. The requirement to provide access for community use through a grant of planning permission would run with the land for the life of the development. It would be possible to alter or vary the terms of the Community Use Agreement through a planning application for Variation of Planning Condition (s73), in response to the changing needs of the community.
101. The consultation response from Rushcliffe Borough Council objects that day time community access is not proposed. The County Council has responsibilities towards the safety of children whilst they are at school and community access to the school during operational school hours would present a potential child safeguarding issue. In addition to the need to manage the safeguarding of children and time-tabling of when facilities could be made available, day-time community access to the school would require the provision of additional operational car parking. Although it is proposed that the community would not have access to facilities during the school day, it is anticipated that daytime community facilities would be accessible during school holidays. Whilst the level of proposed community use does not meet the aspirations of Rushcliffe Borough Council the proposed level of provision, secured by planning

conditions, would be in compliance with the s106 agreement attached to planning permission reference 17/00941/OUT and is considered to be acceptable. The County Planning Authority has a duty to determine the application as submitted.

Highway Impact, Traffic and Movement

102. National Planning Policy Framework (NPPF) *Promoting Sustainable Transport* Paragraph 109 advises that *development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*
103. Policies are emerging in the Rushcliffe Local Plan Part 2: Land and Planning Policies Publication version (May 2018) (RLP-Pt2). The plan has been subject of Examination and Modifications are the subject of consultation expiring 5 July 2019. The plan is at an advanced stage and policies can be given some weight.
104. NSRLP Policy GP2 *Design and Amenity Criteria* requires development to be provided with: a suitable means of access without detriment to the amenity of adjacent properties or highway safety; and the provision of parking in accordance with the County Council's parking guidance. RLP-Pt2 Policy 1 *Development Requirements* re-states the need for development to be provided with suitable means of access without detriment to the amenity of adjacent properties or highway safety, but that the parking provision should be in accordance with advice provided by the Highways Authority. The current Nottinghamshire Highways Design Guide makes no specific reference to the provision of parking at schools.
105. The provision of a car park suitably sized for a 420 place school as part of the Phase 1 development (315 places) is welcome. Proposed parking provision for staff and visitors, including provision for disability parking, is considered to be appropriate to meet the operational needs of the school. Suitable provision would be made for the on-site turning of service vehicles in compliance with NSRLP Policy GP2 *Design and Amenity Criteria*. A condition is recommended to secure the timely provision of the car park and service area (Condition 17).
106. The provision of 40 covered cycle spaces within the secured school boundary and 10 covered cycle spaces in the staff/visitor car park is welcome and would offer a sustainable alternative to travel to school by car. The need for additional covered cycle spaces is recommended as an objective of a School Travel Plan (Condition 19k)).
107. Rushcliffe Borough Council objects to a failure to provide adequate parking provision for parents of the primary school and nursery school. However, the provision of car parking for parents would be likely to encourage travel to school by car and is considered not to be a sustainable approach to travel to and from school.
108. The school places will fill over several years as the adjacent housing development is built-out. When fully occupied as a 420-place school approximately 110 children will travel to and from school by car, approaching the school from the south. The provision of facility for cars to turn is necessary to avoid the need for un-controlled vehicle manoeuvres taking place on the Rose Way carriageway, at the junction of Rose Way and Wheatcroft

Drive facing the school, or turning using resident's dropped kerb accesses. The proposed turning area has been reviewed in consultation with Via Highway Improvements Team and is generally acceptable. The area adopted as public highway, provided with appropriate signage and measures to prevent the area being used for parking (double yellow lines), and supported by an enforceable Traffic Regulation Order is considered to be acceptable.

109. Draft parking restrictions to mitigate anticipated on-street parking associated with parent drop-off and pick-up have been suggested and are considered to be generally acceptable, but the effects of parent parking are likely to be more noticeable as the school roll increases. A Traffic Regulation Order, which would be the subject of a separate statutory process including public consultation, should help to reduce obstructive car parking. A condition is recommended to require the provision of restrictive parking measures generally in accordance with submitted Drawing 18-1806.01Rev C Figure 3 (Condition 18).
110. Measures for alterations to the future adopted highway near the school, including the provision of a turning area for vehicles, tactile crossing points and replacement of grass margin with a bound surface at points where parent drop-off/pick-up is likely to occur (which may require bollards or other measures to prevent pavement parking) is welcome. The provision of an extended raised plateau at the junction of Rose Way and Wheatcroft Drive would provide a convenient and suitable point at which pedestrians can cross the road. Pedestrians living to the north of the development are likely to walk along the footway before crossing the highway beyond the car turning area.
111. Although the roads adjacent to the school are not adopted, they are the subject of a Section 38 (adoption) agreement. Any changes authorised by this grant of planning permission will require a modification to the highway adoption agreement (Note 7). Submitted Drawing 18-1806.01Rev C Figure 3 is likely to be the subject of a highway safety audit and may result in changes to the detail shown.
112. In considering the amenity impacts of traffic, on-street parking may be an inconvenience to residents but it is considered that the parking of cars on the public highway for relatively short periods on weekdays during school terms would not cause significant detriment to residential amenity. Objectors draw attention to the impact that restricted parking will have on residents' parking on the highway. It is noted that all residential plots fronting Rose Way have a minimum of two, and in some cases three, parking spaces.
113. Inconsiderate parking by parents, the obstruction of drives by parked vehicles, parking on pavements, or in breach of a Traffic Regulation Order can be a source of irritation and is a matter that can be best addressed through parental education through the School Travel Plan. A robust School Travel Plan that is both deliverable and enforceable will be required to maximise the use of non-car modes of transport and it is recommended that education relating to sustainable travel; demand for, and future provision of additional covered cycle spaces; and management of student drop-off and pick-up should be targeted (Condition 19). Visible presence of the County Council CCTV car which can monitor and issue Penalty Charge Notices may also be effective in influencing parent behaviour. The effectiveness of the Travel Plan will need to be monitored through the submission of regular reviews.

114. Buses are likely to occasionally attend the school, for school trips or swimming lessons for example. There is currently no provision to turn a bus on the spine road. Once the spine road is completed buses taking school children off-site would be able to pass through the bus gate on to Boundary Road.
115. Turning to other highway matters raised in representations, (Paragraph 85a)), the proposed school forms part of a planned development and associated traffic would not have an adverse impact on the A52/A606 roundabout junction. The restrictions of the bus gate preventing car movement between Rose Way and Boundary Road inevitably means that traffic arriving from the south would need to turn to exit towards Melton Road.
116. Consideration has been given to the routeing of the footway around the turning area (Paragraph 85g)). However, it is considered that pedestrians will walk the most direct route and the design, incorporating tactile crossing points offers the most practical design solution.

Landscape Impact, Built Development, and Amenity

117. Rushcliffe Core Strategy Policy 10 *Design and Enhancing Local Identity* includes criteria against which to assess development including: impact on the amenity of occupiers or nearby residents; massing, scale and proportion; materials, architectural style and detailing; and the potential impact on important views including landscape.
118. NSRLP Policy GP2 *Design and Amenity Criteria* and RLP-Pt2 Policy 1 *Development Requirements* set out more detailed criteria for the consideration of planning applications including: impact on residential amenity; the scale, density, height, massing, design, layout and materials of the proposal is sympathetic to the character and appearance of the neighbouring buildings and the surrounding area; not leading to an over intensive form of development, be overbearing in relation to neighbouring properties, nor lead to undue overshadowing or loss of privacy. RLP-Pt2 Policy 1 *Development Requirements* also includes a consideration of significant adverse effects on landscape character.
119. The Melton Road, Edwalton Development Framework SPD (adopted October 2015) explains that *short and long range views should be created through the arrangement of blocks and streets to allow good legibility and sense of place. The development layout should create both open and channelled views towards the Community Park and Sharphill Wood, enabling visual links to the surrounding landscape and encourage pedestrian movement into the Park.*
120. Soils would be removed from the site to create a large plateau for construction, with ground lowered by up to 5m below existing levels. Siting the building on lowered ground, although raised by approximately 1.2m above the adjacent road level, would help reduce the visual impact of the building in the landscape against a backdrop of rising land towards Sharphill Wood. The playing fields to the south of the school building would lie adjacent to a planned community park and their location would offer an open view of Sharphill Wood from Rose Way. It is considered that the siting of the building would be in accordance with the Melton Road, Edwalton Development Framework SPD *Design Code – Principal Views*.

121. The applicant's response to the objection from Rushcliffe Borough Council on grounds of design is attached as Appendix 3. The Melton Road, Edwalton Development Framework SPD *Design Code* does not make specific comments or recommendations on the design of the school. A two storey two-form entry school will be a large structure and the scale and mass of the building require careful consideration. The 'L' footprint of the building is a compact form that presents a reduced elevation to Rose Way. The building would be sited within its own grounds and will become a focal point for the community in a central location within the completed housing development on a frontage to the spine road. The proposed building is of a different scale and character to nearby residential properties. The scale of the building within an individual setting is considered to justify the use of a different architectural style. The proposed use of brick and rendered elevations above of brick plinth visually interspersed by coloured doors and window frames, whilst a simple palette of materials, is considered to be acceptable. The metal standing seam roof would be viewed from higher ground to the west but would have little by way of visual clutter (three vent pipes and a roof light) breaking the roofline. The choice of facing materials and finishes is considered to be acceptable and the submission of samples is the subject of recommended Condition 10.
122. The setting of the school building and site would be mitigated by tree planting and proposed perimeter hedge and is considered to be acceptable. Although the visual impact of school security fencing is raised in representations (Paragraph 85o)), the appearance of required perimeter security fencing would be mitigated by hedge planting. A detailed landscape scheme, incorporating native tree species, hedgerow planting appropriate to the local area, wildlife friendly planting and a simple wildlife lawn seed mix will need to be submitted (Condition 13).
123. Generally, the acceptable distance between facing residential properties is 21m. However, at a school there will be prolonged periods during the day when first floor classrooms and other staff rooms will be occupied, which presents a greater threat (perceived or otherwise) to the privacy from overlooking of future facing residents. The proposed school building would be set back from the highway frontage to Rose Way and at a distance of 44m from the proposed facing property it is considered that the two-storey building would be appropriate in terms of scale and would not result in an overbearing impact or cause loss of light to neighbouring property. Loss of view (Paragraph 85y)) is not material to the determination of a planning application.
124. The provision of a school on this site within the wider residential development has been planned, and is identified in the approved Development Framework Supplementary Planning Document for Melton Road, Edwalton. The traffic and amenity impacts on residents living close to a planned school can be reasonably well anticipated. The selection of a house plot fronting a spine road at the centre of a residential estate with 540 houses to be built to the north will be subject to greater levels of passing road traffic compared to other parts of the estate and will not experience the tranquillity anticipated in representations (Paragraph 85p)).
125. Representation has been received commenting on the loss of a greenway (Paragraph 85s)) previously shown on an illustrative layout of future planned development prepared by the housing developer. With the school application site encroaching onto that indicative layout, the area to the north of the school

will need to be re-planned. A reserved matters application for the siting and design of housing has not been submitted to Rushcliffe Borough Council (June 2019) and will need to take account of the relationship to the school proposed in this application. The siting of the building 22m from the northern site boundary and in anticipation that the distance to windows in future housing development to the north would be no closer than 30m, the relationship to future neighbouring property would be acceptable without the need for additional landscape mitigation. Planned levels at the northern site boundary are similar to those at present and would not present unacceptable development issues to future development of land to the north.

