

Report of Director of Planning and Regeneration

Site Of Garages West Of 68, Belconnen Road

1 Summary

Application No: 22/00070/PFUL3 for planning permission

Application by: Mr Oliver Cammell on behalf of Mr Alan Forsyth

Proposal: Two apartment blocks to create 17 x one bedroom supported living units (including 1 for staff) and ancillary staff facilities.

The application is brought to Committee because of Section 106 viability considerations.

To meet the Council's Performance Targets this application should have been determined by 14th April 2022

2 Recommendations

- 2.1 To **GRANT PLANNING PERMISSION** for the reasons set out in this report, subject to the indicative conditions substantially in the form of those listed in the draft decision notice at the end of this report.
- 2.2 Power to determine the final details of the conditions of planning permission to be delegated to the Director of Planning and Regeneration.

3 Background

- 3.1 The application relates to the former garage site to the west of 68 Belconnen Road. The site previously accommodated 28 garages which have since been demolished. The site is located within a residential area with two storey houses to the east and three storey blocks of flats to the south. Immediately to the north of the site is a Co-operative food store and Community Centre, which stand at a higher ground level than the application site. Access is via the existing cul-de-sac on Belconnen Road.
- 3.2 Outline planning permission was granted in June 2021 for five dwellings on the site. All matters were reserved but an indicative site layout was approved (planning permission reference 20/02702/NOUT)

4 Details of the proposal

- 4.1 Planning permission is sought for a supported living scheme comprising two blocks of accommodation, providing a total of 17 one bed units. Of the 17 units, 16 of these would be for residents and one would be for staff. Additional ancillary staff facilities would also be provided. The blocks would be arranged side by side with their principal elevations facing south onto Belconnen Road. The western block

would be two and three storey whilst the eastern block would be two storey and they would both have pitched roof structures. The roof design of the eastern block has been amended to allow for additional staff facilities to be provided within the roof space. The buildings would be constructed from bricks on the ground floor with render to the upper elevations. Each dwelling would have one bedroom, a shower room, and a kitchen/living space.

- 4.2 A total of 4 parking spaces are proposed for the use of staff, with two spaces being provided for each block. External amenity space is provided for each of the blocks, as well as designated bin storage and cycle storage.

5 Consultations and observations of other officers

Adjoining occupiers consulted:

Leen Valley Community Centre, 234 Arnold Road
236, 238, 240, 242, 246, 248, 250 Arnold Road
68, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191
Belconnen Road

The application has also been publicised by site and press notices.

No responses were received.

Further letters were sent to the same addresses on 1st June and again on 22nd June to advise of updated details. The date for responses was 6th July and no further representations were received.

Additional consultation letters sent to:

Environmental Health: No objection.

Highways: No objection. Conditions relating to construction traffic management, Electric Vehicle Charging, cycle parking and travel packs are recommended.

Flood Risk Management: Further details relating to surface water drainage, flow routes and levels were requested. These have been provided and reviewed by the Drainage Team and are considered acceptable.

Carbon Neutral Policy Team: Further detail in relation to energy efficiency and use of renewables were requested and have been received. The Ecological Enhancements required by condition on the previous outline permission should be included on any permission for the proposed supported living development. Electric Vehicle charging and cycle storage should be provided.

6 Relevant policies and guidance

Aligned Core Strategies

Policy A: Presumption in Favour of Sustainable Development

Policy 1: Climate Change

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Policy 19: Developer Contributions

Land and Planning Policies Development Plan Document - Local Plan Part 2

Policy CC1: Sustainable Design and Construction

Policy CC3: Water

Policy DE1: Building Design and Use

Policy DE2: Context and Place Making

Policy EN2: Open Space in New Development

Policy EN6: Biodiversity

Policy HO1: Housing Mix

Policy HO3: Affordable Housing

Policy IN4: Developer Contributions

Policy TR1: Parking and Travel Planning

NPPF (2021):

The NPPF advises that there is a presumption in favour of sustainable development and that applications for sustainable development should be approved where possible. Paragraph 126 notes that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7. Appraisal of proposed development

Main Issues:

- (i) Supported living use and impact upon the amenity of neighbouring occupiers and the wider area.
- (ii) Scale, layout and design and impact upon the neighbouring properties and the amenity of the area.

