



Langridge Homes Limited  
17 - 21 Clumber Avenue  
Sherwood Rise  
Nottingham NG5 1AG  
TEL: 0115 962 6626  
FAX: 0115 969 1340  
enquiries@langridgehomes.com  
www.langridgehomes.com

For the attention of Alan Siviter  
Community Infrastructure Officer  
Gedling Borough Council  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU

24<sup>th</sup> July 2017

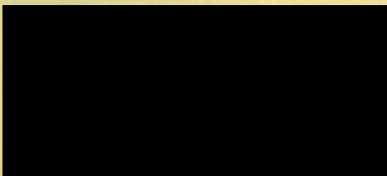
RECEIVED  
25 JUL 2017

Dear Mr Siviter

**RE: CALVERTON NEIGHBOURHOOD PLAN**

I refer to your e-mail of 13<sup>th</sup> July 2017 and enclose herewith the details which the Inspector requested in his letter of 13<sup>th</sup> July 2017.

Yours sincerely  
**pp Langridge Homes Limited**



**RL Foxall**  
**Director**



**INSPECTORS REQUEST FOR WRITTEN EVIDENCE ON LAND WEST OF RENALS WAY PROPOSED IN THE PLAN TO BE DESIGNATED AS 'OPEN SPACE'**

At the hearing session on 11<sup>th</sup> July 2017 doubts were expressed by Calverton Parish Council as to whether the triangle of land at the immediate end of Renals Way had the benefit of an extant Planning Permission for the erection of 4 houses and whether or not it was implementable. The exact extent of the land was also discussed whilst the parties were gathered round the Inspectors table. To assist the Inspector and other participants an extract from the Plan is attached which has been enlarged and is not to scale. (Plan OSRW1).

Production of this plan has raised a further query regarding the extent of land proposed to be allocated on Dark Lane itself running North to South to the East of Site H14.

We will deal with these matters separately.

**A) The triangle of land at the immediate end of Renals Way**

1. A copy of Planning Approval Ref 5/15/913 dated 5/9/1972 which related to 107 plots off Main Street, Calverton (OSRW2).

2. A copy of a Plan dated September 1972 which at that date incorporated the amendments required by Conditions 1 and 2 of the Planning Approval (Note this Plan also incorporates amendments post September 1972 see revisions) (OSRW3).

Plots indicated as numbers 84-87 were sited on the triangle of land in question today. Note for Inspectors site visit: Plots immediately to the East on Renals Way (ie 67-83 and 88-97) were subject to revised Planning Permission and were not constructed as per this Plan.

3. Development of the site started in 1973 in accordance with Plan OSRW3 and therefore the Planning Approval was 'commenced' for the purposes of the Act as amended and Planning Permission remains extant for Plots 84-87.

4. In 2006 an application to register two public footpaths across the site was made and subsequently confirmed (Plan OSRW4). Footpath 40 duplicates the long standing footpath 15. Site visits earlier in this year and on 21/7/2017 (see photos PH 1 & 2) revealed that Footpath 40 is completely overgrown and



obviously not in use. Advice received indicates that it may be possible to obtain a Stopping Up Order for this footpath for the reason of duplication stated above.

However, notwithstanding the outcome of an application for closure, it is clear that at least two of the approved houses could be built without affecting the footpaths. Access is available between the oak trees at the end of Renals Way provided that adequate approved root protection is used.

For this reason Langridge Homes consider that it is inappropriate that this area of land be designated as Open Space and respectfully suggest that is removed from the Neighbourhood Plan.

### **B) The land running North to South along the East side of H14**

It is not clear from the Plan within the Neighbourhood Plan Document or from the enlargement herewith (OSRW1) whether a) just the Dark Lane footpath or b) additional land part of H14 is meant to be included. The Inspector will note that boundaries of the Open Space Areas proposed are indicated in an imprecise manner generally (see allocation at junction of Bricknell Road/Renals Way where part of the highway is included and on Spindle View to the East where areas of private gardens and the highway are included).