126. The siting of the proposed sprinkler tank, pump house and bin store at the western end of the car park, the provision of timber enclosures between 2.0m and 3.5m in height, and the provision of adjacent tree screening would acceptably mitigate the visual impact of the structures. Appropriate provision is made for the storage of waste and should not attract vermin (Paragraph 85r)). Satisfactory design details have been provided and no additional information is required by condition.
127. NSRLP Policy GP2 *Design and Amenity Criteria* and RLP-Pt2 Policy 1 *Development Requirements* require development to be designed to minimise opportunities for crime. The school would be enclosed by perimeter security fencing. Fencing within the site would segregate operational areas of the school from the car park and main school entrance. The fencing would also control access to areas of the site during times of community use. Internal security measures would prevent community users accessing other areas of the school building and are considered to be acceptable.

Outdoor Activity and Noise

128. Suitable provision would be made for outdoor sport for a school of up to 420 places in two phases. Playing pitches will need to be constructed at suitable gradients as well as drained, and the submission of a construction specification is recommended (Condition 14).
129. NSRLP Policy GP2 *Design and Amenity Criteria* and RLP-Pt2 Policy 1 *Development Requirements* include a consideration of the amenity impact of noise. Outdoor play and activities, and use by the community outside of school use, have the potential to impact on the amenity of neighbouring occupiers. The formal hard court would be provided to the west of the school building and would be screened from existing and planned residential properties by the proposed school building. Informal hard play areas would be provided close to the school building. Anticipated noise levels likely to be generated have been considered in the consultation response from NCC Project Engineer (Noise) and found to be acceptable. Although the playing field would not be lit, community-based groups may want to use the playing field after dark (scouts and guides for example). Whilst such use is not anticipated to be frequent, consideration is given to whether such activity would give rise to unacceptable impacts. Through discussion with NCC Project Engineer (Noise) it is concluded that organised outdoor activities until 22:00 hours would be acceptable and without giving rise to unacceptable loss of residential amenity. Although reference is made to noise being heard from evening activity at Rushcliffe School (Paragraph 85q)), the facility in use is a flood-lit all-weather surface, and such provision is not

proposed as part of this application. The flood-lighting of the grass pitches would require a separate grant of planning permission and would be determined on planning merit.

130. Conditions are recommended to control noise from site activities outside normal school hours, and from operational plant and machinery (Conditions 23-25).

Sustainability

131. NSRLP Policy GP2 *Design and Amenity Criteria* and RLP-Pt2 Policy 1 *Development Requirements* encourage the use of appropriate renewable energy technologies and the design, layout and materials of the proposal should promote a high degree of energy efficiency.
132. The need for the building to be an environmental exemplar has been raised in representations (Paragraph 85x)). Additional sustainable design features have been considered but discounted by the applicant. It is considered that the applicant has satisfactorily demonstrated the sustainability of the proposed design, aiming to achieve an Energy Performance Certificate rating A. U values (thermal loss) would be to a higher standard than required by the Building Regulations Part L.
133. The provision of two electric vehicle charging points and facilitating the future provision of additional charge points by installing ducting as part of the construction, would be in compliance with NPPF Paragraph 110e), and is the subject of recommended Condition 16.
134. RLP-Pt2 Policy 18 *Surface Water Management* will allow development that encourages the use of sustainable drainage systems taking account of the level of flood risk. The site is unsuitable for soakaways. The Flood Risk Assessment supporting the application proposes on-site attenuation of surface water prior to discharge into the surface water system serving the residential estate and is acceptable in principle subject to the submission of a detailed drainage design (Condition 9). A recommended informative identifies relevant matters to be covered in the submission (Note 2).

Ecology and Lighting

135. NSRLP Policy GP2 *Design and Amenity Criteria* and RLP-Pt2 Policy 1 *Development Requirements* include a requirement that development should give rise to no significant adverse effects on important wildlife interests and that light pollution is minimised. Policy 36 *Designated Nature Conservation Sites* will not allow development that would have a significant adverse impact on a site of local nature conservation. RLP-Pt2 Policy 40 *Pollution and Land Contamination* requires that lighting schemes should limit lighting to meet functional requirements and to consider impacts beyond the site, such as nature conservation and impact on bats.
136. Representations received identify the need to off-set the ecological impact of the development (Paragraph 85v)). The consultation response from NCC Nature Conservation has identified the development site to be of low ecological value. The development would not have a significant impact on the Sharphill Wood Local Wildlife Site. Satisfactory measures have been proposed to mitigate

potential ecological impact through the provision of bat and bird boxes. Proposed sparrow and starling boxes are designed to be surface mounted. Notwithstanding details shown on submitted elevations the swift boxes and bat boxes should be integrated into the structure of the building (Condition 3).

137. The impact of noise from activities on the playing field and outdoor hard play areas on Sharphill Wood would be partially screened by the bank formed by lowering existing ground levels on the western part of the site. It is not anticipated that operational school noise would give rise to adverse ecological impact.
138. No details of proposed lighting have been submitted in support of the application and subject of a recommended condition and advisory note that the lighting scheme should be designed to minimise impact on bats would be compliant with NSRLP Policy GP2 *Design and Amenity Criteria* and RLP-Pt2 Policy 40 *Pollution and Land Contamination* (Condition 12 and Note 3).
139. A condition is recommended to control vegetation clearance for construction during the bird nesting season (Condition 4) and precautionary measures will need to be implemented to safeguard against risk to mammals during construction (Condition 6c)).

Construction

140. The archaeological potential of the wider site has been assessed in Rushcliffe Borough Council's approval of the Sustainable Urban Extension and no further archaeological investigations are required.
141. It is considered that there is a low risk of contamination being found. A condition is recommended to require a watching brief for unexpected contamination which may be encountered (Condition 7).
142. In the context of the school being built alongside an active housing construction site, occupiers of early housing plots will reasonably expect to experience construction noise nearby. Conditions are recommended to control hours of deliveries to site, hours of construction and noise generated by construction (Condition 5 and Condition 6a)).
143. The deposition of excavated soils has been raised in representations (Paragraph 85t)). The transport of soils off-site may require an Environmental Permit from the Environment Agency, but is not a matter material to the determination of the planning application (Note 9).

Other Matters

144. Low water pressure and the impact of development (Paragraph 85z)) is a matter for the water authority and not material to the determination of this application (Paragraph 85z)).
145. Loss of value (Paragraph 85aa)) is not a material planning consideration.

Other Options Considered

146. The report relates to the determination of a planning application. The County Council is under a duty to consider the planning application as submitted. Accordingly no other options have been considered.

Statutory and Policy Implications

147. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, the safeguarding of children and adults at risk, service users, smarter working, and sustainability and the environment, and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Crime and Disorder, and Safeguarding of Children and Adults at Risk Implications

148. The development would be enclosed by perimeter security fencing. Secure lines are proposed within the building and the wider school site to control and restrict access when available to the community outside of school hours. No community use is proposed during school operational hours.

Implications for Service Users

149. Facilities within the school building and wider school site would be available to community users outside of school hours in accordance with the terms of a Community Use Agreement.

Data Protection and Information Governance

150. Any member of the public who has made representations on this application has been informed that a copy of their representation, including their name and address, is publicly available and is retained for the period of the application and for a relevant period thereafter.

Financial Implications

151. The applicant has confirmed that the cost of a Traffic Regulation Order and modification of the Section 38 highway adoption agreement would be met by the project (Paragraph 41). The applicant would be expected to cover all reasonable legal costs incurred by the County Council during the drafting and execution of the required agreement.

Human Rights Implications

152. Relevant issues arising out of consideration of the Human Rights Act have been assessed. Rights under Article 8 (Right to Respect for Private and Family Life), Article 1 of the First Protocol (Protection of Property) and Article 6.1 (Right to a Fair Trial) are those to be considered and may be affected due to activities associated with a school. The proposals have the potential to introduce impacts such as noise and disturbance and traffic impacts causing loss of amenity to

nearby residents. However, these potential impacts need to be balanced against the wider benefits the proposals would provide through the provision of primary school places. Members need to consider whether the benefits outweigh the potential impacts and reference should be made to the Observations section above in this consideration.

Public Sector Equality Duty Implications

153. The consultation response from NCC Access Officer has confirmed that there are no Public Sector Equality Duty implications arising.

Implications for Sustainability and the Environment

154. These have been considered in the Observations section above.

Human Resources

155. There are no Human Resources implications arising.

Statement of Positive and Proactive Engagement

156. In determining this application the County Planning Authority has worked positively and proactively with the applicant by entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies; the National Planning Policy Framework, including the accompanying technical guidance and European Regulations. The County Planning Authority has identified all material considerations; forwarding consultation responses that may have been received in a timely manner; considering any valid representations received; liaising with consultees to resolve issues and progressing towards a timely determination of the application. Issues of concern have been raised with the applicant, such as highway traffic impacts and have been addressed through negotiation and acceptable amendments to the proposals. The applicant has been given advance sight of the draft planning conditions and the County Planning Authority has also engaged positively in discussing the requirements of a Traffic Regulation Order. This approach has been in accordance with the requirement set out in the National Planning Policy Framework.

RECOMMENDATIONS

157. It is RECOMMENDED that planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992 subject to the conditions set out in Appendix 4. Members need to consider the issues set out in the report and resolve accordingly.

ADRIAN SMITH

Corporate Director – Place

Constitutional Comments [SG 26.06.2019]

The application file is available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Financial Comments [RWK 25.06.2019]

The applicant has confirmed that the cost of a Traffic Regulation Order and modification of the Section 38 highway adoption agreement would be met by the project (Paragraph 41). The applicant would be expected to cover all reasonable legal costs incurred by the County Council during the drafting and execution of the required agreement. There will therefore be no net additional cost to the County Council.

Background Papers Available for Inspection

The application file is available for public inspection by virtue of the Local Government (Access to Information) Act 1985.

Electoral Division and Member Affected

West Bridgford South

Cllr Jonathan Wheeler

Report Author/Case Officer

David Marsh

0115 9932574

For any enquiries about this report, please contact the report author.

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Policy statement – planning for schools development

The Secretary of State for Communities and Local Government (Mr Eric Pickles) and the Secretary of State for Education (Mr Michael Gove) wish to set out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. This statement supersedes the Statement of 26 July 2010.

The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards. For instance, creating free schools remains one of the Government's flagship policies, enabling parents, teachers, charities and faith organisations to use their new freedoms to establish state-funded schools and make a real difference in their communities. By increasing both the number of school places and the choice of state-funded schools, we can raise educational standards and so transform children's lives by helping them to reach their full potential.

It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes".

The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:

- **There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.**
- **Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their**

planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining applications and appeals that come before him for decision.

- **Local authorities should make full use of their planning powers to support state-funded schools applications.** This should include engaging in pre-application discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help to mitigate adverse impacts and help deliver development that has a positive impact on the community.
- **Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95.** Planning conditions should only be those absolutely necessary to making the development acceptable in planning terms.
- **Local authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible,** and in particular be proportionate in the information sought from applicants. For instance, in the case of free schools, authorities may choose to use the information already contained in the free school provider's application to the Department for Education to help limit additional information requirements.
- **A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority.** Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence.
- **Appeals against any refusals of planning permission for state-funded schools should be treated as a priority.** Where permission is refused and an appeal made, the Secretary of State will prioritise the resolution of such appeals as a matter of urgency in line with the priority the Government places on state education.
- **Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.**

This statement applies to both change of use development and operational development necessary to the operational needs of the school.

