

**Wards Affected:** Radford (May 2019)

**Item No:**

**Planning Committee  
19<sup>th</sup> June 2024**

## **Report of Director of Planning and Transport**

### **Land Rear Of Players Court And Radford House, Norton Street, Nottingham**

#### **1 Summary**

Application No: 24/00076/PFUL3 for planning permission

Application by: Hyson Green Developments Limited

Proposal: Erection of 7 Storey Purpose Built Student Accommodation (PBSA) with 116 apartments (587 bedspaces), with ancillary communal facilities and landscaping.

The application is brought to Committee because it is a major application where, for viability reasons, the application is being recommended for approval with proposed planning obligations which are substantially less than required by planning policy.

To meet the Council's Performance Targets this application should have been determined by 17.04.2024. The delay in reporting to Committee is due to the time taken by the applicant to carry out a viability assessment. An extension of time has been agreed with the applicant until 31 July 2024.

#### **2 RECOMMENDATIONS**

2.1 To **GRANT PLANNING PERMISSION** for the reasons set out in this report, subject to:

- (i) prior completion of a Section 106 Planning Obligation to secure the following:
  - a minimum financial contribution of £274,040 towards affordable housing in lieu of onsite provision;
  - a minimum financial contribution of £167,960 towards the provision or enhancement of off-site Public Open Space or Public Realm;
  - a student management plan and restriction on occupants keeping private vehicles within the City.

Subject to a review mechanism in respect of the above financial contributions should development not be commenced within 2 years of the issue of planning permission with power delegated to the Director of Planning and Transport to allocate any additional monies available

as he sees fit between affordable housing and public open space up to the policy compliant level.

(ii) the indicative conditions substantially in the form of those listed in the draft decision notices at the end of this report;

2.2 Power to determine the final details of both the terms of the Planning Obligation and the conditions of planning permission to be delegated to the Director of Planning and Transport.

2.3 That Committee are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligations sought are (a) necessary to make the development acceptable in planning terms, (b) directly related to the development and (c) fairly and reasonably related in scale and kind to the development.

### **3 SITE AND SURROUNDINGS**

3.1 The site is the part of the former John Player factory in Radford. It is situated on the north side of Norton Street, adjoining Radford House (existing student accommodation) to the west, Adam House and Burton House to the north (new build student accommodation nearing completion), as well as the adjoining Carlton House (older building converted to student accommodation). All are within the applicant's ownership. To the east is New Brook House, again within the applicant's ownership but in office use, and Brook Court, an apartment development from the 2000s. Norton Court, another student accommodation scheme built in the 1990s, is located on the south side of Norton Street, with office and light industrial buildings occupying the rest of the Norton Street frontage opposite the site.

3.2 The site comprises a former car park previously serving the buildings on its north and west sides. Google Streetview images show it is part in use as a site compound to facilitate construction of the Adam House/Burton House student accommodation scheme to the north, with a smaller part in use as car parking for Radford House. There are a large number of shipping containers occupying the rest of the site. The site slopes gently from west to east, with a 5m level changes across the site. Two vehicle access points are available from Norton Street.

3.3 To the west of the site on the opposite side of Radford Boulevard is Castle Retail Park.

3.4 The site is within short walk of Alfreton Road and adjacent to Radford Boulevard. Alfreton Road is a main arterial route with bus services travelling in and out of the City at regular intervals. Radford Boulevard travels north south and is part of the inner ring road system. Regular University bus services travel along Radford Boulevard and stop outside Radford House.

3.5 The site does not fall within any designated areas defined by the development

plan but archaeological mapping shows that there are number of historical tunnels under the surrounding streets. The site is within flood zone 1 defined by the Environment Agency Flood Map, and not therefore at risk of flooding.

## **4 DETAILS OF THE PROPOSAL**

- 4.1 Planning permission is sought for a development of Purpose Built Student Accommodation (PBSA) with associated communal amenity space and landscaping.
- 4.2 The proposal would comprise two accommodation blocks of 7 storeys with footprints configured as a “flattened U” (“Block D”) and “L” shaped (“Block E”), both with a frontage to Norton Street. Each block would accommodate a mix of studios and 3 to 10 bed cluster apartments (116 apartments), comprising 587 bedspaces in total (405 beds in block D and 182 beds in Block E). Block D cluster apartments would have their bedrooms range in size from 9 sqm to 19 sqm, with living areas of approximately 29 sqm. The studios of Block D would range in size from 21 sqm to 27 sqm. Block E cluster apartments would have their bedrooms range in size from 10 sqm to 23 sqm, with living areas of approximately 33 sqm. The studios of Block E would range in size from 25 sqm to 31 sqm. The ground floor of Block D would have extensive communal and ancillary areas including a lounge, study area, gym, spa, laundry room, bike storage etc. A lounge area with roof garden is additionally included at level 7. Block E would also have a lounge area at ground floor level. Landscaped outside space is to be provided within a ‘green heart’ area between the new blocks and Adam/Burton Houses to the north.
- 4.3 The development would provide 560 (95%) cluster beds and 27 (5%) studio beds. There would be 1065 sq.m of (indoor) amenity space, 4202 sq.m of (outdoor) amenity space, 8 collection/drop off car parking spaces and 272 secure cycle spaces. The intention is for the amenity space, both internal and external, to form a central hub of facilities for use not only by the occupants of the proposed development, but also those in the adjacent PBSA blocks. In effect creating a complete, managed campus of PBSA.
- 4.4 The main pedestrian access to the development would be at the western end of Block D, accessible from Norton Street and the other adjacent blocks. Block E is also accessed at its western end, from the ‘street’ created between the two blocks. Block D has a secondary pedestrian entrance at approximately the mid-point along its Norton Street elevation. Vehicular access to the small number of parking spaces and for refuse / delivery vehicles would be via Norton Street.