On the assumption that only land on the Dark Lane footpath between the two existing hedge lines is included then Langridge Homes have no objection to this land being allocated as open space. If however land within H14 is proposed to be included then our objection remains. Site H14 has the benefit of Planning Permission 2005/0910 dated 27/11/2012 (OSRW5) in accordance with Plan OSRW6 attached. This Planning Permission has been commenced with Phase I of the road and drainage works being completed. The Plan indicates Open Space to the Eastern boundary of site. This area of land will accommodate the above ground SUDS Drainage Scheme with water attenuation areas, underground storage areas and other drainage features. As the site has Planning Permission and the open space will ultimately be transferred to the relevant body there is no need for it to be allocated as 'Open Space' in the Neighbourhood Plan. Indeed to do so at this stage prior to the construction of this Phase of the development could severely handicap construction.

As this area of land is already protected by Planning Permission it is respectfully suggested that it be excluded from the Plan.





Photo PH1

Unused Footpath at Renals Way

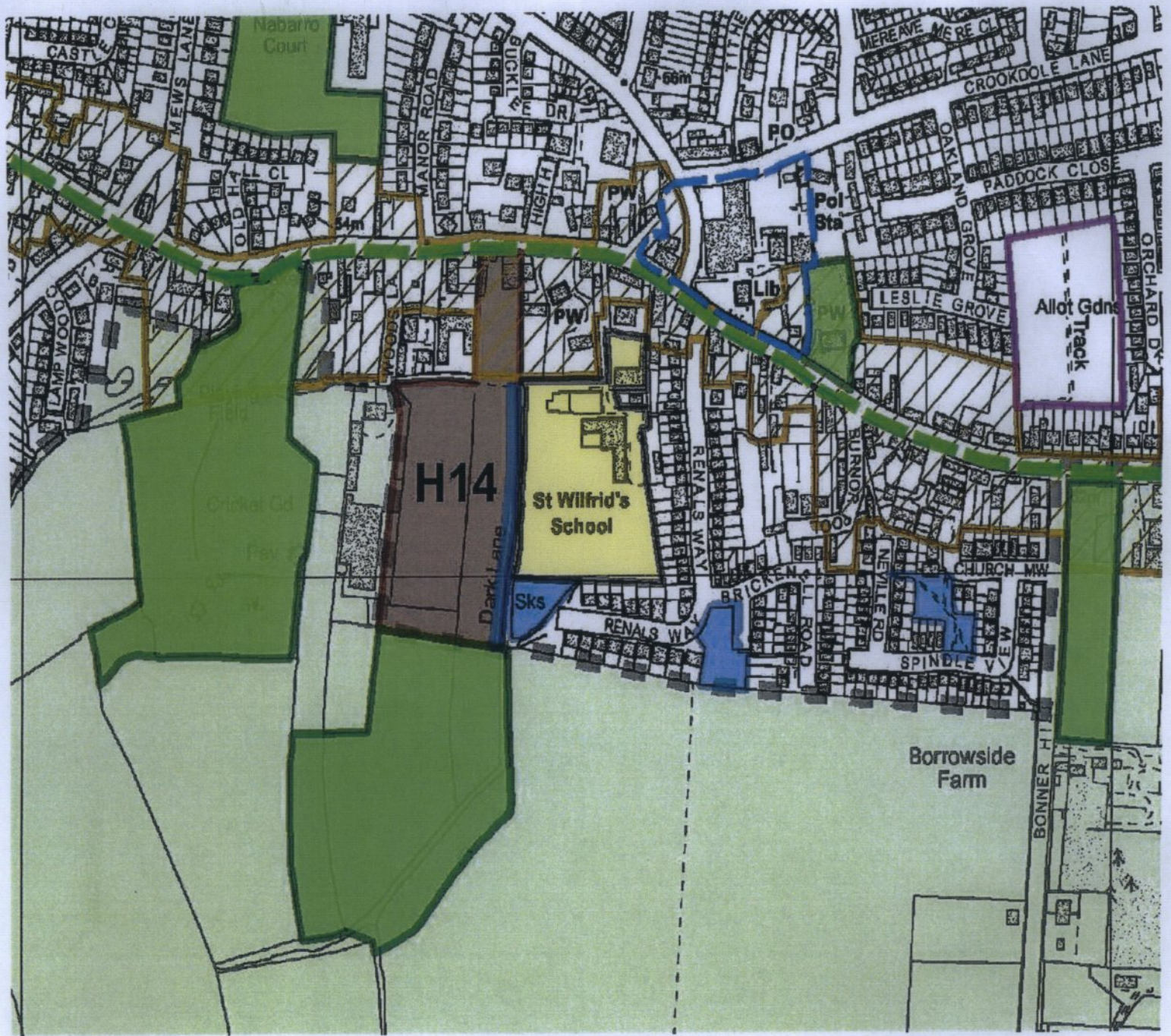




Photo PH2

Unused Footpath at Dark Lane





OSRW 1



**OSRW 2**

TOWN AND COUNTRY PLANNING ACTS 1962 and 1968

THE NOTTINGHAMSHIRE COUNTY COUNCIL having considered an Application

by John R. Fearn  
 on behalf of The Langley Mill Building Co. Ltd.  
 to Residential Development  
 on land at land off Main Street, Calverton.

as shown on the plans submitted with the application which application and plans and any relevant correspondence are hereinafter referred to as "the application" HEREBY in pursuance of their powers under the above mentioned Acts.

~~GRANT OF PERMISSION~~ APPROVAL

to the development in accordance with the application, subject to compliance with the Conditions imposed and for the reasons set out below.

CONDITIONS:

1. This consent shall relate to the revised layout plan received by the Local Planning Authority on 29th June 1972.