The Government is today publishing a summary of the responses to its consultation, *Planning for Schools Development*, and will continue to explore whether there is further scope and need for the planning system to do more to support state-funded schools, and in particular, free schools in the future.

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Species List

South Nottinghamshire Farmlands County Landscape Character Area

The following list includes native tree and shrub species that are commonly found within the **South Nottinghamshire Farmlands County Landscape Character Area** and are suitable for inclusion in planting schemes. These are important for determining the area's regional character. A range of native species may also be appropriate to particular locations or sites. In these cases professional advice should be sought from Nottinghamshire County Council's nature conservation officer or the Landscape and Reclamation team.

All plant material should be of local provenance or at least of British origin. The document 'Using local stock for planting native trees and shrubs' - Forestry Commission - Practice Note August 1999 by George Herbert, Sam Samuel and Gordon Patterson; provides guidance in this respect. A list of suppliers is provided on the Flora Locale website – www.floralocale.org

TREES	Botanical name	Woodlands	Hedges	Hedgerow trees	Wet areas/ streamsides
Alder (Common)	<i>Alnus glutinosa</i>	<input type="checkbox"/>			<input type="checkbox"/>
Ash	<i>Fraxinus excelsior</i>	■	<input type="checkbox"/>	■	<input type="checkbox"/>
Cherry (Wild)	<i>Prunus avium</i>	<input type="checkbox"/>			
Crab apple	<i>Malus sylvestris</i>	<input type="checkbox"/>	<input type="checkbox"/>		
Elm (Wych)	<i>Ulmus glabra</i>	<input type="checkbox"/>	<input type="checkbox"/>		
Maple (Field)	<i>Acer campestre</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Oak (Common)	<i>Quercus robur</i>	■	<input type="checkbox"/>	■	
Willow (Crack)	<i>Salix fragilis</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
Willow (White)	<i>Salix alba</i>			<input type="checkbox"/>	■

SHRUBS	Botanical name	Woodlands	Hedges	Hedgerow trees	Wet Areas/ streamsides
Blackthorn	<i>Prunus spinosa</i>	<input type="checkbox"/>	■		<input type="checkbox"/>
Dogwood (Common)	<i>Cornus sanguinea</i>		<input type="checkbox"/>		
Hawthorn	<i>Crataegus monogyna</i>	<input type="checkbox"/>	<input type="checkbox"/>		
Hazel	<i>Corylus avellana</i>	■	■		■
Holly	<i>Ilex aquifolium</i>	<input type="checkbox"/>	<input type="checkbox"/>		
Osier	<i>Salix viminalis</i>				<input type="checkbox"/>
Privet (Wild)	<i>Ligustrum vulgare</i>		<input type="checkbox"/>		
Rosa (Dog)	<i>Rosa canina</i>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

- Dominant species
- ☐ Other species present

SHARPHILL PRIMARY PLANNING APPLICATION
RESPONSE TO RBC OBJECTION 21.06.2019

In response to the concerns raised by Rushcliffe Borough Council, we report as follows.

The proposed school development makes a positive contribution to the neighbourhood and street scene on Rose Way. It provides good legibility by being:

- set parallel to the street thereby enhancing the 'building line'
- set back to allow for nursery and reception play areas to take advantage of the morning sun to the east of the building
- slightly elevated from Rose Way due to the existing topographical restraints of the site but done in a way which complements the civic nature of the building.

The building is an attractive addition to the housing development. It incorporates red brick and a light coloured render to the walls, materials in keeping with the surrounding area and which compliments the varied window colours appropriate for the use of the building as a primary school.



View of entrance from north east

The curved metal standing seam roof is an intended design element which is both contemporary and complimentary to the school proposals. As the building can be viewed from Sharphill Woods to the west, it is important to have a roof design with minimal service installations that is pleasing to the eye. This roof design will achieve this goal.

The limited articulation of the elevations is intended for security purposes as this provides a building with few recesses where intruders might go unseen. This is a fundamental principle of the secure-by-design methodology supported by the police. The projections from the building that are employed are the entrance

canopy and the nursery canopy in the play area, both of which retain clear views under for security and supervision purposes.

Reducing the levels of the site as proposed will make the school, car park, playground and sports pitches more readily accessible. It will also reduce the impact of the proposals on neighbouring houses and will assist in retaining views beyond of the Sharphill Woods.

The site boundary which has a dark green weldmesh fence about will have a hedge planted along it's entire length on the north, west and south boundaries and part of the east boundary facing onto Rose Way. The boundary will also include tree planting which will help to break down the visual impact of the site perimeter and make it appear a more natural feature. In addition, the embankment leading up to the west boundary will be modulated to reduce it's visual impact and make it look less artificial.

The boundary immediately to the east of the school building has intentionally been kept more 'open' with lower level planting to visually enhance its legibility and accessibility and to provide an attractive entrance. Staff, visitor and accessible parking along with adult cycle shelters have been located to the north of the building adjacent to the main entrance and discreetly away from the elevation fronting onto Rose Way. Pedestrian pathways lead up to the main entrance and the playgrounds from Rose Way at a safe distance from the vehicular access and turning area.



View of playground from south west

The height of the proposed school at about 9m is comparable to the adjacent housing with ridge heights of 8m-8.5m for 2 storey dwellings and 9.5m for 2.5 storey dwellings.

In conclusion, the proposed design of the school adheres to Rushcliffe Borough Council's Melton Road Development Framework Design Code by enhancing the scope to introduce other materials and colours for good design reasons, in this case for the erection of a keynote building of local civic importance within the overall housing development.

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 (Drawing 29265-ARC-XX-ZZ-DR-A-00100 Rev P02) received by the CPA on 4 June 2019;
- (b) Proposed Site Plan - Phase 1 (Drawing 29265-ARC-XX-ZZ-DR-A-00102 Rev P02) received by the CPA on 13 June 2019;
- (c) Site Sections (Drawing 29265-ARC-XX-ZZ-DR-A-00106 Rev P02) received by the CPA on 4 June 2019;
- (d) Proposed Ground Floor Plan - Phase 1 (Drawing 29265-ARC-XX-00-DR-A-01100 Rev P01) received by the CPA on 15 May 2019;
- (e) Proposed First Floor Plan – Phase 2 (Drawing 29265-ARC-XX-01-DR-A-01101 Rev P01) received by the CPA on 15 May 2019;
- (f) Proposed Elevations - Phase 1 (Drawing 29265 ARC- XX- ZZ- DR- A 01200 Rev P03) received by the CPA on 24 June 2019;
- (g) Proposed Roof Plan – Phase 1 (Drawing 29265 ARC- XX- ZZ- DR- A- 01105 Rev P01) received by the CPA on 17 June 2019;
- (h) Sprinkler Tank Enclosure (Drawing 29265 ARC- ZZ- XX- DR- A 1808 Rev P02) received by the CPA on 15 May 2019;
- (i) Bin Store/Service Yard Enclosure (Drawing 29265 ARC- XX- ZZ- DR- A- 1810 Rev P01) received by the CPA on 15 May 2019;
- (j) Proposed Site Plan – Phase 2 (Drawing 29265-ARC-XX-ZZ-DR-A-00103 Rev P02) received by the CPA on 13 June 2019;

- (k) Proposed Ground Floor Plan - Phase 2 (Drawing 29265-ARC-XX-00-DR-A-01102 Rev P01) received by the CPA on 4 June 2019;
- (l) Proposed First Floor Plan – Phase 2 (Drawing 29265-ARC-XX-01-DR-A-01103 Rev P01) received by the CPA on 15 May 2019;
- (m) Proposed Elevations - Phase 2 (Drawing 29265 ARC- XX- ZZ- DR- A 01201 Rev P03) received by the CPA on 24 June 2019;
- (n) Proposed Roof Plan – Phase 2 (Drawing 29265-ARC-XX-ZZ-DR-A-01106 Rev P01) received by the CPA on 17 June 2019;
- (o) Community Use Zoning Plan (Drawing 29265-ARC-XX-ZZ-DR-A-00105 Rev P02) received by the CPA on 4 June 2019;
- (p) Internal Community Use Areas (Drawing 29265-ARC-XX-00-DR-A-01104 Rev P01) received by the CPA on 15 May 2019.

Notwithstanding details shown on approved elevations (Condition 3f) and Condition 3m)), bat boxes – which will need a back board included in the specification – and swift boxes shall be integrated into the fabric of the building.

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

4. Vegetation clearance works that are to be carried out between the months of March to August inclusive 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. Unless in the event of an emergency, or as otherwise may be previously agreed in writing with the CPA:

- (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 Mondays to Fridays and 07:30– 13:00 hours on Saturdays;
- (c) no construction work shall be carried out or plant operated except between 07:30–18:00 hours Mondays to Fridays and 07:30–13:00 hours on Saturdays.

Reason: To safeguard the amenity of nearby residents.

6. Prior to the commencement of development, details of the method of working during the construction phase, in the form of an environmental management plan, to include:
- (a) a scheme of noise mitigation measures to be implemented during construction, in order to minimise noise impacts to the lowest practicable levels;
 - (b) a scheme for the recycling/disposal of surplus soils and waste resulting from construction;
 - (c) measures to safeguard risk to mammals during the period of construction.

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: Details are required prior to the commencement of development to protect the amenities enjoyed by the occupiers of nearby properties, in the interests of sustainable construction, and to safeguard against impacts on ecology.

7. Prior to the commencement of main site works, a watching brief for contamination shall be submitted to and approved in writing by the CPA. In the event that during development contamination not previously identified is found to be present, no further development shall take place in the area of contamination, unless first agreed in writing by the CPA, until a remediation strategy to deal with the identified contamination has been submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.

Reason: Details are required prior to the commencement of main site works to ensure that the site is remediated to an appropriate standard.

8. Prior to the commencement of main site works, a scheme of foul water drainage works shall be submitted to and approved by the CPA in writing. The foul drainage works shall be completed prior to the development hereby approved first being brought in to use, in accordance with the approved details.

Reason: Details are required prior to the commencement of main site works to prevent the increased risk of flooding and minimise pollution by ensuring the provision of a satisfactory means of foul water disposal.

9. Notwithstanding details shown on Drainage Strategy Drawing 4001/100 Rev 2 within the submitted Flood Risk Assessment, prior to the commencement of main site works a detailed scheme of sustainable surface water drainage, in accordance with the principles set out in the supporting Flood Risk Assessment (Delta-Simons Project No. 18-1806.03 – May 2019) and matters identified in the Notes attached to this grant of permission, shall be submitted to and approved in writing by the CPA in consultation with the NCC Flood Risk Management Team. The scheme shall subsequently be implemented in

accordance with the approved details and shall be completed prior to the development hereby approved first being brought into use.

Reason: Details are required prior to the commencement of main site works to prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

10. Prior to their use on site, 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.

Reason: In the interest of visual amenity.

11. Prior to being installed, design details including height and appearance of covered cycle storage 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 interest of visual amenity.

12. Prior to being installed, the location and design details of external light fittings, and a lighting scheme complying with Institute of Lighting Professionals Guidance for the Reduction of Obtrusive Light – Zone E2, 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.