Issue (i) Supported living use and impact upon the amenity of neighbouring occupiers and the wider area (ACS Policy 8 and LAPP Policies HO1, HO3 and TR1).

- 7.1 The applicant has provided supplementary information in relation to the nature of the supported Living Scheme. The proposed development will provide housing for vulnerable adults and this is supported by the Council's Commissioning and Procurement Team, who have identified a need for such housing in this area. The apartments would be let to citizens who are eligible for support from Adult Social Care and who would have been assessed as being able to live independently in the community with an appropriate package of support. This support would be delivered through a 24-hour on-site staff presence, with a self-contained staff apartment being provided as well as ancillary facilities. The support would be delivered by a specialist provider who would be commissioned by the Council. The level of support given to individuals would be reviewed by the Adult Social Care Team. Each occupant would be party to a tenancy agreement and would be expected to adhere to the terms of that agreement.
- 7.2 ACS Policy 8 and LAPP Policy HO1 recognise that a general mix of housing tenures, types and sizes is desirable in order to create sustainable, inclusive and mixed communities. Whilst Policy HO1 has a particular emphasis on the provision of family housing, it also recognises that there may be instances where alternative provision could meet other aims of the City Council. Policy HO3 focuses on the provision of affordable housing, but also defines this as being for those whose needs are not met by the market. The justification for the provision of affordable housing also refers to the need to maintain inclusive and mixed communities and regard is to be paid to the amount, type and tenure of affordable housing already in the locality of a development. Although the proposed development is for supported living dwellings, it is considered that its presence as part of a mixed community is able to be supported where the sustainable and inclusive nature of the community would be maintained.
- 7.3 There are four car parking spaces to be provided for support staff use, with two allocated to each building. Staff would also be expected to make best use of public transport, walking or cycling as opposed to cars and an on-site cycle store is also to be provided. It is not expected that residents of the proposed development would be car owners or users but they would be located in close proximity to the public transport routes on Arnold Road and Hucknall Road. Whilst other vehicle traffic can be expected in association with the proposed development, it is not considered that this would be at levels above that which could be expected at other residential properties. The proposed use of the development as one-bedroom supported living units allows for car parking for residents of the proposed development to be omitted. In order to avoid any future issues relating to car parking, it is recommended that planning permission be conditioned to limit any future changes to the supported living use and layout of the proposed development as one-

bedroom units in order to ensure further review of the impact that such changes could otherwise cause to the amenity of surrounding residents. On this basis it is therefore considered that the proposed development accords with ACS Policy 8 and LAPP Policies HO1, HO3 and TR1.

Issue (ii) Scale, layout and design and impact upon the neighbouring properties and the amenity of the area (ACS Policy 10 and LAPP Policies DE1, and DE2 of the LAPP).