2. This consent shall relate to revised elevational details received by the Local Planning Authority on 29th June and 26th May 1972.
3. Before any development is commenced a full schedule of all materials to be used on all external walls and surfaces of the proposed dwellinghouses shall be submitted to and approved by the Local Planning Authority.
4. Before any development is commenced a landscaping scheme, clearly indicating the types of planting heights of all trees and shrubs to be planted, shall be submitted to and approved by the Local Planning Authority. This scheme shall also indicate the proposed treatment of all the boundaries of the site.
5. Trees shall be provided for the fulfilment of condition 4 above in the ratio of 3 trees per dwelling gross upon the site. This does not imply that three trees shall be planted within the curtilage of each dwelling.

REASONS:

6. The approved landscaping scheme shall be implemented during the first planting season upon the substantial completion of development and shall be maintained by the applicants or their successors in title to the satisfaction of the Local Planning Authority.
7. A scheme for the development of the children's play area shall be submitted to and approved by the Local Planning Authority before any development is commenced. The approved scheme shall be implemented before any of the proposed dwellings is occupied.
8. Notwithstanding the provisions of the Town and Country Planning General Development Order 1963, no front boundary walls or fences shall be erected without the prior written consent of the Local Planning Authority.

REASONS:

- 1&2. For the avoidance of doubt.
- 3.4.5.6&8. To maintain the visual amenities of the area.
7. For the enjoyment of the children of the proposed dwellings.

NOTE: all roadworks and drainage must comply with NCC Private Street Works Specificat and include street lighting for Adoption purposes.

John R. Fearn Esq.,  
 Surveyor,  
 36 Gedling Road,  
 Carlton,  
 Nottingham.

*[Signature]*  
 Clerk of the County Council

Date 3 SEP 1972

*[Signature]*  
 Authorised Officer





Eg ditch to be piped in 3" S.G.E. pipes to S.W. Sewer.