13. Within 3 months of the commencement of development a scheme, including a programme for the provision of landscaping to include:

- a) tree and shrub species, locations, planting size, and planting density;
- b) grass seed mix;
- c) establishment methods (including tree pit detail);
- d) schedule of maintenance including a Landscape Management Plan to guide ongoing management of created and retained habitats

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 and sowing seasons 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.

14. Within 6 months of the commencement of Phase 1 of development:

- a) The construction specification for hard play areas;
- b) drainage details of areas used for outdoor play;
- c) a grid of finished levels of areas of hard play; and
- d) design details of grass pitch construction to the appropriate performance quality standards for school and community use supported by a site investigation and assessment by an appropriate turf agronomist

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 outdoor facilities to a standard fit for purpose and playing fields to a standard suitable for both school and community use.

15. Notwithstanding details shown on approved Site Plans, within 3 months of the commencement of development a scheme for the modification of the highway generally in accordance with Delta-Simons Drawing 18-1806.01Rev C Figure 3 to include design and construction details to an adoptable standard within the future adopted highway of:

- a) the vehicle turning area adjacent to the school car park access gate;
- b) tactile paving at crossing points;
- c) the extended plateau at the junction of Rose Way and Wheatcroft Drive;
- d) hard surfacing in a contrasting finish of areas of grassed margin between the carriageway and footway;
- e) physical measures to prevent vehicles parking on footway margins;
- f) pedestrian guardrail and other physical highway works as may be required

shall be submitted to and approved in writing by the CPA. No part of the development shall be brought into use until the highway works have been constructed in accordance with the approved details.

Reason: To ensure the provision of works within the future public highway to a satisfactory standard in the interest of highway safety.

16. Prior to the school first being brought into use, two car parking spaces shall be provided with electric vehicle charging points and, in addition, all car parking spaces shall be provided with cable ducting designed to accommodate future plug-in vehicle charging equipment.

Reason: To promote sustainable transport by facilitating the provision of electric vehicle charging in compliance with National Planning Policy Framework Paragraph 110e).

17. No part of the development shall be brought into use until:

a) the parking, turning and servicing areas have been constructed, drained to prevent the discharge of surface water to the highway, drained through trapped gullies with an overall capacity compatible with the site being drained, surfaced and marked out; and

b) cycle parking

have been provided in accordance with the approved plans to the satisfaction of the CPA. The 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 of car parking and service areas in the interest of highway safety, and cycle parking in the promotion of travel by sustainable transport mode.

18. Prior to the school approved by this permission first being brought into use, subject to a review of the extent and requirement for the control of parking on the highway (to be adopted) in the vicinity of the school which shall first be submitted to and approved in writing by the CPA, a scheme of restricted on-street parking and School Zone markings and associated signage shall be provided generally in accordance with the detail shown on Delta-Simons Drawing 18-1806.01Rev C Figure 3 to the satisfaction of the CPA.

Reason: In the interest of highway safety.

19. 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 who shall be responsible for the implementation, delivery, monitoring and promotion of the sustainable transport initiatives. The Travel Plan Coordinator shall within 3 months of the school 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; and

- f) manage student drop-off and pick-up.

The School Travel Plan shall include:

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

- 20. The Travel Plan Coordinator shall first submit a report to the CPA within 6 months following the development first being brought into use, and thereafter submit annual reports for a minimum period of 5 years 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 19g-19j)), 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.

- 21. Unless otherwise agreed in writing by the CPA, the use of the playing fields, and school buildings for organised community activities, shall be restricted to the following hours:

School Buildings

Monday – Sunday 07:30 – 23:00 hrs

Playing Field

Monday – Sunday 09:00 – 22:00 hrs

Reason: To safeguard the amenity that nearby residents could reasonably expect to enjoy.

22. Prior to the development first being brought into use, a Community Use Agreement for the use of school buildings and sports facilities (prepared following engagement with Rushcliffe Borough Council to identify interested user groups), including details of:
- a) pricing policy;
 - b) hours of use;
 - c) access by non-school users/non-members;
 - d) management responsibilities; and
 - e) a mechanism for review of the Community Use Agreement;

shall be submitted to and approved by the CPA in writing.

The facilities shall be used in accordance with the approved Community Use Agreement unless varied by the governors of the school and parties to the agreement, and approved in writing by the CPA.

Reason: To ensure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport.

23. Following the completion of the development, the combined fixed plant Rating Noise Level shall not exceed 45dB $L_{Aeq,15mins}$ (free-field) at any time of the day/night at any residential receptor. In the event of a complaint, which the CPA considers may be justifiable, the applicant shall undertake a noise assessment in accordance with the procedure set out in BS4142:2014 to determine compliance with the specified noise level (45dB $L_{Aeq,15mins}$ (free-field)). In the event that the specified noise limit is exceeded, a scheme of noise mitigation shall be submitted to and approved in writing by the CPA. The approved scheme of mitigation shall be implemented to the satisfaction of the CPA within one month of the date of approval.

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

24. Following the completion of the development, noise levels generated by the development or activities on site shall not exceed 55dB $L_{Aeq,1hr}$ between 18:00-23:00hrs on school days, and 07:00-23:00hrs on non-school days, measured at the façade of any residential receptor.

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

25. Following the completion of the development, noise levels from any activity on the site between the hours of 23:00–07:00 shall not exceed the existing night-time background (L_{90}) noise level, measured in the garden of any property adjoining the site boundary.

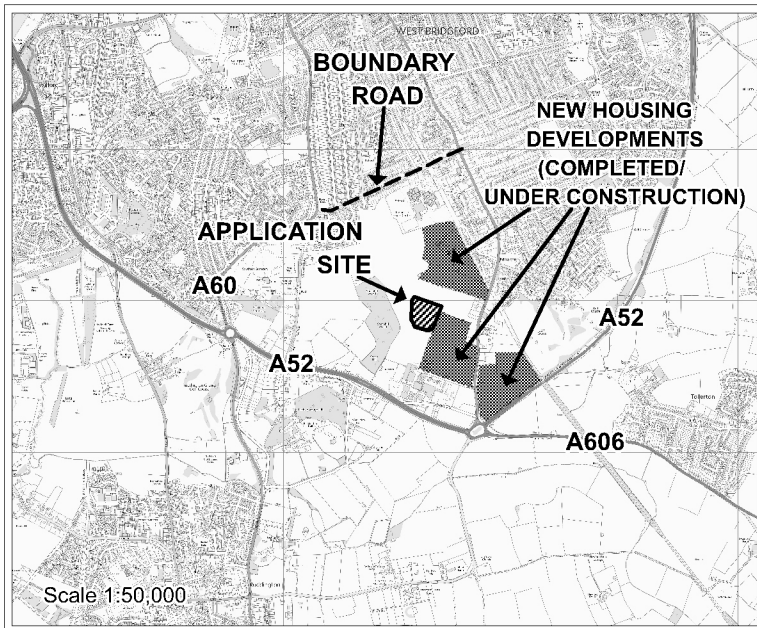
Reason: To protect the amenities at present enjoyed by the occupiers of nearby residential properties.

Informatives/notes to applicants

1. 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 New Connections Team (0800 707 6600).
2. With reference to Condition 9, the scheme of surface water drainage shall:
 - a) Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that the design is in accordance with CIRIA C753.
 - b) Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm 5 l/s rates for the developable area.
 - c) Provide surface water run-off attenuation storage in accordance with 'Science Report SCO30219 Rainfall Management for Developments' and the approved FRA
 - d) Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations shall 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 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
 - e) Demonstrate that exceedance is contained within the site boundary in a 100year+40% storm.
 - f) Evidence Severn Trent Water approval for connections to the existing network and any adoption of site drainage infrastructure.
 - g) Evidence how the on-site surface water drainage system shall be maintained and managed after completion and for the lifetime of the development, to ensure long term operation to design parameters.
3. With reference to Condition 12, the scheme of external lighting should be designed to minimise impact on bats.
4. With reference to Condition 12 and Condition 21, for the avoidance of doubt this permission does not permit the erection of lighting to allow community use of the playing field during hours of darkness, for which a separate grant of planning permission will be required. The permission would allow outside activities by organised groups after dark (such as Scouts/Guides) within the hours specified.
5. With reference to Condition 13, the proposed areas of embankment should have an undulating landform to create a natural landscape and be seeded with a simple wildlife seed mix (such as *Naturescape N!4*). Native species of tree,

shrub and hedgerow planting appropriate to the local area, and the use of wildlife-friendly plants in formal planting areas should be specified.

6. With reference to Condition 14d), reference should be made to Sport England guidance on Natural Turf for Sport
<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/naturalturf-for-sport/>
7. With reference to Condition 15, changes to the area of future adopted highway approved by this permission will require a modification of the highway adoption agreement (Highways Act 1980 - s38).
8. With reference to Condition 18, a Traffic Regulation Order (Road Traffic Regulation Act 1984) will be the subject of separate statutory consultation, and may result in changes to the indicative scheme of restricted on-street parking.
9. The transport of soils off-site may require an Environmental Permit from the Environment Agency. You are advised to contact the Environment Agency to discuss the transport of soils off-site.
10. Signage shown on elevations will be subject to The Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Express consent for the display of signage may be required from Rushcliffe Borough Council.



**Nottinghamshire
County Council**

Erection of a two storey 420 place primary (2 phases) and 39 place nursery school with associated playing fields, car parking, hard surfaced outdoor play area, footpaths and access roads. Entrance canopy and a covered nursery play area, enclosed bin store (2m), sprinkler tank and pump house (3.5m), 2.4m high perimeter security fence and gates, associated landscape works and off-site highway works.
Sharp Hill Primary School, Rose Way, off Melton Road, Edwalton, Nottinghamshire.
Planning Application No. 8/19/01268/CTY

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Date: JULY 2019

PLAN 1





**Nottinghamshire
County Council**

Erection of a two storey 420 place primary (2 phases) and 39 place nursery school with associated playing fields, car parking, hard surfaced outdoor play area, footpaths and access roads. Entrance canopy and a covered nursery play area, enclosed bin store (2m), sprinkler tank and pump house (3.5m), 2.4m high perimeter security fence and gates, associated landscape works and off-site highway works.

