

This matter is being dealt with by:

Tania Krasteva

Reference 2022/0356/FUL

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Sent via email to

Robbie Steel

psc@mansfield.gov.uk

5 June 2023

Dear Sir/Madam,

Ref: 2022/0356/FUL Demolition of public house and erection of 41 no. mixed affordable dwellings with associated private gardens/communal open space/hard/soft landscaping including means of enclosure and pumping station with access via Netherfield Lane - resubmission of planning application 2021/0476/FUL.

Thank you for your email requesting strategic planning observations on the above application. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

In terms of the County Council's responsibilities there are a number of elements of national planning policy and guidance that are of particular relevance in the assessment of planning applications, these include Minerals and Waste, Education, Transport and Public Health. Where necessary, the Council will request developer contributions towards its services in accordance with its adopted [Developer Contributions Strategy](#), which is available to view online.

Highways and Flood Risk Management

The County Council as Highway Authority and Local Lead Flood Authority is a statutory consultee to Local Planning Authorities and therefore makes separate responses on the relevant highway and flood risk technical aspects for planning applications.

Should further information on the highway and flood risk elements be required contact should be made directly with the Highway Development Control Team and the Flood Risk Management Team to discuss this matter further with the relevant officers dealing with the application.

Minerals and Waste

The adopted Nottinghamshire and Nottingham Replacement Waste Local Plan, Part 1: Waste Core Strategy (adopted 10 December 2013) and the saved, non-replaced policies of the Waste Local Plan (adopted 2002), along with the adopted Nottinghamshire Minerals Local Plan (adopted March 2021), form part of the development plan for the area. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas (MSA/MCA) have been identified in Nottinghamshire and in accordance with Policy SP7 of the Nottinghamshire Minerals Local Plan, these should be taken into account where proposals for non-minerals development fall within them.

Minerals

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In relation to the Minerals Local Plan, there are no Minerals Safeguarding and Consultation Areas covering or in close proximity to the site. There are no current or permitted minerals sites close to the application site. Therefore, the County Council does not wish to raise any objections to the proposal from a mineral's perspective.

Waste

In terms of the Waste Core Strategy, there are no existing waste sites within the vicinity of the site whereby the proposed development could cause an issue in terms of safeguarding existing waste management facilities (as per Policy WCS10).

As set out in Policy WCS2 'Waste awareness, prevention and re-use' of the Waste Core Strategy, the development should be 'designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste arising from the development.' In accordance with this, as the proposal is likely to generate significant volumes of waste through the development or operational phases, it would be useful for the application to be supported by a waste audit. Specific guidance on what should be covered within a waste audit is provided within paragraph 049 of the Planning Practice Guidance.

Education

The proposed development 41 dwellings on the above site would yield an additional 9 primary, 7 secondary and 1 post 16 aged pupil.

Primary

Based on current pupil projection data there is a projected surplus of places in the planning area and the impact of the development alone would not lead to a deficit in provision. At this time, it is not anticipated that the County Council would seek a primary education contribution.

Secondary

Based on current pupil projection data there is a projected surplus of places in the planning area and the impact of the development alone would not lead to a deficit in provision. At this time, it is not anticipated that the County Council would seek a secondary education contribution.

The County Council reserves the right to re-assess the response if prior to determination, further planning application are made, or new pupil forecasts are published which would result in a greater shortfall of pupil places in the planning area.

Transport & Travel Services

General Observations and Accessibility

The planning application covers an area of land to the south of Netherfield Lane in Meden Vale and is for residential development of up to affordable 41 dwellings. Site access is via two new accesses on to Netherfield Lane. The closest bus stop is MA0677 Netherfield School, approximately 90 metres from the centre of the site and is located opposite the proposed north entrance to the site and together with the custom & practice stop MA0302 adjacent to the site access will need to be reviewed for Highway Safety and may require possible relocation.

The closest bus stops with a regular service are located approx. 240 metres from the centre of the site on Netherfield Lane and Egmanton Road.

Bus Service Support

The development is located on the route of the Stagecoach 11 and 12b offering a daily service with a frequency of up to every 30 minutes to Mansfield. School bus services also serve the site. At this time, it is not envisaged that contributions towards local bus service provision will be sought.