**NOTES.**

All levels on this drawing relate to OBM 174.38 on Cottage No 5 Main S.  
 Existing sewer levels and position of services etc. MUST BE CHECKED  
 commencement of ANY work on this site.  
 All foul sewer levels given are invert levels.  
 Any drain or sewer with less than 4'0" cover under road and 3'0" on  
 footpaths to be bedded on, and surrounded with 6" min concrete.  
 All foul drains in 4" x 6" flexible jointed S.G.E. pipes. All dwellings maximum on  
 storm water from roofs to soak-aways, 15'0" min from buildings as show type  
 Plots 100 and 104.105.

All road and sewer works to Specification and satisfaction of Notts  
 Dept. as Highway Authority.

LANDSCAPING, Scheme in accordance with conditions 6, 7 & 8 of Outline Planning  
 No 5/15/687 to be prepared in consultation with Notts CC. Landscape Architect  
 Key L.C. Lamp Columns.

Plot numbers shown thus are those referred to in Sales and Conveyances.

Spot heights relate to  
 eg levels.

**KEENWELL PASTURES.**



# PROPOSED MODIFICATION ORDER

Parish and Path Nos. affected:  
Calverton Footpath Nos. 40 & 41



Nottinghamshire  
County Council

Scale 1:1250

Produced by: e brennan

Date: 09/09/2008



This map is reproduced from Ordnance Survey materials with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. (Nottinghamshire County Council) (100019713), 2008

Key:  
Proposed Footpath - - - - -

Connecting Footpath . . . . .

349200

349150

349100m

349050m

349000m

348950m

348900m

461400m

461450m

461500m

461550m

461600m

DARK LANE

FP14

SK61444900

SK61494898

SK61494897

SK61444895

FP41

FP40

FP15

FP15

RENALS WAY

OSRWA

Tel Ex

St Wilfrid's  
School  
Bungalow

GP

78

73

68

14

24

34

44

48

50

55

43

39

69

5





**NOTICE OF OUTLINE PLANNING PERMISSION TP 2/3**

TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

Jennifer Bayes  
HLP Partnership  
53 Forest Road East  
Nottingham  
NG1 4HW

**Applicant:** Langridge Homes Ltd  
**Location :** Land On The West Side Of Dark Lane  
**Proposal :** Outline Planning Application re-cladding of the existing sub-station, demolition of existing barns to the side of 115 Main Street as well as their partial rebuilding and their conversion to B1(a) offices, the construction of a new barn for 115 Main Street and the construction of 72 dwellings including the provision of a new access road to serve the development.

The Gedling Borough Council having considered an application numbered as above, which application and plans and any relevant correspondence are hereinafter referred to as 'the application' hereby in pursuance of their powers under the above mentioned Act.

**GRANT OUTLINE PERMISSION**

For the development in accordance with the application, subject to compliance with the following condition imposed for the reason set out below:-

**Conditions**

1. Application for the approval of the reserved matters shall be made to the Borough Council not later than three years from the date of this permission. Details of appearance, landscaping and scale, (hereinafter called the reserved matters) shall be submitted to and approved in writing by the Borough Council before any development begins and the development shall be carried out as approved by the Borough Council. The development hereby permitted shall begin no later than two years from the date of approval of the last reserved matters to be approved.
2. This permission relates to layout plan nos.sk21 Rev.K, 121 Rev.F, 101 Rev.F and highway engineering plan nos.01287-100E-2 and 01287-100 Rev.E.



TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

3. The detailed plans and particulars to be submitted as reserved matters in relation to scale shall include plans showing existing and proposed ground levels of the site, sections across the site and details of the finished slab level for every property. The development shall be carried out in accordance with the details approved by the Borough Council.
  