Page 50 of 92
Sharpill Primary School, 2500 Wilton Road, Edwalton, Nottinghamshire.
Planning Application No. 8/19/01268/CTY

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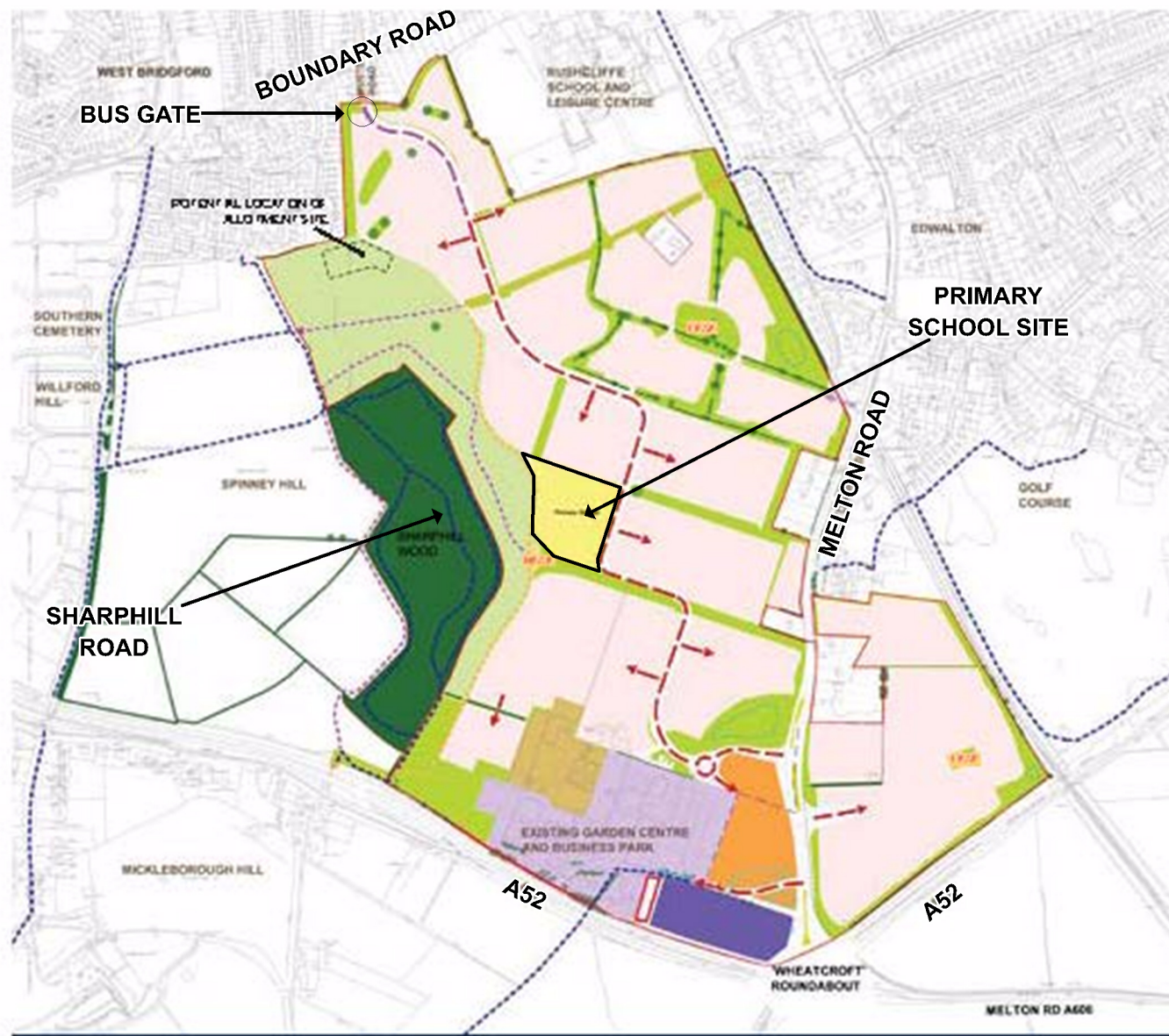
Not to Scale

Produced by: JW

Date: JULY 2019

KEY

-  Site Boundary
-  Access for Local Traffic (potentially), Buses and Emergency Vehicles Only
-  Main Streets and access roads
-  Potential access roads
-  Residential Area
Around 1500 dwellings at an average density of not less than 30/dph
-  Local Centre
Uses to include:
Retail, community uses and employment generating uses
-  Primary School with associated community hall access and use
-  Employment generating uses
-  Retained Garden Centre, Business Park and agricultural uses
(Some expansion / redevelopment opportunities available)
-  Existing Grain Depot (Redevelopment opportunities available)
-  Proposed Edwilton Community Park
-  Proposed Green Infrastructure
Includes Greenways, structural landscape detention basins,
children's play and areas of wildlife habitat creation
-  Possible Sustainable Urban Drainage Scheme (SuDS)
Detention Basins - approximate location
-  Proposed Equipped Children's Play Areas - approximate location
-  Existing vegetation including trees and hedgerows to be retained where possible. Sharp Hill Wood to be subject to long term management plan
-  Existing Rights of Way / Informal Routes
-  Proposed Footpaths (Community Park)
-  Proposed Shared Cycleway/Footpath



**Nottinghamshire
County Council**

Erection of a two storey 420 place primary (2 phases) and 39 place nursery school with associated playing fields, car parking, hard surfaced outdoor play area, footpaths and access roads. Entrance canopy and a covered nursery play area, enclosed bin store (2m), sprinkler tank and pump house (3.5m), 2.4m high perimeter security fence and gates, associated landscape works and off-site highway works. Sharp Hill Primary School, Rose Way, off Melton Road, Edwilton, Nottinghamshire.

Planning Application No. 8/19/01268/CTY

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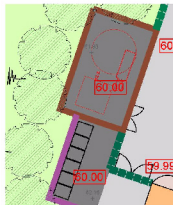
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Produced by: JW
Date: JULY 2019



PLAN 4

Legend

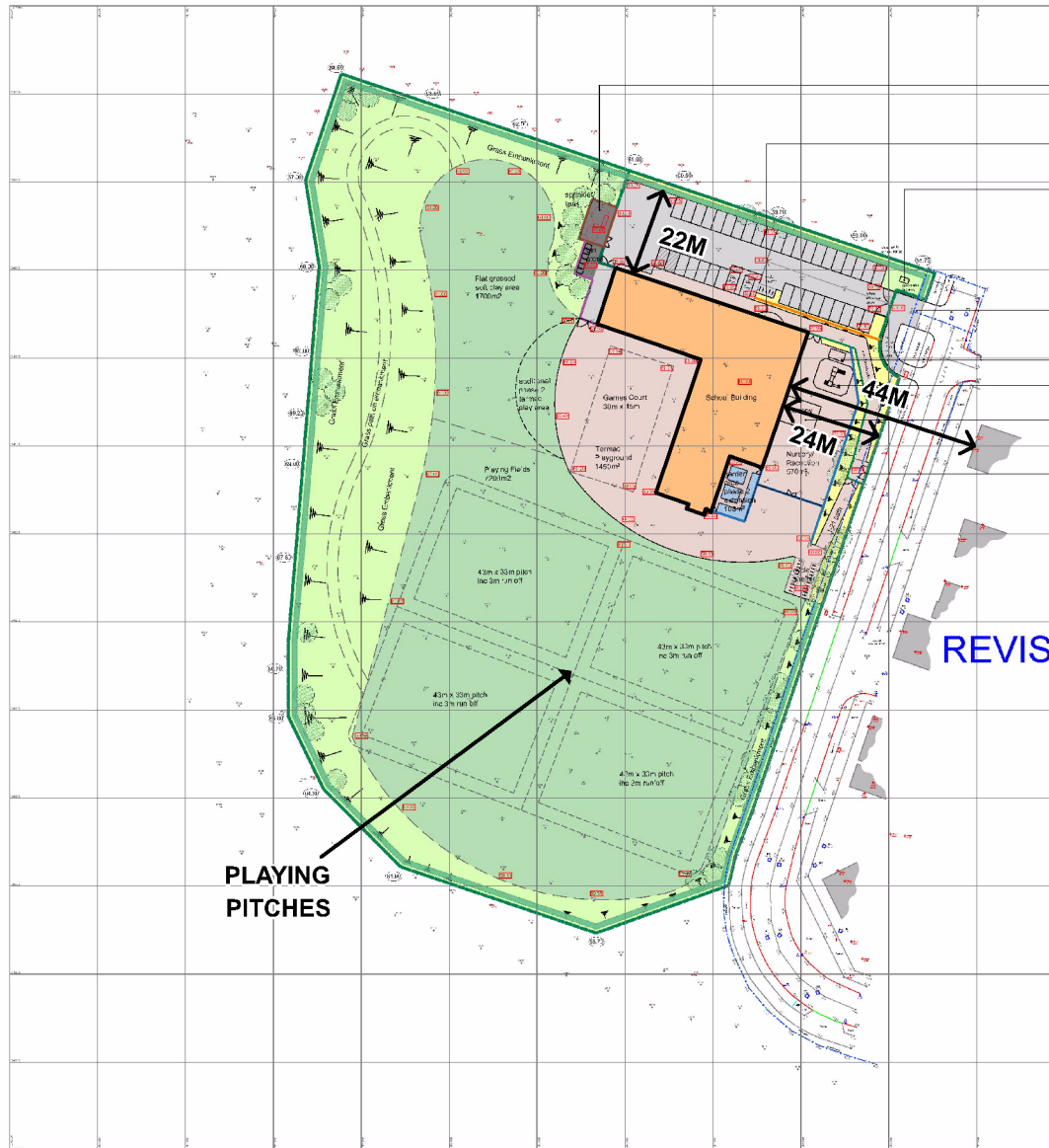
-  School building
-  Vehicular tarmac areas/ car park
-  Pedestrian informal tarmac areas
-  Concrete base for bins and sprinkler
-  Grass embankments
-  Playing Fields
-  Planting areas
-  Top Soil
-  Existing Levels
-  Proposed Levels
-  FE1- 2.4m Herra Fencing
-  FE2- 3.5m high timber fence
-  FE3- 2m high timber fence
-  FE4- 1.8m high closeboard timber fence
-  FE5- 1m high timber fence
-  FE6- Knee rail fence



Sprinkler tank and bin store
1:200



10m SCALE 1:800



Proposed Site Plan (Phase 1)

Sprinkler tank refer DR no.
1808,1809 and to S.E drawing

Canopy by Arc (Refer to
S.E drawing)

Proposed Gas meter

Main Vehicular Access

Outdoor metal store

Play equipment on rubber
crumb safety surface

Canopy

Main Pedestrian Access

REVISED

NOTES:
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NCC Received
04/06/2019

2 hectare site

P02 Loop road added/ issued for Planning Approval EI R² 04.06.2019

P01 Minor simplification/ revision/ Change to 015 not issued for Planning Approval EI R² 14.05.2019

Rev	Description	Drawn	Auth	Date
01	01			

Nottinghamshire County Council

Site Address:
SHARPHILL, EDWALTON,
NOTTINGHAMSHIRE

Project title:
SHARPHILL PRIMARY SCHOOL

Drawing title:
PROPOSED SITE PLAN (PHASE 1)

Drawing status:
PLANNING

Scale:	Drawn:	Date:
1:500 @A1	EI	02.05.2019

UPR:	Rev:	Date:
RP	RP	02.05.2019

Drawing no:	Rev:
29265-ARC-XX-ZZ-DR-A00102	P02

arcpartnership

2nd Floor City Gate West, Tollhouse Hill,
Nottingham, NG1 5AT
Tel: 0115 838 4544 Email: info@arc-partnership.co.uk
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NCC Received
15/05/2019

Rev: 01/05/2019
Client: Notinghamshire County Council

Rev: 01/05/2019
Client: Notinghamshire County Council

Rev: 01/05/2019
Client: Notinghamshire County Council

Rev: 01/05/2019
Client: Notinghamshire County Council

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REVISED

RECEIVED
By RKT at 4:54 pm, Jun 24, 2019

P13 Elevation shown in
Planning Approval
P13 Elevation shown in
Planning Approval
P13 Elevation shown in
Planning Approval

Nottinghamshire
County Council

Sharp Hill, Edwalton,
Nottinghamshire

Project Name: Sharp Hill

Proposed Elevations - Phase 2

Planning

Proposed Elevations - Phase 2

Proposed Elevations - Phase 2

Proposed Elevations - Phase 2

Erection of a two storey 420 place primary (2 phases) and 39 place nursery school with associated playing fields, car parking, hard surfaced outdoor play area, footpaths and access roads. Entrance canopy and a covered nursery play area, enclosed bin store (2m), sprinkler tank and pump house (3.5m), 2.4m high perimeter security fence and gates, associated landscape works and off-site highway works.