- 7.4 The scale and height of the buildings have been designed to respond to the existing building heights surrounding the site. The two storey eastern block would be of a similar height to the existing two storey houses to the east of the site with amendment to the roof increasing its overall height on the western side, creating a transition from two storeys to the adjacent three storey block. The three storey block would be comparable to the existing three storey flats to the south and the buildings to the north of the site, which stand at a higher ground level. The footprint of the eastern block has been amended to address the building line on Belconnen Road. A wider but shallower footprint is now proposed, with the easternmost section stepping back to create an acceptable relationship with the existing houses.
- 7.5 The use of red brick with render to the upper floor elevations is considered to be acceptable in the context of surrounding buildings which are of a similar appearance. A condition requiring further details in relation to windows, doors, reveals and eaves detailing is recommended.
- 7.6 Concerns were initially raised about the relationship of the proposed buildings and the retaining structure which is proposed to run along the norther boundary of the site, particularly in relation to the outlook from the ground floor rooms. This has been revisited by the applicant and the retaining wall has been lowered and is now proposed to include a crib wall system which will be landscaped to soften the appearance and provide an improved outlook from windows in the north elevation.
- 7.7 As amended, it is considered that the development would provide a satisfactory layout, creating a quality living environment for future occupiers of the development whilst safeguarding the amenities of the occupiers of existing neighbouring properties. All units would comply with Nationally Described Space Standards. It is therefore considered that the proposed development accords with Policy 10 of the ACS and Policies DE1 and DE2 of the LAPP.
- 8. Sustainability / Biodiversity (Policy 1 of the ACS and Policies CC1, CC3 and EN6 of the LAPP)**
- 8.1 The proposed development is sustainably located proximate to local amenities on Arnold Road and Hucknall Road with good public transport links to the rest of the city.
- 8.2 New build construction will be to a 'fabric-first' approach as an appropriate means to achieve carbon reduction targets. It is also proposed to include pv panels, details of which are requested by condition. On this basis it is considered that the proposed development would accord with Policy 1 of the ACS and Policy CC1 of the LAPP.
- 8.3 An Ecological Enhancement Strategy was required by condition on the previous outline planning permission. The applicant is in agreement to this being included as a condition on any planning permission for the proposed development for supported

living and an appropriate condition has been added to the draft decision notice. The proposed development is therefore considered to comply with LAPP Policy EN6.

- 8.4 A drainage strategy has been submitted and reviewed by the Drainage Team who requested further detail from the applicant in relation to discharge rates, SuDs, levels and flow rates. Further work has been undertaken by the applicant and additional information has been provided and reviewed by the drainage team who have confirmed this as being acceptable. The development is therefore considered to comply with Policy CC3 of the LAPP.

9. Section 106 (ACS Policy 19 and LAPP Policies EN2, HO3 and IN4)

- 9.1 The application would be expected to provide a S106 planning obligation to include financial contributions towards affordable housing and open space. In accordance with the adopted Supplementary Planning Guidance on Affordable Housing and Developer Contributions (Policy HO3), and the Supplementary Planning Document on The Provision of Open Space on New Residential and Commercial Developments (Policy EN2), the proposed development would be expected to provide the following financial contributions where on site provision is not being made:

Affordable Housing: £163,999.85

Open Space: £26,027.17

- 9.2 The applicant has submitted a viability appraisal with the application, which has been independently assessed by the Council's consultants. The independent assessment agrees that the scheme is unable to provide a policy compliant S106, and is regarded as being, at best, only marginally viable before any planning policy requirements are factored in. The proposed development is for supported living accommodation that is to be let to citizens who are eligible for support from Adult Social Care. The proposal is therefore considered to meet a particular housing need and is would therefore be seen to meet the needs of those that whose needs are not met by the market. This form of affordable housing provision therefore exceeds the requirements of LAPP Policy HO3. On the basis of the conclusions of the independent assessment of the applicant's viability appraisal and in recognition of the level of affordable housing being proposed, it is therefore considered that the proposed development accords with LAPP Policies EN2, HO3 and IN4.

10 Financial Implications

As noted above, no Section 106 financial contributions are to be provided due to viability considerations.

11 Legal Implications

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

12 Equality and Diversity Implications

The provision of Disability Discrimination Act (DDA) compliant accessible buildings.

13 Risk Management Issues

None.

14 Strategic Priorities

Helping to deliver new affordable homes and well-balanced neighbourhoods with a mix of housing types that meet Nottingham's future needs.

Ensuring that all planning and development decisions take account of environmental and sustainability considerations

15 Crime and Disorder Act implications

None.

16 Value for money

None.

