



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Homes & Communities Agency"/>				
Street address:	<input type="text" value="Midlands North Area"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="3rd Floor, Block C"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="Cumberland Place"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="Park Row"/>	Email address:	<input type="text"/>		
County:	<input type="text" value="Nottingham"/>				
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text"/>				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First Name:	<input type="text" value="David"/>	Surname:	<input type="text" value="Alderson"/>
Company name:	<input type="text" value="WYG"/>				
Street address:	<input type="text" value="Midsummer Court"/>	Telephone number:	<input type="text"/>	<input type="text" value="01908 423304"/>	<input type="text"/>
	<input type="text" value="314 Midsummer Boulevard"/>	Mobile number:	<input type="text"/>	<input type="text" value="07748 233533"/>	<input type="text"/>
Town/City:	<input type="text" value="Central Milton Keynes"/>	Fax number:	<input type="text"/>	<input type="text" value="01908 847401"/>	<input type="text"/>
County:	<input type="text" value="Buckinghamshire"/>	Email address:	<input type="text" value="david.alderson@wyg.com"/>		
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="MK9 2UB"/>				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Please see attached Planning Statement

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

9. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Site Location Plan
Road Alignment Plan (and Detailed Road Alignment Plans)
Landscaping Plans
Planning Statement
Design and Access Statement
Statement of Community Involvement
Environmental Statement
Transport Assessment
Noise Survey
Tree Survey
Flood Risk Assessment and Drainage Strategy (and Addendum)
Air Quality Assessment

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit
Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please see Flood Risk Assessment and Drainage Strategy and Addendum submitted with this application.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Former Gedling Colliery and adjacent agricultural land. Please see Planning Statement for a detailed description of the site and surrounding area.

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate C)

Certificate of Ownership - Certificate C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that:

Neither Certificate A or B can be issued for this application

- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenants ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

The names and addresses of all known landowners and tenants were obtained from the applicants solicitor.

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenant of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: -	01/08/2014
Number: Suffix: House name:	
Street: Please see attached list of landowners and tenants	
Locality:	
Town:	
Postcode:	

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

Nottingham Post

On the following date (which must not be earlier than 21 days before the date of the application):

01/08/2014

Title: Mr First name: David Surname: Alderson

Person role: Agent Declaration date: 01/08/2014 Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 01/08/2014



Ref: DA/A085361/9308

1st August 2014

Mr Peter Baguley

Planning and Economic Development
Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

Dear Mr Baguley,

Construction of a 3.8km long road linking A612 Burton Road and B684 Mapperley Plains Road (Gedling Access Road) at A612 Burton Road/B684 Mapperley Plains Road, Gedling, Nottingham (Full planning application - Planning Portal Reference: PP-03500952)

Please find enclosed a cheque value £1,690 comprising the planning application fee for the above application which we have submitted via the Planning Portal. This application is submitted on behalf of the Homes and Communities Agency (HCA).

A number of documents are too large to be uploaded to the Planning Portal and we hereby enclose a CD containing the full suite of documents, including those submitted via the Portal. The following documents comprise the planning application submission:

- Planning Application forms
- Drawings
 - GAR01 Site Location Plan @ 1:2500
 - GAR02 Road Alignment @ 1:5000
 - GAR02-1 Detailed Road Alignment Drawing @ 1:1250
 - GAR02-2 Detailed Road Alignment Drawing @ 1:1250
 - GAR02-3 Detailed Road Alignment Drawing @ 1:1250
- Indicative Landscaping Drawings
- Planning Statement
- Design and Access Statement
- Statement of Community Involvement
- Environmental Impact Assessment
- Transport Assessment
- Flood Risk Assessment and Drainage Strategy (and Addendum)
- Noise Survey and Assessment
- Air Quality Assessment
- Tree Survey
- Topographical surveys



Statutory notices have today been served on landowners and tenants with interests in land within the red line and a copy of the requisite notice has also been placed in today's edition of the Nottingham Post. A list of landowners and tenants on whom the notice has been served is included on the enclosed CD.

We have undertaken extensive public consultation exercises as part of the preparation of this planning application, details of which are contained within our Statement of Community Involvement. The alignment of the GAR was agreed in principle as part of the 2005 Local Plan, and in detail for the previous application submitted in 2008 (reference 08/0459). The road is identified as a proposal in the emerging Broxtowe, Gedling and Nottingham City Aligned Core Strategies, and confirmed in the recently published Inspector's Report following the Public Examination.

The alignment of the GAR has been amended in response to the public consultation most notably in order to move the route further away from residential properties on Whitworth Drive and the sensitive balancing ponds. As a result of these very recent changes, there are minor differences between the coverage in some of the technical reports and the area within the red line. These are very limited in extent and the relevant reports will be updated and submitted to the Council as soon as the additional survey work required has been completed. For the purposes of this application and in view of the overall scale of the application site, we consider the differences to be 'de minimis'.

Please note that the landscape drawings submitted are those for the 2008 proposals and should be treated as indicative at this stage; due to the very recent changes in the road alignment proposed as a result of the consultation exercise, it has not been possible to update them. Further work is required to finalise a detailed landscaping scheme and we request that this is dealt with by way of a planning condition.

Once this current planning application is registered, it is our intention to withdraw formally the extant 2008 application.

I trust that the information submitted is sufficient to enable the validation and processing of this planning application. If you do require any further information or assistance please do not hesitate to contact me.

Yours sincerely,



David Alderson
Director
For and on behalf of WYG

Encs.