Page 61 of 92

Sharp Hill Primary School, 650 Walsby Road, Edwalton, Nottinghamshire.

Planning Application No. 8/19/01268/CTY

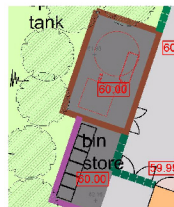
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Legend

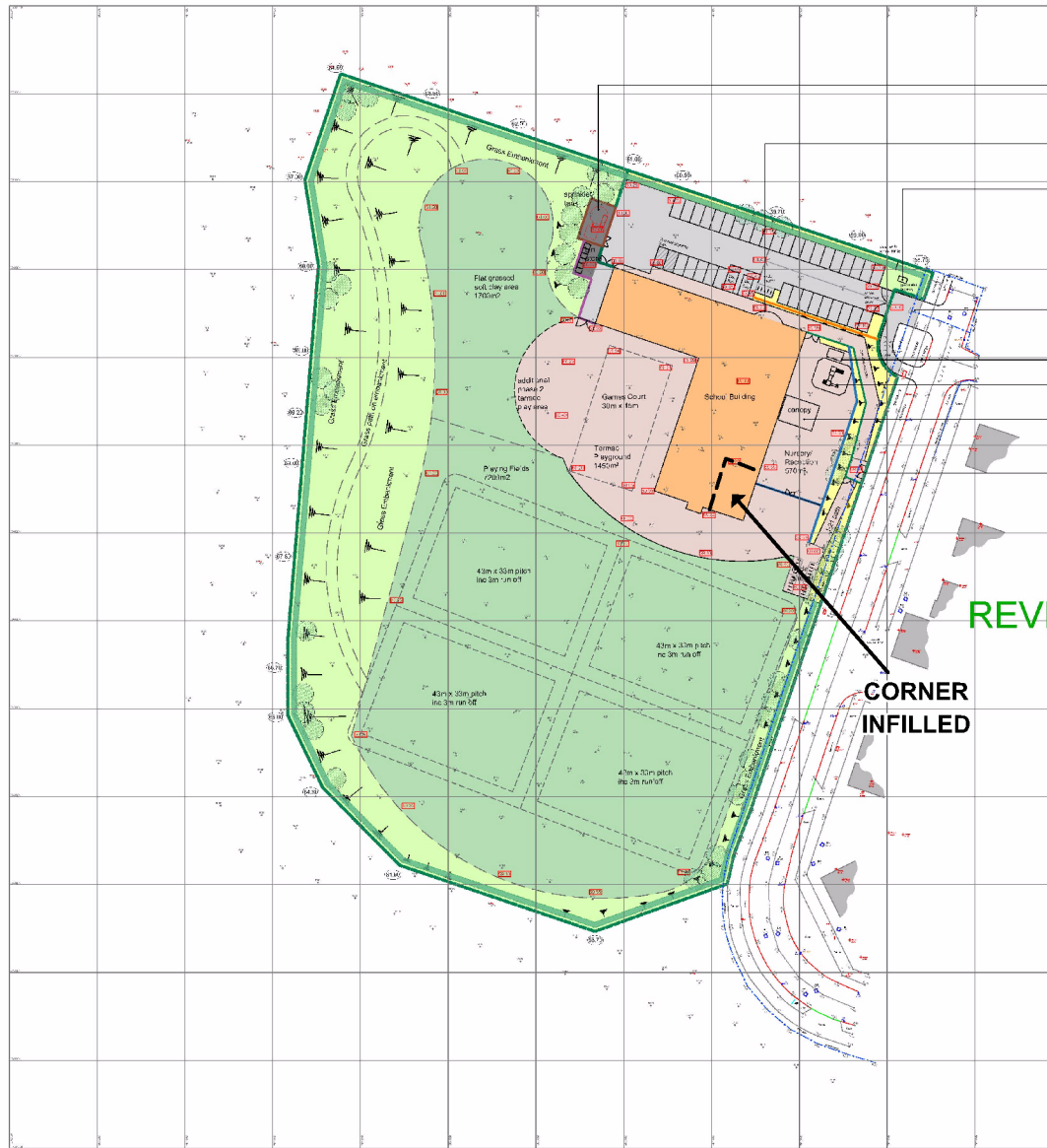
-  School building
-  Vehicular tarmac areas/ car park
-  Pedestrian informal tarmac areas
-  Concrete base for bins and sprinkler
-  Grass embankments
-  Playing Fields
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-  FE1- 2.4m Herra Fencing
-  FE2- 3.5m high timber fence
-  FE3- 2m high timber fence
-  FE4- 1.8m high closeboard timber fence
-  FE5- 1m high timber fence
-  FE6- Knee rail fence



Sprinkler tank and bin store
1200



10m SCALE 1:800



Proposed Site Plan (Phase 2)

Sprinkler tank refer DR no.
1808,1809 and to S.E drawing

Canopy by Arc (Refer to
S.E drawing)

Proposed Gas meter

Main Vehicular Access

Outdoor metal store

Play equipment on rubber
crumb safety surface

Canopy

Main Pedestrian Access

REVISED

CORNER
INFILLED

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NCC Received
04/06/2019

2 hectare site

P02 Loop road added/ issued for Planning Approval EI R² 04.06.2019

R² Minor Simplified Amendment Changes to DTS not issued for Planning Approval EI R² 14.05.2019

Rev	Description	Drawn	Auth	Date
01	01			

Nottinghamshire County Council

Site Address: SHARPHILL, EDWALTON, NOTTINGHAMSHIRE.

Project title: SHARPHILL PRIMARY SCHOOL

Drawing title: PROPOSED SITE PLAN (PHASE 2)

Drawing status: PLANNING

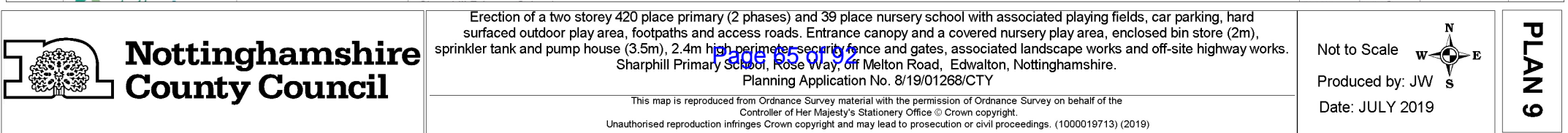
Scale	Drawn	Date
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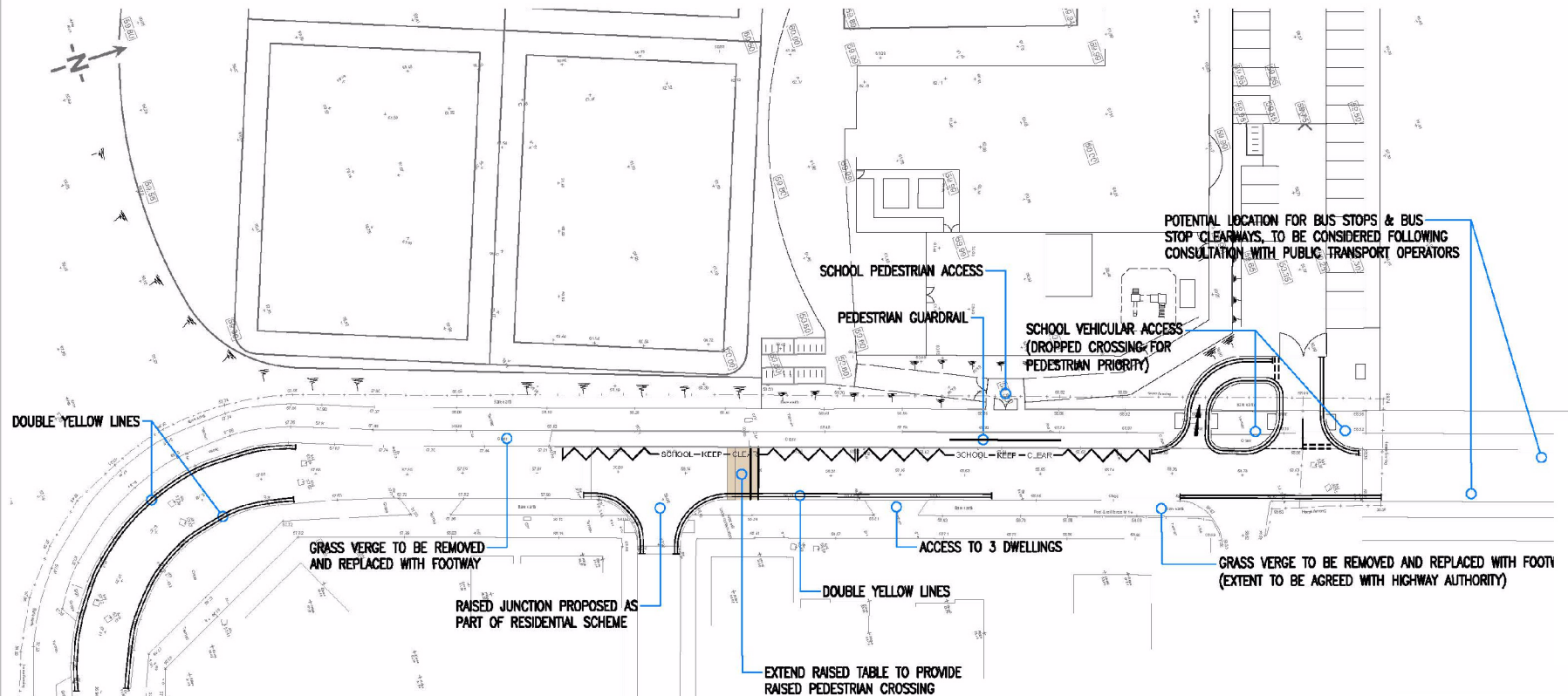
UPR	Rev	Date
	RP	02.05.2019

Drawing no.	Rev
29265-ARC-XX-ZZ-DR-A00103	P02

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Tel: 0115 938 4544 Email: info@arc-partnership.co.uk
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TRO NOTES

1. ALL PARKING RESTRICTIONS SHOWN ARE INDICATIVE, THEIR EXACT EXTENTS AND ASSOCIATED SIGNAGE TO BE DEFINED IN DETAILED DESIGN BY THE TRO PROCESS.
2. NEW ADVISORY 20 MPH SPEED LIMIT TO BE PROVIDED IN THE VICINITY OF THE SCHOOL ENTRANCE. EXACT EXTENTS AND SIGNAGE TO BE DEFINED VIA TRO PROCESS.
3. PROPOSED DOUBLE YELLOW LINE TO HAVE 'NO LOADING' RESTRICTIONS AND ASSOCIATED SIGNAGE AS REQUIRED.
4. THE REQUIREMENT FOR PHYSICAL MEASURES TO PREVENT ERRANT PARKING ON AREAS OF GRASSED VERGE TO BE REVIEWED ONCE EXTRACT EXTENTS OF PARKING RESTRICTIONS REFERRED TO IN NOTE 1 ABOVE BEEN CLEARLY DEFINED.