17 List of background papers other than published works or those disclosing confidential or exempt information

1. Application No: 22/00070/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5MZGXLYG2R00>

18 Published documents referred to in compiling this report

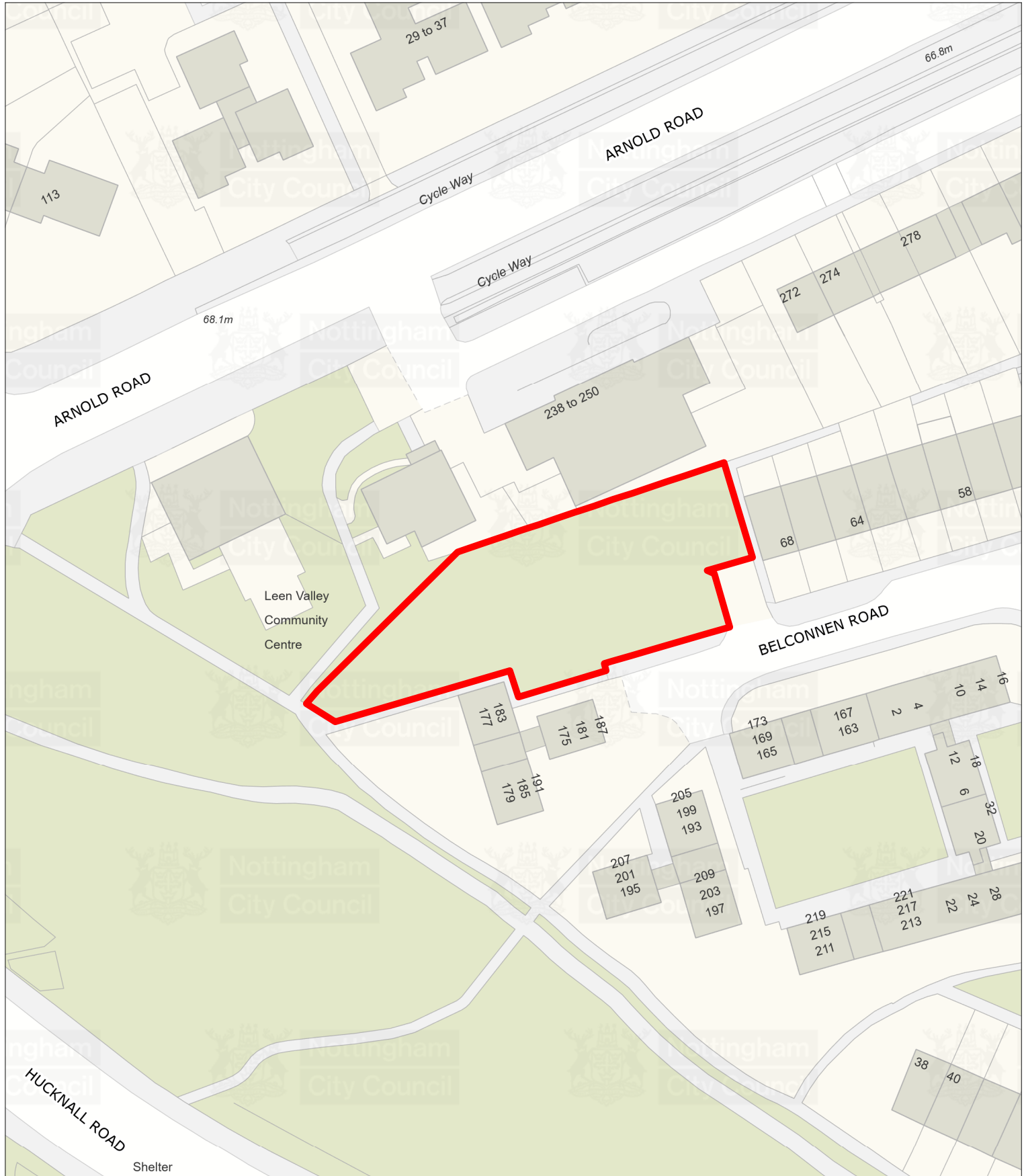
Nottingham Local Plan (November 2005)

Contact Officer:

Mrs Zoe Kyle, Case Officer, Development Management.