4. The detailed plans and particulars to be submitted as reserved matters in relation to landscaping shall include: (a) a plan showing the existing trees/hedges to be retained as part of the proposed development; (b) details of any proposed topping or lopping of any tree/hedge proposed to be retained, or of any tree on land adjacent to the site; (c) details of any proposed alterations in existing ground levels and any excavation within the root protection area of any hedge/tree to be retained on site or of any tree on land adjacent to the site; (d) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree/hedge from damage before or during the course of development and (e) proposed and existing functional services above and below ground. The development shall be carried out in accordance with the details approved by the Borough Council, unless agreed otherwise in writing by the Borough Council.
  
5. The detailed plans and particulars to be submitted as reserved matters in relation to landscaping shall include: (a) details of the size, species, positions and density of all trees and shrubs to be planted including details of the area of woodland planting and mixed hedge proposed adjacent to the southern boundary of the application site; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, roadways and the frontages of properties such as driveways and footpaths to front doors and (d) a programme of implementation. The development shall be carried out in accordance with the details approved by the Borough Council, unless agreed otherwise in writing by the Borough Council.
  
6. The detailed plans and particulars to be submitted as reserved matters in relation to appearance shall include details of the materials to be used in the external elevations and roofs of the proposed buildings. The development shall be carried out in accordance with the details once approved by the Borough Council, unless agreed otherwise in writing by the Borough Council.



TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

7. No part of the development hereby permitted shall take place until such time as the new access from Main Street has been constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council as shown on for indicative purpose only on drawing no. 01287-100 Revision E (General Arrangement - BSP Consulting).
8. No part of the development hereby permitted shall take place until details of the new roads have been submitted to and approved in writing by the local planning authority including longitudinal and cross sectional gradients, street lighting, drainage and outfall proposals, construction specification, provision of and diversion of utilities services, proposed structural works and a proposed programme of works. The development shall be implemented in accordance with these details once approved by the Borough Council.
9. No part of the development hereby permitted shall commence until wheel washing facilities have been installed on the site in accordance with details first submitted to and approved in writing by the local planning authority. The wheel washing facilities shall be maintained in working order at all times and shall be used by any vehicle carrying mud, dirt or other debris on its wheels before leaving the site so that no debris is discharged or carried onto the public highway.
10. No part of the development hereby permitted shall be brought into use until all drives and any parking or turning areas are surfaced in a hard bound material (not loose gravel). The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development.
11. Pedestrian visibility splays of 2.0 metres x 2.0 metres shall be provided on each side of the vehicle access. These measurements are taken from and along the highway boundary. The areas of land forward of these splays shall be maintained free of all obstruction over 0.6 metres above the carriageway level at all times.
12. Visibility splays of 2.4 metres x 25m metres shall be provided on each vehicle access point leading to a parking space, private drive and a garage. The areas of land forward of these splays shall be maintained free of all obstruction over 0.6 metres above the carriageway level at all times.



TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

13. No gates shall be erected at any vehicular access to an individual private drive or parking space serving any dwelling from the public highway, unless otherwise by prior agreement in writing by the Borough Council.
14. All carport parking for any dwelling hereby permitted shall not have garage doors and the parking area shall be kept available for the parking of motor vehicles at all times. The parking area shall be used solely for the benefit of the occupants of the dwelling of which it forms part (and their visitors) and for no other purpose and permanently retained as such thereafter.
15. No part of the development hereby permitted shall be brought into use until the access driveway and parking spaces are constructed with provision to prevent the unregulated discharge of surface water from the driveway and parking spaces to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
16. No part of the development hereby permitted shall take place until drainage plans for the disposal of foul sewage have been submitted to and approved by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the first dwelling, unless otherwise by prior agreement in writing by the local planning authority.
17. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
18. The fencing and any other proposed measures proposed to protect existing trees/hedges to be retained on site shall be erected in accordance with the details approved under condition 4 above prior to the commencement of development and retained in situ until the development has been completed.
19. If within a period of five years beginning with the date of the planting of any tree or shrub, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in



TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

the opinion of the local planning authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