NOTES

1. THIS DRAWING SHOWS THE PRELIMINARY LAYOUT ONLY (NOT TO BE USED FOR CONSTRUCTION) AND IS SUBJECT TO DETAILED DESIGN, FULL CDM COMPLIANCE, STATUTORY UNDERTAKERS SEARCH/DIVERSION REQUIREMENTS, HIGHWAY DRAINAGE PROVISION, LAND OWNERSHIP AND LOCAL AUTHORITY APPROVAL.
2. THIS DRAWING IS BASED ON 2018 TOPOGRAPHICAL SURVEY AND ENGINEERING DRAWINGS PROVIDED BY VECTOS



**Nottinghamshire
County Council**

Erection of a two storey 420 place primary (2 phases) and 39 place nursery school with associated playing fields, car parking, hard surfaced outdoor play area, footpaths and access roads. Entrance canopy and a covered nursery play area, enclosed bin store (2m), sprinkler tank and pump house (3.5m), 2.4m high perimeter security fence and gates, associated landscape works and off-site highway works. Sharpill Primary School, Rose Way, off Melton Road, Edwalton, Nottinghamshire.

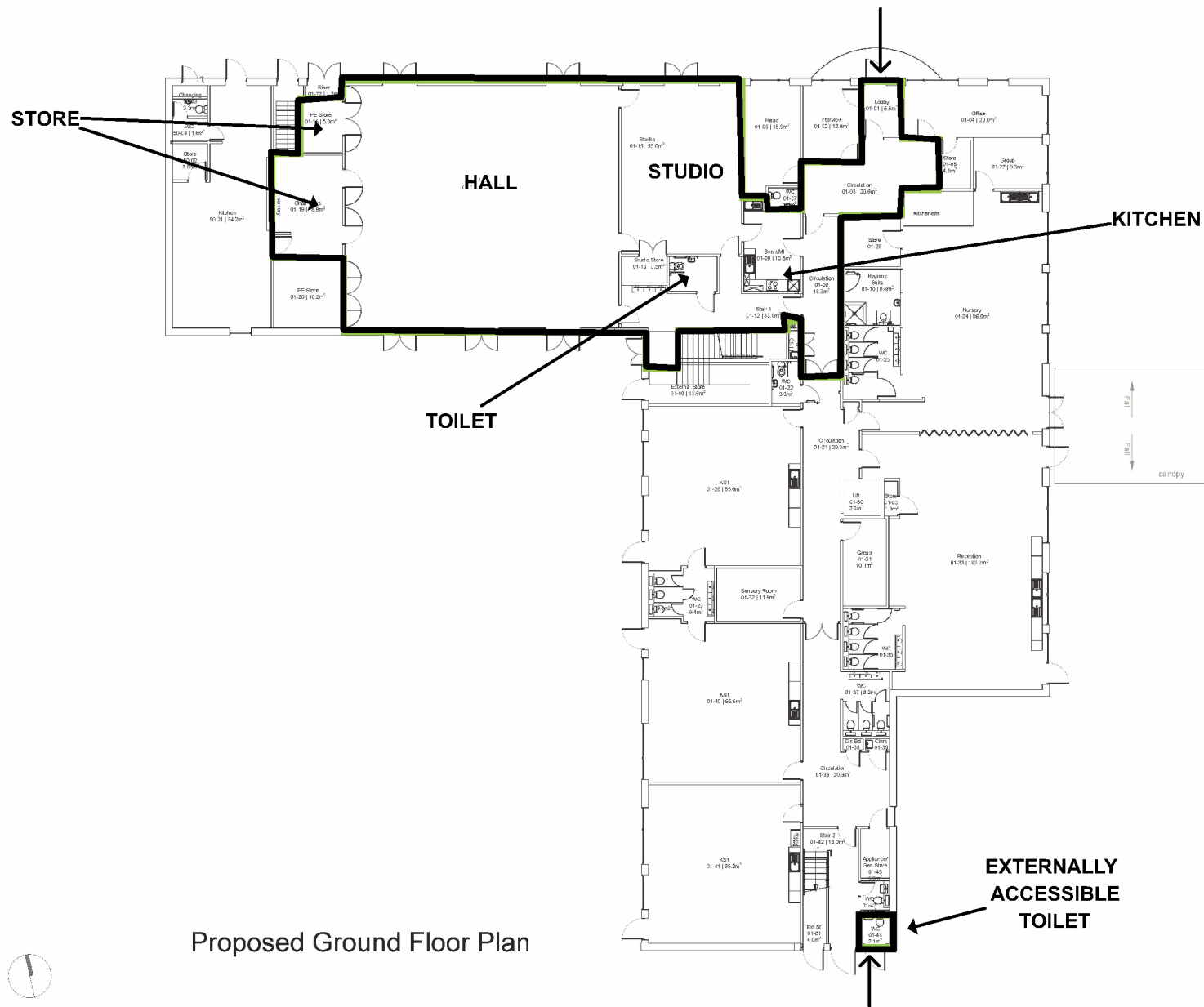
Planning Application No. 8/19/01268/CTY

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Date: JULY 2019



PLAN 10



Proposed Ground Floor Plan



Legend

- School building
- Existing Levels
- Proposed Levels

**SECURED
'SCHOOL-ONLY'
ZONE**

**COMMUNITY ACCESSIBLE
AREA OF SCHOOL**

REVISED

Sprinkler tank refer DR no.
1808, 1809 and to S.E drawing

Canopy by Arc (Refer to
S.E drawing)

Proposed Gas meter

Main Vehicular Access

Outdoor metal store

Play equipment on rubber
crumb safety surface

Canopy

Main Pedestrian Access

community use

Community Use Zone 1

Community Use Zone 2

Community Use Zone 3
(internal)

Proposed Community Use Zoning Plan

FIGURE 12: PLAN 12



**Nottinghamshire
County Council**

Erection of a two storey 420 place primary (2 phases) and 39 place nursery school with associated playing fields, car parking, hard surfaced outdoor play area, footpaths and access roads. Entrance canopy and a covered nursery play area, enclosed bin store (2m), sprinkler tank and pump house (3.5m), 2.4m high perimeter security fence and gates, associated landscape works and off-site highway works. Sharpill Primary School, Rose Way, off Melton Road, Edwalton, Nottinghamshire.

Planning Application No. 8/19/01268/CTY

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Date: JULY 2019



PLAN 12

16 July 2019**Agenda Item: 6****REPORT OF CORPORATE DIRECTOR - PLACE****DEVELOPMENT MANAGEMENT PROGRESS REPORT****Purpose of the report**

1. To report on planning applications received by the Development Management Team between 18th May and 30th June 2019, to confirm the decisions made on planning applications since the last report to Members on 4th June 2019, and to detail applications likely to come before Committee in the coming months.

Background

2. Appendix A highlights applications received since the last Committee meeting, and those determined in the same period. Appendix B highlights applications outstanding for over 17 weeks. Appendix C details the County Council's performance in determining 'County Matter' and 'County Council's own planning applications within the statutory timeframe or an agreed extension, covering the first quarter of the 2019/20 year (April to June inclusive). Appendix D sets out the Committee's work programme for forthcoming meetings of Planning and Licensing Committee.

Statutory and Policy Implications

3. This report has been compiled after consideration of implications in respect of crime and disorder, data protection and information governance, finance, human resources, human rights, the NHS Constitution (public health services), the public sector equality duty, the safeguarding of children and adults at risk, service users, smarter working, and sustainability and the environment, and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.
4. The relevant issues arising out of consideration of the Human Rights Act have been assessed in accordance with the Council's adopted protocol. Rights under Article 8 and Article 1 of the First Protocol are those to be considered. In this case, however, there are no impacts of any substance on individuals and therefore no interference with rights safeguarded under these articles.

RECOMMENDATIONS

5. That Committee considers whether there are any actions they require in relation to the contents of the report.

ADRIAN SMITH

Corporate Director - Place

Constitutional Comments [RHC 02/07/2019]

Planning and Licensing Committee is the appropriate body to consider the contents of this report.

Financial Comments [RWK 08/07/2019]

There are no specific financial implications arising directly from the report.

Background Papers Available for Inspection

None

Electoral Division(s) and Member(s) Affected

All

For any enquiries about this report please contact:

Report Author / Case Officer
Ruth Kinsey
0115 993 2584

Planning Applications Received and Determined
From 18th May to 30th June 2019

Division	Member	Received	Determined
BASSETLAW			
Misterton	Cllr Tracey Taylor		Extension to sand and gravel extraction, including a temporary crossing of Slaynes Lane and restoration to nature conservation. Newington Quarry, Lane to the South of Bawtry Road, Misson, Near Bawtry. Granted 04/06/2018 (Committee)
Blyth & Harworth	Cllr Shelia Place		Variation of condition 3 of planning permission 1/66/04/00004 to extend the timescale for inert waste disposal to cease by 22 August 2027, with enhanced restoration for a biodiverse nature conservation afteruse. Serlby Quarry, Snape Lane, Serlby. Withdrawn 03/06/2019
Misterton	Cllr Tracey Taylor		Variation of conditions 2, 3 and 5 of planning permission 1/29/05/00030, to change the layout of plant and machinery, to retain the Gas Utilisation Plant until 20/10/2050 and to allow the use of natural gas in addition to the landfill gas generated at the site. Daneshill Landfill Site, Daneshill Road, Lound. Withdrawn 11/06/2018

Division	Member	Received	Determined
MANSFIELD			
Mansfield East	Cllr Vaughan Hopewell Cllr Martin Wright		Installation of a modular kitchen pod extension including link corridor, external ramps and alterations to external pathways. Installation of a modular kitchen pod extension including link corridor, external ramps and alterations to external pathways. Returned 14/06/2019 due to insufficient information to validate.
NEWARK & SHERWOOD- None			
ASHFIELD			
Kirkby North	Cllr John Knight		Change of use to waste transfer station with associated hard standing and boundary fencing. Unit 15 Diamond Window Systems, Unity Road, Kirkby In Ashfield. Granted 24/05/2019
Hucknall North	Cllr Ben Bradley		Retention of mobile classroom (Building 4), Leen Mills Primary School, Leen Mills Lane, Hucknall. Granted 24/06/219

Division	Member	Received	Determined
Hucknall North	Cllr Ben Bradley		Retention of mobile classroom (Building 5), Leen Mills Primary School, Leen Mills Lane, Hucknall. Granted 24/06/219
Kirkby North	Cllr John Knight	Erection of waste sorting shelter. Unit 15, Diamond Window Systems, Unity Road, Kirkby in Ashfield. Received 28/0/2019	
BROXTOWE			
Greasley & Brinsley	Cllr John Handley		Convert 276sqm area of school playing field to an area of artificial grass to create a small all-weather football pitch. Brinsley Primary & Nursery School, Moor Road, Brinsley. Granted 10/06/2019
Stapleford & Broxtowe	Cllr Dr John Doddy Cllr John Longdon		Construction of a steel and polycarbonate canopy for external play area. Wadsworth Fields Primary School, Wadsworth Road, Stapleford. Granted 13/06/2019