Email: zoe.kyle@nottinghamcity.gov.uk. Telephone: 0115 8764059

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Key
City Boundary

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Description
A map printed from Nomad.

My Ref: 22/00070/PFUL3 (PP-10537751)
Your Ref:
Contact: Mrs Zoe Kyle
Email: development.management@nottinghamcity.gov.uk



**Nottingham
City Council**

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City Planning
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Mr Oliver Cammell
15 Clarendon Street
Nottingham
NG1 5HR

Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Application No: 22/00070/PFUL3 (PP-10537751)
Application by: Mr Alan Forsyth
Location: Site Of Garages West Of 68, Belconnen Road, Nottingham
Proposal: Two apartment blocks to create 17 x one bedroom supported living units (including 1 for staff) and ancillary staff facilities.

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

Time limit

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement conditions

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. Prior to the commencement of development, an ecological enhancement strategy, together with a timetable for implementation, in line with the recommendations of the Ecology survey dated February 2021, shall be submitted to and approved in writing by the Local Planning Authority. The ecological enhancement strategy shall be carried out in accordance with the approved details.

Reason: To ensure that the ecological interest of the site is safeguarded and enhanced to accord with Policy 17 of the Aligned Core Strategy and Policy EN6 of the LAPP.



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3. Prior to the commencement of development a construction traffic management plan shall be submitted to and agreed in writing with the Local Planning Authority. Provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, offloading, within the site during the construction period. Vehicles delivering to the site cannot be permitted to wait/park on the highway. The Construction Traffic Management Plan shall also include a construction traffic routing agreement and strategy for managing mud or similar debris on the adjacent public highways.

Reason: To ensure that the construction of the development has no adverse impact on the local highway network and has no significant impact on neighbouring properties to accord with policy 10 of the ACS

4. No above ground development shall commence until details of the external materials of the buildings and details of windows, reveal depths and eaves detailing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure an appropriate quality of finish to the approved development and in accordance with Policy 10 of the Aligned Core Strategy and Policy DE1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).

5. Notwithstanding the details on the approved plans and unless otherwise agreed in writing by the Local Planning Authority, no above ground development shall commence until details of pv panels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interestd of sustainable development and in accordance with Policy 1 of the Aligned Core Strategy and Policy CC1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).

6. The approved development shall not be first occupied until the external areas of the site have been implemented in accordance with the approved details, including the car parking spaces, bin and cycle stores.

Reason: In the interests of the residential amenity of occupants of the approved development and neighbouring residents in accordance with Policy 10 of the Aligned Core Strategies and Policy DE1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).

Pre-occupation conditions

(The conditions in this section must be complied with before the development is occupied)

7. Prior to the first occupation of the accomodation hereby approved an electric vehicle charging scheme shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented prior to the first occupation of the development and retained thereafter.

Reason: To promote sustainable forms of travel to comply with Policies 1 and 14 of the ACS and Policies CC1 and TR1 of the LAPP.

Regulatory/ongoing conditions

(Conditions relating to the subsequent use of the development and other regulatory matters)

8. The approved development shall not be used at any time in future other than for a total of 17 supported living dwellings with staff/communal spaces and in accordance with the approved layout plans unless varied with the prior written approval of the Local Planning Authority.

Reason: In the interests of ensuring that any future changes to the use or internal layout of the approved development can be reviewed having regard to the amenity of neighbouring residential properties and wider area in accordance with Policy 8 of the Aligned Core Strategies and Policies HO1, HO3 and TR1 of the Land and Planning Policies Development Plan Document.

9. Notwithstanding any details or notes in the application documents stating or implying otherwise, the dwelling(s) hereby permitted shall be designed and constructed to meet the optional water efficiency requirement of 110 Litres per person per day as specified by Part G of Schedule 1 and regulation 36 (2) (b) of the Building Regulations 2010 (as amended).

Reason: to ensure efficient use of water resources in the interests of sustainability, to comply with Policy CC1 of the Nottingham Local Plan.

