

7 September 2017

Agenda Item: 12

REPORT OF THE CORPORATE DIRECTOR FOR PLACE

STRATEGIC PLANNING OBSERVATIONS

Purpose of the Report

1. To provide a summary of the responses made by the County Council when consulted by Nottinghamshire District and Borough Councils, neighbouring authorities and central government, where those responses require Committee approval.
2. To ratify the responses to consultations as agreed by the Team Manager in consultation with the Vice Chair of the Committee as already submitted to meet deadlines.

Background

3. The Protocol on Planning Observations as agreed by the Committee at its meeting in June, requires that significant consultation responses made by the County Council through the planning policy team are reported to the Committee for ratification. This report presents two consultation responses – one in response to a re consultation by Rushcliffe Borough Council relating to a major application for residential and mixed uses at land south of Clifton – and the other is a response to amendments to the Newark and Sherwood Core Strategy.

Other Options Considered

4. The report reflects the protocol on planning consultations agreed by the Committee in June 2017 which indicates that responses to larger applications and development plans will be approved by Committee. The option of not reporting to Committee or not making comment is therefore not appropriate.

Reason for Recommendation

5. In accordance with the protocol on planning consultations

Statutory and Policy Implications

6. This report has been compiled after consideration of implications in respect of finance, the public sector equality duty, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION

1) That the responses to consultations as set out in Appendix 1 be ratified.

Adrian Smith
Corporate Director, Place

For any enquiries about this report please contact: Nina Wilson, Principal Planning Officer, Planning Policy Team, 0115 97 73793

Background Papers

Individual Consultations and their responses.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Constitutional Comments [SLB 29/08/2017]

7. Communities and Place Committee is the appropriate body to consider the content of this report.

Financial Comments [RWK 15/08/2017]

8. There are no specific financial implications arising directly from this report.

Electoral Division(s) and Member(s) Affected

Balderton (Cllr Walker)
Collingham (Cllr Dobson)
Farndon and Trent (Cllr Saddington)
Leake and Ruddington (Cllrs Adair and Brown)
Muskham and Farnsfield (Cllr Laughton)
Newark East (Cllr Wallace)

Newark West (Cllr Girling)
Ollerton (Cllr Pringle)
Sherwood Forest (Cllr Peck)
Southwell (Cllr Jackson)

Appendix 1: Planning Application Responses for Ratification

District	Proposal	Summary of Response
Rushcliffe Borough Council	14/01417/OUT – Outline application for the development of a sustainable urban extension comprising residential development up to a maximum of 3000 dwellings, employment development incorporating a maximum of 100,000m ² of B1, B2 and B8 floorspace, retail development 9A1 to A5) up to a maximum of 2500m ² of floorspace, community buildings, leisure uses, schools, gypsy and traveller pitches, access to the site, new roads, footpaths and cycleways, green infrastructure including new community park, ancillary infrastructure and groundworks – Land East and South of Nottingham Road, South of Clifton	<p><u>Introduction</u> – This application is a re-consultation on an existing application. NCC previously responded on 05/07/2014 as follows:</p> <p><u>Landscape</u> - The following information is required as part of the outline application:</p> <ul style="list-style-type: none"> • An indication of the Zone of Visual Influence of the proposed development, although referred to in the text of the LVIA this figure is not provided • A layout drawing of the proposed housing which indicates the heights of the properties eg 2 storey, 3 storey etc. • Additional Green Infrastructure should be added to the Masterplan between the existing and proposed development at the edge of Clifton to further reduce moderate adverse residual impacts on residential receptors at this point • Broaden the width of Green Infrastructure routes through the site, to provide corridors from the belt of woodland to the south of the proposed area, particularly along the existing Public Right of Way which passes through the site. This will help to mitigate the visual impact of the development in the views from Gotham Hill to the south • Reconsider the visual impact on the existing Public Right of Way that passes through the site, this is assessed as Negligible in the long term, the Landscape Team consider that this visual impact would remain minor adverse

		<ul style="list-style-type: none"> • Detailed design proposals should refer to the species list for the South Nottinghamshire Farmlands • More information is required about the night time visual impacts of the proposed scheme, at the detailed design stage • More details about how the maintenance of the site will be funded, including the maintenance of semi mature street trees and entrance gateway features A management and maintenance plan should be provided at the detailed application stage. <p><u>Archaeology</u> - the County Council recommend that the applicants be requested to supply additional information on the buried archaeological resource, in accordance with the advice given in the <i>National Planning Policy Framework 2012</i> (paragraph 128). Further archaeological field evaluation is necessary here, and this work should include a scheme of trial trenching.</p> <p>RBC are now re-consulting on the application, prior to determination and requests for S106 Obligations have been reviewed/updated in light of viability issues.</p> <p><u>Primary Education obligations</u> – NCC requested a site and funding be provided for a 1 three form Entry (630 place primary school) to serve this development, which would require a single three hectare site, located in association with the first phase of development. The cost of a school of this size is estimated as £8,482,000.</p> <p><u>Secondary Education obligations</u> - The County Council are requesting a financial contribution of £7,185,338 (£19,849 X 362) towards the provision of an additional 362 places. These places will be provided at East Leake Academy which is the close available secondary school. The amount per pupil place is higher than that set out in the County Council’s Planning Obligations Strategy (£17,260). This is to reflect the PFI uplift which needs to be applied to the costs of providing the additional places. For clarity</p>
--	--	---