20. No part of the development hereby permitted shall take place until details have been submitted to and approved in writing by the Borough Council in relation to providing safer pedestrian crossing facilities at the junction of the new access road and the existing public footpath numbered as 14. Details shall include the provision of signage together its location to guide all road and footpath users. The provision of such measures shall be carried out in accordance with the approved details and retained at all times unless otherwise agreed in writing with the Borough Council.
21. No development shall take place within the application site until details of a scheme for archaeological mitigation has been submitted to and approved in writing by the Borough Council. Thereafter the scheme shall be implemented in full accordance with the approved details.
22. Before development is commenced a maintenance schedule should be provided in respect of the proposed woodland screen and mixed hedge proposed to the southern boundary of the site. Once approved, the woodland screen and hedge shall be retained in accordance with the approved details at all times unless otherwise approved in writing by the Borough Council.
23. Before development is commenced, a schedule of works to demolish, refurbish and extend the barns within the curtilage of no.115 Main Street and re-clad the adjoining substation accompanied by a timetable for these works shall be submitted to and approved in writing by the Borough Council. Once approved, the proposed development shall be completed in accordance with these details unless otherwise agreed in writing by the Borough Council.
24. Before development commences a working design, method statement and timetable of works to mitigate any adverse effects to bats shall be submitted to and agreed with your Authority and shall be carried out as part of the development. This should be based on the details included in the proposed Bat Species Method Statements 1 and 2.



TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

25. Subject to the timing of any permitted development, the presence of breeding birds is to be taken into account. The removal of any habitats that may be used by nesting birds, buildings or vegetation, should ideally be removed outside the bird breeding season (early March to mid September). If this is not possible a thorough search for nests should be undertaken before work commences and any active nests found should be protected and left undisturbed until all the young have fledged.
26. The proposed development shall be carried out in accordance with the recommendations of Section 5.2 of the Badger Survey (June 2010).
27. Development shall not begin until a scheme to deal with contamination of the site has been submitted to, and approved in writing by, the Borough Council. The scheme should be a phased "risk based" assessment carried out in accordance with relevant guidance. The scheme should consist of the following steps (a) Desktop reports (b) Detailed investigation reports (c) remediation statements (d) Validation reports. There should be consultation between the Borough Council and the appointed contaminated land consultant before the works start and at all phases of the investigation process. Where remediation works are deemed necessary to render the ground "suitable for use" then details of the works should be submitted to, and approved in writing, by the Borough Council, prior to any works commencing on site. Validation of the remediation works should be submitted to, and approved in writing by, the Borough Council following the completion of the scheme of works.
28. No dwelling shall be occupied until the measures approved in the scheme referred to in Condition 27 have been implemented. The measures required shall be monitored and certified as being in compliance with the approved scheme of works by a firm of consulting engineers who shall carry suitable and sufficient professional indemnity insurance and whose appointment has been previously agreed in writing by the Borough Council. The consultant's certificate shall be given to the developer and to the Borough Council and in so certifying the consultants shall confirm that they owe a duty of care to both parties.
29. No part of the development hereby permitted shall take place until details has been submitted to and approved in writing by the Borough Council in relation to providing Prohibition of Waiting (Yellow Lines) restrictions along Main Street at the proposed road junction and along the short section of the new access road. The provision of these shall be carried out in accordance with



TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

the approved details prior to the occupation of the approved office units or occupation of the 25th dwelling which ever is sooner, unless otherwise by prior agreement in writing by the Borough Council.