National Bus Strategy: In 2021 the government published its document 'Bus Back Better – A National Bus Strategy for England', as part of an initiative to build back better services post pandemic. The strategy requires Local Transport Authorities to implement ambitious bus priority schemes and Bus Service Improvement Plans (BSIPs) which consider how a coherent and integrated network should serve schools, health, social care, employment and other services. This includes requiring the provision of economically necessary bus services, including those which improve people's access to employment at all times of the day and night. The requirements of the National Bus Strategy should be reflected in the public transport facilities for this site.

Bus Stop Infrastructure

The current infrastructure observations from Transport & Travel Services photographic records are as follows:

MA0057 Caunton Close – bus stop pole and flag

MA0300 Egmanton Road – polycarbonate bus shelter with bus stop flag mounted to roof

MA0301 Egmanton Road – bus stop pole (not currently served)

MA0302 Netherfield School – no infrastructure (custom & practice stop)

MA0677 Netherfield School – bus stop pole and flag

The Council will request that a Planning Obligation be added to state the below:

A Bus Stop Infrastructure contribution of £18,600 is paid to provide improvements to the two bus stops denoted MA0057 Caunton Close and MA0300 Egmanton Road and shall include installation of raised boarding kerbs at MA0057 Caunton Close and installation of real time bus stop pole & displays including associated electrical connections, solar or electrical lighting and raised boarding kerbs at MA0300 Egmanton Road.

Justification: The current level of facilities at the specified bus stops are not at the standard set out in the Appendix to the Council's Public Transport Planning Obligations Funding Guidance¹. Stop MA0057 has a basic bus stop pole and stop MA0300 a bus stop pole and shelter. The level of funding requested would provide the following improvements:

MA0057 Caunton Close - Install raised boarding kerbs

MA0300 Egmanton Road – Install real time bus stop pole & displays including associated electrical connections, solar or electrical lighting and raised boarding kerbs

Stop MA0300 Egmanton Road is served by both Service 11 and 12b on the section of route heading towards Warsop and Mansfield, served throughout the day including early morning and late evening journeys and is used by boarding passengers. The overall impact of providing real time and disruption information to customers is positive with additional patronage and increased confidence. Research conducted by Transport Focus has highlighted that at-stop real time information is seen as an important factor for non-bus users and is therefore a major driver in encouraging modal shift to public transport. The real-time displays also offer service updates and network-wide messages, including details of current and future disruptions, roadworks and special events, including community information which is not otherwise readily obtainable in a concise format. The displays can therefore help users with making informed decisions about their current and future journeys. Solar or electric lighting will be provided at the shelter to promote safety and reduce vandalism. Raised boarding kerbs are also specified to provide level access boarding and alighting for people with buggy's, wheelchairs and those with reduced mobility.

The specified improvements are consistent with the standard set out in the Council's Public Transport Obligations Funding Guidance¹ and the Developer Contributions Strategy² and has included consideration of other sustainable travel options, including cycling and walking facilities serving the site.

Stops MA0302 Netherfield School (custom & practice stop) and MA0677 Netherfield School are located at the proposed north entrance to the site and will need to be reviewed for Highway Safety and may require possible relocation.

The County Council requests that any planning permission be subject to the following Planning Condition:

No part of the development hereby permitted shall be brought into use unless or until the relocation (if required) of the Bus Stops MA0302 and MA0677 denoted Netherfield School have been made to the satisfaction of the Local Planning Authority and shall include a bus stop pole and flag with raised boarding kerbs the above to be installed to an agreed timescale.

School Transport

The closest catchment schools to the site are [Eastlands Junior School](#) and [Meden School](#). At this time, it is not envisaged that contributions towards school transport provision will be sought.

Sustainable Travel

Transport and Travel Services expect all properties to have free introductory bus travel made available to them to encourage use of sustainable modes of travel.

The requested improvements would be at the closest bus stops to the site served by both local services, so are directly related to the development, fair and reasonably related in scale and kind to the development and necessary to make the development acceptable in planning terms (41 dwellings).

The proposed Planning Condition relates to the stops at the site access. These are not the same as the stops identified for improvement as they are unlikely to be used by most bus users. However, they may require relocation as they are situated adjacent to the north access to the site. The Condition is relevant to the development and enforceable, precisely specified, and fairly and reasonably related in scale and kind to the development (41 dwellings).

Payment Triggers – In the event that the funding request is supported the preferred trigger for payment prior to occupation of 50% of dwellings.

The Council reserves the right to re-assess its contribution requirements if, after six months, a decision on the application is still awaited or the s106 agreement has not been completed

Further information can be supplied through developer contact with Transport & Travel Services.