		<p>Officers from Place Planning have spoken with the Principal of the Academy, and the school is supportive of the principle of expansion to accommodate additional pupils from Clifton provided there is funding available to do so.</p> <p><u>School Bus Service obligations</u> - A school transport contribution of £1,535,273 will be required to ensure that appropriate statutory school transport is provided for pupils living on the site. This will be used to transport children to the secondary school at East Leake. The costs have been projected through the build-out phase of the development i.e. 17 years, and not in perpetuity (as previously stated in the County Council's response to the Borough Council on the 2nd December 2014)</p> <p><u>Local Bus Service obligations</u> - To ensure that the site is sustainably served by public transport a contribution of £1,233,169 is being sought for additional bus vehicle resources. This has indicatively been allocated to Nottingham City Transport Service 1 (Loughborough – East Leake – Clifton – Nottingham) utilising an additional 2.4 vehicles (2 vehicles, plus peak hour weekdays enhancement) and Nottingham City Transport Service 53 (Ring Road Service) utilising an additional half vehicle resource to enhance peak hour capacity.</p> <p><u>Waste and Recycling</u> - The West Bridgford Waste and Recycling Centre is currently operating at full capacity.. Due to significant actual and proposed housing development in the area a new site will be required. To assist with the delivery of such a facility the County Council are seeking a contribution of £204,743.22 from this scheme which is proportionate to the level of development proposed.</p>
Newark and Sherwood District Council	Publication Amended Core Strategy Development Plan Document (DPD) 2017	<u>Public Health</u> - recommended that planners liaise with both Newark and Sherwood CCG and the Mid Nottinghamshire Local Estates Forum regarding any healthcare infrastructure requirements as a result of proposed growth. Exposure

to takeaway food outlets is associated with marginally higher consumption of takeaway food, greater body mass index, and greater odds of obesity. It is recommended that the District Council considers different approaches to in relation to fast food outlets including concentration and clustering, hours of operation and healthy eating options.

Waste – the site is within close proximity to land used for waste management purposes. Residential development in areas, especially those in the south-eastern area of the proposed designation, may be close enough to existing waste management facilities off Bowbridge Lane (at Quarry Farm) to potentially prejudice the continued operation of authorised sites, due to the topography of the area and operations being conducted at these waste management sites. Policy WCS10 of the Waste Core Strategy safeguards existing facilities against sterilisation by development of adjacent land.

To the north another waste management facility is present to the east of the intersection of Bailey Road and Bowbridge Road. This facility is at a distance from the potential residential whereby impact would be unlikely. As the area within which this facility is located is designated as 'existing industrial use' on Figure 5, in respect of this facility NAP 2A complies with WCS10.

Strategic Highways - NCC would suggest that the text should explain that the SLR is already partly constructed and the section between Staple Lane and Bowbridge Lane is now open to traffic.

Paragraph 6.16 refers to a list of infrastructure improvements on the A46 Newark Bypass and these are separately itemised in the first 5 bullet points. These schemes are now incorporated into the Highways England proposals to improve the A46 Newark Northern Bypass and its junction with the A1. This scheme will be funded through central government funding sources (not CIL) and is being planned for delivery in the next Roads Investment Period 2020/2025 (RIS2). It is

suggested that the separate bullet points are replaced with a single entry re A46 Newark Bypass upgrade since the scheme will not be delivered as discrete individual projects as implied by the current wording of paragraph 6.16.

Ecology - the allocation of land at the former Thoresby Colliery, this is the most significant change introduced. Recognition of the ecological sensitivity of the surrounding area is welcomed, and the measures that will need to be taken to protect these sensitivities, as set out in paragraphs 6.100 – 6.104. In the associated policy ShAP 4 Land at Thoresby Colliery, it is requested that the policy (perhaps in section 13) should require provision being made for the long-term management of the restored heathland area on the colliery pit tip to the north of the proposed allocation, given that this area will inevitably be heavily used by residents of any new development.

Developer Contributions - The County Council would wish to continue to be involved with negotiations with the District Council, applicants and their agents in respect of the infrastructure and contributions which may be required from sites which are put forward for development in the District. In addition the District Council currently has an adopted Developer Contributions & Planning Obligations Supplementary Planning Document. The County Council would wish to be involved with any review of this document which may take place as a result of the local plan process.

The District Council also has an adopted CIL Charging Schedule. Where it is determined that monies will be passported to the County Council, be it for highways or secondary education infrastructure, the County Council would wish to work with the District Council to develop the mechanisms and procedures for achieving this. This is to ensure that infrastructure can be delivered in a timely manner to meet the needs of the community.