



RUSHCLIFFE BOROUGH COUNCIL  
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

## NOTICE OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

c/o Agent  
c/o Tom Beardsmore  
Pegasus Group  
4 The Courtyard  
Church Street  
Lockington  
Derby  
DE74 2SL

**REFERENCE NO :** 22/02266/REM

**APPLICANT :** c/o Agent

**DEVELOPMENT :** Application for approval of matters reserved under application ref 13/02329/OUT for approval of access, appearance, scale, landscaping and layout of 152 dwellings (Phase 3)

**LOCATION :** Site Of Shelford Road Farm Shelford Road Radcliffe On Trent Nottinghamshire NG12 1BA

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 9 December 2022, to comply with conditions imposed under planning reference **PP-11722177** hereby in pursuance of their powers under the above-mentioned Act.

## APPROVE

the matters described in the application, subject to compliance with the following conditions:

- The development shall be carried out in accordance with the following approved plans:-**
  - **Planning layout Dwg No. 005 01 Rev V**
  - **Presentation layout Dwg No. 005 Rev U**
  - **Materials Plan Dwg No. 006 Rev J**
  - **Boundary treatment plan Dwg No. 007 Rev G**
  - **Hard landscaping plan Dwg No. 008 Rev G**
  - **House type pack March 2023**
  - **Detailed landscape proposals sheet 1 of 4 Dwg No. 10D**
  - **Detailed landscape proposals sheet 2 of 4 Dwg No. 11D**
  - **Detailed landscape proposals sheet 3 of 4 Dwg No. 12D**
  - **Detailed landscape proposals sheet 4 of 4 Dwg No. 13D**
  - **Brick screen wall (L65) with hedgehog passage Dwg No. L99 Rev B**
  - **Brick screen wall (L89) with hedgehog passage Dwg No. L100 Rev B**

**[To ensure an acceptable development in accordance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].**

- 2. The boundary treatment/ means of enclosure as detailed on drawing no. 007 Rev G shall be erected prior to the occupation of the respective dwelling(s) or in the case of hedgerow planting in the first planting season following completion of the plot. The means of enclosure shall be erected pursuant to the approved details and thereafter retained for the lifetime of the development.**

**[To ensure an acceptable appearance to the development and to comply with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].**

- 3. The dwellings hereby approved shall be designed and constructed to meet the higher Optional Technical Housing Standard for water consumption of no more than 110litres per person per day.**

**[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].**

- 4. The private drives serving plots 519-525, 568-575, 620-627 and 645-652 shall be constructed to adoptable standards to take the load of fire engines and refuse vehicles.**

**[To ensure an acceptable development in accordance with Policy 10 (Design and Enhancing Local Identity) of the Rushcliffe Local Plan Part 1: Core Strategy and Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].**

Note:-

The proposal was subject to pre-application discussions with the applicant and advice was offered on the measures that could be adopted to improve the scheme. As a result of this process, modifications were made to the proposal, in accordance with the pre-application advice, reducing delays in the consideration of the application and resulting in the grant of planning permission.

Having regard to the above and having taken into account matters raised there are no other material considerations which are of significant weight in reaching a decision on this application.

Any site notice displayed for the purpose of this application may be removed following the issuing of this decision. The location of any notices displayed can be viewed on the Council's website at <http://planningon-line.rushcliffe.gov.uk>

## NOTES TO APPLICANT

The applicant should note any road forming part of the development which is to be adopted by the HA, the new roads, lightings and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for road works.

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority with regard to compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the HA as early as possible.

It is strongly recommended that the developer contact the HA at an early stage to clarify the codes etc. with which compliance will be required in the particular circumstance. It is essential that design calculations and detailed construction drawings for the proposed works are submitted to and approved by the County Council in writing before any work commences on site.

Correspondence with the HA should be addressed to [hdc.north@nottscc.gov.uk](mailto:hdc.north@nottscc.gov.uk)

Works on the public highway are subject to the approval of the Highway Authority. For these works to be carried out to the satisfaction of the Highway Authority, you should contact Via (in partnership with Nottinghamshire County Council) on 0300 500 8080 or at [licenses@viaem.co.uk](mailto:licenses@viaem.co.uk) to arrange for these works to take place

This permission relates to matters reserved by Condition 1 and 2 of planning permission 13/02329/OUT and does not constitute the discharge of any of the remaining conditions on the outline approval. Separate application/applications for the discharge of the remaining conditions should be submitted to the Local Planning Authority either prior to works commencing on site, or prior to the occupation of the dwellings, as appropriate. Your attention is also drawn to the informatives attached to the outline planning permission.

Condition 3 requires the new dwellings to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day. The developer must inform their chosen Building Control Body of this requirement as a condition of their planning permission. Guidance of this process and the associated requirements can be found in Approved Document G under requirement G2, with the requirements laid out under regulations 36 and 37 of the Building regulations 2010.

This grant of planning permission does not alter the private legal situation with regard to the carrying out of any works involving land which you do not own or control. You will need the consent of the owner(s) involved before any such works are started.

Your attention is drawn to the need to protect existing drainage culverts



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Authorised Officer on behalf of Rushcliffe Borough Council  
27th April 2023

If you have not already made a Building Regulations application we would recommend that you check to see if one is required as soon as possible. Help and guidance can be obtained by ringing 0115 914 8459, or by looking at our web site at [www.rushcliffe.gov.uk/buildingcontrol](http://www.rushcliffe.gov.uk/buildingcontrol)