30. A minimum drive length of 5.6m shall be provided between the front elevation of any garage and the highway boundary.

**Reasons**

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and Section 92 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure that the positioning of dwellings in the design produced at reserved matters stage in relation to layout and scale would accord with Policy ENV1 and H7 of the of the Gedling Borough Replacement Local Plan (saved policies) 2008.
4. To ensure that the landscaping of the development as proposed at reserved matters stage provides sufficient detail to ensure that the trees and hedges to be retained on site will be safeguarded in to meet the landscape principles specified within the design and access statement accompanying the outline application so that any future decisions relating to this outline permission are consistent with the submitted statement, and to ensure that the design of the site takes into account the recommendations made in the arboricultural statement submitted with the application, in order that the development accords with Policy ENV2 and H16 of the Gedling Borough Replacement Local Plan (saved policies) 2008.
5. To ensure that the landscaping of the development as proposed at reserved matters stage accords with Policy ENV1 and ENV2 of the Gedling Borough Replacement Local Plan (saved policies) 2008.
6. To ensure that the appearance of the development as proposed at reserved matters stage has regard to the appearance of the area as required by Policy ENV1 of the Gedling Borough Replacement Local Plan (saved policies) 2008.



7. In the interests of Highway safety.
8. To ensure that the roads of the proposed development are designed to an adoptable standard in order to accord with Policy ENV1 of the Gedling Borough Replacement Local Plan (saved policies) 2008.
9. To provide highway safety measures in order to accord with Policy T1 of the Gedling Borough Replacement Local Plan (saved policies) 2008.
10. In the interests of Highway safety.
11. In the interests of Highway safety.
12. In the interests of Highway safety.
13. In the interests of Highway safety.
14. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area, to enable vehicles to stand clear of the highway whilst parked, and to protect the free and safe passage of traffic, including pedestrians, in the public highway.
15. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
16. To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.
17. To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.



18. To ensure that the trees and hedges to be retained as part of the development are protected during the construction of the development.
19. To accord with Policy ENV2 of the Gedling Borough Replacement Local Plan.
20. In the interests of Highway safety.
21. To safeguard any potential archaeological remains.
22. To ensure the details of the development are satisfactory in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
23. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
24. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
25. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
26. To ensure a satisfactory development in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) 2008.
27. To ensure the protection of controlled waters and to ensure the site is suitable for use.
28. To ensure the protection of controlled waters and to ensure the site is suitable for use.



29. In the interests of Highway safety.

30. In the interests of Highway safety.

**Reason for Decision**

In the opinion of the Borough Council the proposed development would provide housing in a sustainable location in accordance with the Development Plan. This constitutes substantial public benefits which outweighs other material considerations considered including the potential impact on heritage assets namely the setting of the Calverton Conservation Area and the setting of Scheduled Ancient Monument at Fox Wood. The proposal therefore accords with guidance contained within the National Planning Policy Framework and the Ministerial Statement Planning for Growth. The development would also accord with ENV1, ENV13, ENV14, ENV15, H8, H16, H18, T1, R3 and C2 of the Gedling Borough Replacement Local Plan (Certain Policies Saved) July 2008.

In addition to the above, the Council's published assessment of 5 year land supply has changed and the Council now only has 3.2 years supply of housing. Failure to approve the proposal would increase the Council's shortfall in its 5 year housing supply.

**Notes to Applicant**

Your attention is drawn to the attached comments of Severn Trent Water (dated 11th October 2011) and the Environment Agency (dated 2nd December 2010) which should be read in conjunction with Conditions 9 and 10 of the consent.

Your attention is drawn to the attached comments of the Senior Archaeological Officer at Notts County Council dated 27th October 2010 which should be read in conjunction with Condition 14 of this consent.

Your attention is drawn to the attached comments of Natural England (dated 3rd March 2011) which should be read in conjunction with Conditions 23, 24 and 25 of the consent.

It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring.

This consent will require approval under Section 19 of the Nottinghamshire County Council Act 1985 and where the new streets are to be adopted an Agreement



TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

pursuant to Section 38 of the Highways Act 1980 will be required. Please contact Nottinghamshire County Council (Paul Ghattaora on telephone number 0115 9772117 or email: paul.ghattaora@nottscc.gov.uk) to ensure that approvals and agreements are secured before commencement of works.

The applicant should note that notwithstanding any planning permission that if any highway forming part of the development is to be adopted by the Highways Authority. The new roads and any highway drainage will be required to comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks.