Transport & Travel Services
Nottinghamshire County Council
County Hall
West Bridgford
Nottingham
NG2 7QP

ptdc@nottscc.gov.uk

Tel. 0115 977 4520

1 -

<https://www.nottinghamshire.gov.uk/media/2904603/publictransportplanningobligationsfundingguidanceforprospectivedevelopers.pdf>

2 - <https://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/developer-contributions-strategy>

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Public Health

The Public Health response is outlined at Appendix Two however if any further information is required, the Public Health team will be able to provide further advice via email planning.publichealth@nottscc.gov.uk

Conclusion

It should be noted that all comments contained above could be subject to change, as a result of ongoing negotiations between the County Council, the Local Planning Authority and the applicants. These comments are based on the information supplied and are without prejudice to any comments the County Council may make on any future planning applications submitted for this site. Should the County Council's request for developer contributions be agreed, the Council expects to be included as a signatory to the relevant legal agreement arising from the determination of the application.

Should you require any further assistance in relation to any of these matters please do not hesitate to contact me. If you have any queries with regards to the planning obligations which have been requested, please contact my colleague, Will Lawrence, the County Council's Developer Contributions Practitioner on 0115 804 2738 or by email william.lawrence@nottscc.gov.uk.

Yours faithfully,

Tania Krasteva
Planning Officer
Nottinghamshire County Council

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Appendix 1 – Public Health

The Public Health response is outlined below however if any further information is required, the Public Health team will be able to provide further advice via email planning.publichealth@nottscc.gov.uk

[The Nottinghamshire Health and Wellbeing Strategy](#) sets out the ambitions and priorities for the Health and Wellbeing Board with the overall vision to improve the health and wellbeing of people in Nottinghamshire:

- To give everyone a good start in Life
- To have healthy and Sustainable places
- To enable healthier decision making
- To work together to improve healthcare services

[The Nottinghamshire Joint Strategic Needs Assessment \(JSNA\)](#) provides a picture of the current and future health needs of the population of the county. This is a useful source of information when considering the health and wellbeing of residents in planning process.

The use of [local health profile](#) report pulls together existing information in one place about localities affected by a development proposal, highlights issues that can affect health and wellbeing of residents covered within the planning process. Promoting health and wellbeing enhances resilience, employment and social outcomes. For example, consider limiting long term illness or disability as part of the development needs of a localities to ensure that it is age friendly providing good access to health and social care facilities.

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[The Nottinghamshire Spatial Planning and Health Framework](#) identifies that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications:

It is recommended that this checklist is completed to enable the potential positive and negative impacts of the planning application on health and wellbeing to be considered in a consistent, systematic and objective way, identifying opportunities for maximising potential health gains and minimizing harm and addressing inequalities taking account of the [wider determinants of health](#).

Obesity is a major public health challenge for Nottinghamshire. Obesity is a complex problem with many drivers, including our behaviour, environment, genetics and culture. [Nearly a quarter of children in England are obese or overweight by the time they start primary school aged five, and this rises to one third by the time they leave aged 11.](#)

To address Childhood Obesity in 10-11-year olds. It is recommended that the six themes by the TCPA document [Planning Healthy Weight Environments'](#) are considered to promote a healthy lifestyle as part of this application.

In addition to [Active Design](#) Sport England 10 principles that promote activity, health and stronger communities through the way our towns and cities are built and designed to encourage activity in our everyday lives.

The six TCPA themes are:

1. Movement and access: Walking environment; cycling environment; local transport services.
2. Open spaces, recreation and play: Open spaces; natural environment; leisure and recreational spaces; play spaces.
3. Food: Food retail (including production, supply and diversity); food growing; access.
4. Neighbourhood spaces: Community and social infrastructure; public spaces.
5. Building design: Homes; other buildings.
6. Local economy: Town centres and high streets; job opportunities and access.

The Ten Principles of Active Design.

1. Activity for all
2. Walkable communities
3. Connected walking & cycling routes
4. Co-location of community facilities
5. Network of multifunctional open space
6. High quality streets & spaces
7. Appropriate infrastructure
8. Active buildings
9. Management, maintenance, monitoring & evaluation
10. Activity promotion & local champions

Please note for major developments (over 25 dwellings) the Clinical Commissioning Groups (CCG) should be consulted for impact on primary care which may lead to a request for infrastructure support through S106/CIL.

Bassetlaw developments contact Bassetlaw Strategic Estates Group. Nottinghamshire developments email the Nottingham and Nottinghamshire Estates team Noweccg.estates@nhs.net