GEDLING			
Calverton	Cllr Boyd Elliott		Creation of Tarmac turning circle with associated drainage and retaining wall. St Wilfrid's C of E Primary School, Main Street, Calverton. Granted 30/05/2019
Arnold South	Cllr John Clarke Cllr Muriel Weisz		Installation of artificial turf to replace existing grass and rubber mulch surfaced area. Woodthorpe Infant School, Arno Vale Road, Woodthorpe. Granted 11/06/2019
RUSHCLIFFE			
West Bridgford North West Bridgford South	Cllr Jonathan Wheeler Cllr Liz Plant	Reconfiguration of grass sports pitches to create an official 7 vs 7 (U9-U10) football pitch with associated drainage works along with improved access to the school sports storage building and removal of raised manholes. West Bridgford Junior School Annex, Tudor Road, West Bridgford. Received 24/05/2019	

Applications outstanding over 17 weeks at 30th June 2019

Division	Member	Description	Weeks Out Standing	Comments
BASSETLAW				
Worksop South Warsop	Cllr Kevin Greaves Cllr Andy Wetton	Variation of Conditions 3 and 4 of Planning Permission Ref: 1/13/01390/CDM to allow a further 5 years for the placement of material and restoration of the site. Welbeck Colliery, Elkesley Road, Meden Vale.	98	Presented to Committee on 27/11/2018 where it was resolved to grant permission upon the agreeing and signing of a S106 Legal Agreement.
Worksop West	Cllr Sybil Fielding	To operate a waste transfer station, asbestos/clinical and inert waste facility. C.W. Waste Services Limited, Sandy Lane Industrial Estate, Worksop,	59	Revised information received and re-consultation is underway

Division	Member	Description	Weeks Out Standing	Comments
Worksop South Warsop	Cllr Kevin Greaves Cllr Andy Wetton	Proposed variations to the soil management areas, the internal linking access road and the installation of welfare and office portacabins and toilet block unit. Welbeck Colliery, Elkesley Road, Meden Vale	55	Presented to Committee on 27/11/2018 where it was resolved to grant permission upon the agreeing and signing of a S106 Legal Agreement.
Blyth & Harworth	Cllr Sheila Place	Proposed New 20MWE Waste to Energy Power Generation Facility and associated Plant and external Works. Plots A5 and A6, Lords Wood Road, Harworth,	51	Still awaiting Reg 25 request for further information to be submitted
Misterton Retford West	Cllr Tracey Taylor Cllr Mike Quigley	Sand and Gravel extraction. Backfill with imported silt and restoration to agriculture and biodiversity, including the construction of a temporary road access. Land to the south of College Farm, East of Great North Road, Barnby Moor, Retford	33	Resolving consultation responses

Division	Member	Description	Weeks Out Standing	Comments
Blyth & Harworth	Cllr Sheila Place	Planning application to vary Condition 4 of Planning Permission Ref: 1/13/00475/CDM to allow waste deposit at the site to continue until 31st December 2023 and restoration to be completed by 31st December 2025. Styrrup Quarry, Main Street, Styrrup	31	Presented to Committee on 12/03/2019 where it was resolved to grant permission upon the agreeing and signing of a S106 Legal Agreement.
Blyth & Harworth	Cllr Sheila Place	Importation of 6.2 million cubic metres of restoration materials to complete the restoration of Harworth Colliery No 2 spoil heap, Blyth Road, Harworth	28	A request for Reg25 seeking further Information has been submitted and is awaiting a response from the applicant.

MANSFIELD				
Mansfield East	Cllr Vaughan Hopewell Cllr Martin Wright	Retrospective permission for silica sand extraction and associated revised site restoration proposals. Ratcher Hill Quarry, Southwell Road West, Rainworth, Mansfield	76	Awaiting revised restoration plan
NEWARK & SHERWOOD				
Farndon & Trent	Cllr Mrs Sue Saddington	To vary condition 46 of planning permission 3/14/91/1237, revision to approved restoration scheme. Staple Landfill, Grange Lane, Cotham	166	Presented to Committee 20/09/2016 and was resolved to grant permission upon the agreeing and signing of S106 Legal Agreement. Letter sent chasing up the finalising of S106 agreement.
Balderton	Cllr Keith Walker			
Collingham	Cllr Maureen Dobson	Vary conditions 8 and 9 of planning consent 3/98/0800 to allow an extension to the duration of quarry workings until 31st December 2035 (currently 31st August 2016) with full site restoration to be completed by 31st December 2036. The submission also incorporates an interim restoration scheme relating to land to the south of the plant site. Girton Quarry, Gainsborough Road, Girton.	151	Presented to Committee on 12/12/2017 where it was resolved to grant permission upon the agreeing and signing of S106 Legal Agreement . Legal Agreement has been sent to Landowners for signatures

Collingham	Cllr Maureen Dobson	Vary conditions 7 and 8 of planning consent 3/04/00394/CMM to allow the continued retention/use of the plant site/access road at Girton Quarry until 31st December 2035 (currently 31st August 2016) with full site restoration to be completed by 31st December 2036. Girton Quarry, Gainsborough Road, Girton.	151	Presented to Committee on 12/12/2017 where it was resolved to grant permission upon the agreeing and signing of S106 Legal Agreement . Legal Agreement has been sent to Landowners for signatures
Muskham & Farnsfield	Cllr Bruce Laughton	Proposed extraction of 1.8 million tonnes of sand and gravel together with the erection of mineral processing plant and associated ancillary infrastructure. the provision of a new access, and the progressive restoration of the site to nature conservation over a period of 9 years. Cromwell North Quarry, Land Between Carlton on Trent and Cromwell	24	Reg 25 request has been sent and awaiting response. Re-consultation will be required upon receipt.

ASHFIELD				
Hucknall North	Cllr Ben Bradley	Planning application for the continued use of an Aggregates Recycling Facility at Wigwam Lane for the treatment of waste to produce soil, soil substitutes and aggregates. Total Reclaims Demolition Ltd Wigwam Lane, Bakerbrook Industrial Estate, Hucknall	358	A further meeting has taken place and the site is being cleared at present time. A planning application to regularise the site is expected shortly.
BROXTOWE				
Stapleford & Broxtowe Central	Cllr Dr John Doddy Cllr John Longdon	Change of use to waste timber recycling centre including the demolition of existing building and construction of new buildings. Shilo Park, Shilo Way, Cossall	335	Still awaiting a Reptile Mitigation report from the applicant
GEDLING				
Carlton East	Cllr Nicki Brooks	Change of Use of existing buildings from waste transfer station and B1, B2, and B8 to plastic recycling. Colwick Business Park, Road No 2, Colwick,	27	Awaiting further information concerning environmental impacts.

RUSHCLIFFE				
Leake & Ruddington	Cllr Reg Adair Cllr Andrew Brown	The extraction and processing of sand and gravel, including the construction of a new site access road, landscaping and screening bunds. Mineral washing plant and other associated infrastructure with restoration to agriculture and nature conservation areas. Land off Green Street, Mill Hill and land at Barton in Fabis, off Chestnut Lane, Nottingham	95	Committee report being prepared
Toton, Chilwell & Attenborough	Cllr Eric Kerry Cllr Richard Jackson			

County Matter applications 01/04/2019 to 30/06/2019

	8 weeks	13 weeks	17 weeks	Within Agreed Time Extension	17 weeks No TE agreed missed time extension	Total
Bassetlaw				3		3
Mansfield						0
Newark & Sherwood		1		2		3
Ashfield				1		1
Broxtowe						0
Gedling				1		1
Rushcliffe				1		1
Total	0	1		9		9
%	0	11		100		
Applications determined within 13 weeks or an agreed time extension						9=100%

Applications on hand 29 at 01/04/2019

Applications received 2

Sub total 31

Applications withdrawn 2

Sub total 29

Applications determined 9

Total number of Applications on
hand at the end of the quarter

20

01/07/2019

County Council Developments 01/04/2019 to 30/06/2019

	8 weeks	13 weeks	17 weeks	Within Agreed Time Extension	17 weeks No TE agreed missed time extension	Total
Bassetlaw						0
Mansfield						0
Newark & Sherwood						0
Ashfield	2			2		4
Broxtowe	2					2
Gedling	1			1		2
Rushcliffe	1					1
Total	6			9		9
%	67			100	0	
Applications determined within 13 weeks or an agreed time extension						9= 100%

Applications on hand 9 at 01/04/2019

Applications Received 6

Sub total 15

Applications withdrawn/returned 3

12 Sub total

Applications determined 9

Total number of Applications on **3** at 01/07/2019
hand at the end of the quarter

Schedule of future planning applications to be reported to Planning and Licensing Committee

(Please note: The committee dates identified are for guidance only. A final decision regarding the committee date is not made until shortly before the agenda is published).

3 rd September 2019	4/2019/0300	Two Oaks Quarry, Coxmoor Road, Sutton In Ashfield, NG17 5LZ	Variation of Condition 13 of planning permission 4/V/2017/0690 to increase daily, weekly and annual HGV movements (max 380 movements per day during April, May, June and July and max 320 per day during remainder of the year. Annual limit of 50,000 movements)
3 rd September 2019	8/17/02096/CMA	Land off Green Street, Mill Hill and land at Barton Fabis, off Chestnut Lane	The extraction and processing of sand and gravel, including the construction of a new site access road, landscaping and screening bunds. Mineral washing plant and other associated infrastructure with restoration to agriculture and nature conservation areas.
3 rd September 2019	1/18/00628/CDM	C.W. Waste Services Limited, Sandy Lane Industrial Estate, Worksop, S80 1TN	To operate a waste transfer station, asbestos/clinical and inert waste facility
3 rd September 2019	7/2019/0017NCC	Colwick Business Park, Road No 2, Colwick, NG4 2JR	Change of Use of existing buildings from waste transfer station and B1, B2, and B8 to plastic recycling
3 rd September 2019	1/19/00660/CDM	East Markham Primary School, Askham Road, East Markham, NG22 0RG	Erection of a standalone single storey hall, kitchen and classroom building. Expansion of existing photovoltaic solar array. Associated paving and landscape works.

Planning Applications currently being processed by the County Council which are not currently targeted to a specific meeting of the Planning and Licensing Committee.

Planning Application:	1/18/014570043/CDM
Location:	Land to the south of College Farm, East of Great North Road, Barnby Moor, Retford
Proposal:	Sand and gravel extraction, backfill with imported silt and restoration to agriculture and bio-diversity, including construction of a temporary road access road.
Planning Application:	1/18/01611/CDM
Location:	Harworth Colliery No 2 Spoil Heap, Blyth Road, Harworth,
Proposal:	Importation of 6.2 million cubic metres of restoration materials to complete the restoration of Harworth Colliery No. 2 spoil heap.

Planning Application:	1/18/00920/CDM
Location:	Plots A5 and A6, Lords Wood Road, Harworth, DN11 8NE
Proposal:	Proposed New 20MWE Waste to Energy Power Generation Facility and associated Plant and external Works.
Planning Application:	2/2018/0040/NCC
Location:	Ratcher Hill Quarry, Southwell Road West, Rainworth, Mansfield, NG21 0HW
Proposal:	Retrospective permission for silica sand extraction and associated revised site restoration proposals.
Planning Application:	3/19/00100/CMM
Location:	Cromwell North Quarry, Land Between Carlton on Trent and Cromwell, Newark
Proposal:	Proposed extraction of 1.8 million tonnes of sand and gravel together with the erection of mineral processing plant and associated ancillary infrastructure. the provision of a new access, and the progressive restoration of the site to nature conservation over a period of 9 years.