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 Highway Authority (Paul Ghattaora on telephone number 0115 9772117 or email: paul.ghattaora@nottscc.gov.uk) at an early stage.

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

In order to carry out the off-site works, work will need to be undertaken in the public highway which is land subject to the provisions of the Highway Act 1980 (as amended) and therefore land over which you have no control. In order to undertake any works within the highway you will need to enter into an agreement under section 278 of the Act. Please contact Paul Ghattaora on 0115 9772117 at an early stage for details.

Correspondence with the Highway Authority should be addressed to:-

Highways Development Control Section  
Highways South, Nottinghamshire County Council  
4th Floor, Trent Bridge House  
Fox Road, West Bridgford  
Nottingham, NG2 6BJ

Care should be taken by the developer to ensure no barriers are installed on existing public rights of way. Any new barrier installed on an existing public right of way will be treated as an obstruction by Nottinghamshire County Council unless prior authorisation is sought by the developer and granted by Nottinghamshire County Council.



TOWN AND COUNTRY PLANNING ACT 1990

Application No:2005/0910

The provision of Prohibition of Waiting (Yellow lines) will require Traffic Regulation Orders. As the TRO is a lengthy process you are advised to contact the Highway Authority at an early stage for details.

All schemes to investigate contamination issues should be carried out in accordance with BS10175:2001 - Investigation of Potentially Contaminated Sites - Code of Practice, and with attention to BS15903:2002, BS15176:2002 and other guidance published by the Environment Agency. Your attention is also drawn to a guidance leaflet "Developing Land Within Nottinghamshire - A guide to submitting planning applications for land that may be contaminated" available from the Borough Council.

---

Dated: 27th November 2012

*Paula Darlington.*

Authorised Officer.....

Attention is drawn to the attached notes.



General Notes :  
 Do not scale off this drawing. Do not rely on this drawing for purposes other than that stated in the title block Status.  
 Read this drawing with all other project related architects drawn and specified information including risk assessments.  
 Constructors must be familiar with the client's building asbestos register ahead of facilitating any site work contained on this drawing.

- Accommodation Schedule**
- 4 x 2 Bed flats
  - 21 x 2 Bed
  - 18 x 3 Bed
  - 19 x 4 Bed
  - 3 x 5 Bed
  - 4 x 2 Bed Bungalow

Total = 69 Dwellings

Site area 2.2ha  
 Density of 31.4d/ha  
 Public open space of 1914m<sup>2</sup>

Front part of site 3 x 5 Bed  
 Site area of 0.16ha  
 Density of 18d/ha

Overall site density of 30.5d/ha

- Unallocated parking
- Garage
- Car port
- Trees proposed to be retained
- Trees proposed to be removed
- Trees proposed to be planted
- Proposed shrub planted bed
- Proposed boundary hedging
- Proposed wall and railing
- 1.8m Timber fence
- 1.8m Brick wall
- 1.2m Brick wall
- 1.8 m Stockproof fence
- Block paving
- Tarmac
- Marshalls tegula, colour
- Burnt Orche
- PC Slabs
- Timber sleeper raised planter
- Open Space

Potential footpath link

New pedestrian and vehicle field gate  
 New gate to retain field access and maintained by Langridge Homes

Area of woodland planting to screen development with new mixed hedge forming edge

**OSRWG.**

Halsall Lloyd Partnership  
 ARCHITECTS & DESIGNERS

Liverpool 0151 708 8944 Nottingham 0115 989 7969 Newcastle 0191 495 0055 Preston 01772 719 996

Client  
**Langridge Homes**

Dwg. Title  
**Proposed site layout**

Job.  
**Dark Lane, Calverton**

Dwg. Status **PLANNING** Dwn. Chk. JB  
 Job No. **N1076 121** Rev. **L** Scale @A2 1:500 Date **Jan '12**

This drawing is protected by the copyright of the Halsall Lloyd Partnership Architects & Designers



www.hlpdesign.com

OSRWG