(Note: This condition affects the requirements of the Building Regulations that apply to this development. You must ensure that the building control body responsible for supervising the work is informed of this condition)

Standard condition- scope of permission

- S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the following drawings/documents:
- Drawing reference Amended massing model revision c dated 22 June 2022
 - Drawing reference Amended proposed building heights revision c dated 22 June 2022
 - Drawing reference Amended proposed elevations block 2 revision c dated 22 June 2022
 - Drawing reference Amended proposed first floor plans block 2 revision c dated 22 June 2022
 - Drawing reference amended proposed roof plan block 2 revision c dated 22 June 2022
 - Drawing reference amended proposed site sections revision d dated 22 June 2022
 - Drawing reference amended proposed elevations 01 block 2 revision d dated 22 June 2022
 - Drawing reference amended proposed ground floor block 2 revision c dated 22 June 2022
 - Drawing reference amended proposed second floor plan block 2 revision c dated 22 June 2022
 - Drawing reference amended proposed block 01 ground floor plan revision b dated 13 May 2022
 - Drawing reference amended proposed block 01 first floor plan revision b dated 13 May 2022
 - Drawing reference amended proposed block 01 second floor plan revision b dated 13 May 2022
 - Drawing reference amended proposed block 01 elevations 01 revision b dated 13 May 2022
 - Drawing reference amended proposed block 01 elevations block 2 revision b dated 13 May 2022
 - Drawing reference proposed crib wall proposals revision b dated 13 May 2022

Reason: To determine the scope of this permission.

Informatives

1. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the



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landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

2. Informatives

1. Construction Traffic Management Plan (CTMP) & mud on the road

The applicant should provide a CTMP as conditioned. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring. If the development works will have any impact on the public highway, please contact Network Management on 0115 8765293 or email Highway.Management@nottinghamcity.gov.uk. All associated costs will be the responsibility of the developer.

2. Highway licences

The Highways Network Management team at Loxley House must be notified regarding when the works will be carried out as disturbance to the highway will be occurring and licences may be required. Please contact them via highway.management@nottinghamcity.gov.uk or 0115 8765293. All costs shall be borne by the applicant.

3. Section 278 agreement - highway works

Planning consent is not consent to work on the highway. To carry out off-site works associated with the planning consent, approval must first be obtained from the Local Highway Authority. Approval will take the form of a Section 278 Agreement and you should contact Highways Network Management at highway.management@nottinghamcity.gov.uk or 0115 8765293 to instigate the process. It is strongly recommended that you make contact at the earliest opportunity to allow time for the process to be completed as you will not be permitted to work on the Highway before it is complete. All associated costs will be borne by the developer. We reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway.

4. Cycle Parking

The applicant is to contact our cycling team CyclingTeam@nottinghamcity.gov.uk to progress the cycle facilities.

5. Electric Vehicle Charging points (EVCPs)

Please contact Rosie.coyle@nottinghamcity.gov.uk to seek advice on the electric vehicle charging points (EVCP).

6. Refuse collection

Bins left unattended on our highway are fined and should not block any footway or carriageway. Bin store locations may require a kerbside collection point to store individual dwelling bins. Waste operatives should not need to enter onto private property to carry out refuse collection. The applicant is to contact Jason Martyn Jason.Martyn@nottinghamcity.gov.uk in the first instance to liaise on an acceptable waste management strategy and collection agreement.

3. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

RIGHTS OF APPEAL

Application No: 22/00070/PFUL3 (PP-10537751)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pes.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

PURCHASE NOTICES

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.

STREET NAMING AND NUMBERING

Nottingham City Council has a statutory responsibility for agreeing and registering addresses. If the development will create one or more new addresses or streets (for example a new build or conversion) please contact address.management@nottinghamcity.gov.uk as soon as possible,



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quoting your planning application reference. Any addresses assigned outside of this process will not be officially recognised and may result in difficulties with service delivery.

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