## **5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS**

### **Adjoining occupiers consulted:**

445 Neighbouring properties were notified by letter, a site notice posted and press notice published. The overall expiry date was 22.02.2024.

One representation from a neighbouring resident has been received which raises objection to the construction of a 7 storey high building as it would make Players Court enclosed and the whole area around Brook Court congested.

Nottingham Civic Society: Has some reservations about the layout and massing of the proposed student development at Norton Street. Whilst the general proportions and scale of the new buildings appear broadly sympathetic to the existing development to the north, albeit slightly taller, the new buildings will have a more overbearing impact on Norton Street which has a cohesive townscape between Radford Boulevard and Dorking Road and includes the Edwardian factory building, the Castle Cavendish Works, a building full of character which enriches the surrounding area. It is worthy of Nottingham's Local List, both for its architectural charm and as a remnant of John Player's Radford estate of cigarette manufacturing premises, now largely demolished.

To alleviate the effect of the taller student buildings on this distinctive building, perhaps the break between the two sections of the new buildings could be positioned opposite the two-storey factory, giving the building some space to breathe.

**Additional consultation letters sent to:**

**Environmental Health and Safer Places:** Standing advice to cover conditions regarding the submission of a remediation strategy related to ground, groundwater and ground gas contamination, an environmental noise assessment and sound insulation scheme.

**Highways:** No objection subject to conditions relating to a construction management scheme and cycle storage.

**Drainage:** No objection subject to condition relating to the detailed design and associated management and maintenance plan for surface water drainage.

**City Archaeologist:** No objection subject to condition to ensure that the cave tunnels and entrances are not harmed during ground investigations and construction works.

**Education:** No claim for S106 contribution.

**Biodiversity:** No objection subject to a condition relating to biodiversity enhancement, including details of bird and bat boxes.

**Carbon Neutral Policy Team:** The development appears to have a positive impact on carbon neutrality.

**Active Travel England:** Standing advice given.

**Environment Agency:** No objection.

**Nottinghamshire Police:** No objection.

**University of Nottingham:** The proposed scheme meets our requirements under the Student Living Strategy (SLS).

## **6 RELEVANT POLICIES AND GUIDANCE**

### **National Planning Policy Framework (2023):**

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 131 notes that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.

Paragraph 135 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.

### **Aligned Core Strategies (ACS) (2014)**

Policy A: Presumption in Favour of Sustainable Development

Policy 1: Climate Change

Policy 7: Regeneration

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Policy 14: Managing Travel Demand

Policy 17: Biodiversity

Policy 19: Developer Contributions

## **Land and Planning Policies (LAPP) (2020)**

Policy CC1: Sustainable Design and Construction

Policy CC3: Water

Policy EE4: Local Employment and Training Opportunities

Policy RE1: Facilitate Regeneration

Policy HO1: Housing Mix

Policy HO3: Affordable Housing

Policy HO5: Locations for Purpose Built Student Accommodation

Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Policy DE1: Building Design and Use

Policy DE2: Context and Place Making

Policy EN2: Open Space in New Development

Policy EN6: Biodiversity

Policy IN2: Land Contamination, Instability and Pollution

Policy IN4: Developer Contributions

Policy TR1: Parking and Travel Planning

## **Supplementary Planning Documents (SPDs)**

Affordable Housing Contributions arising from Student Accommodation (2021)

Biodiversity (2020)

The Provision of Open Space in New Residential and Commercial Development (2019)

## **7. APPRAISAL**

### **Main Issues**

- (i) Principle of the Development
- (ii) Design, Scale and Appearance
- (iii) Impact on the Amenities of Surrounding and Future Occupants
- (iv) Highway Considerations
- (v) Other Matters

- (i) Principle of the Development** (Policies A, 7 and 8 of the ACS, Policies RE1, HO1, HO5 and HO6 of the LAPP)

- 7.1 Aligned with policy 7 of the ACS, policy RE1 of the LAPP states that planning permission will be granted for proposals which would assist in enabling the appropriate regeneration of brownfield sites. In this case the proposal would result in the redevelopment of a large brownfield site which has not been effectively used for a long time. Moreover, the proposal would provide additional PBSA for which there is a continuing need, an influx of residents to support local retail and other facilities, and new job opportunities through both the construction and operation of the proposed development.

- 7.2 As student accommodation, the principle of the proposal needs to be considered against policy 8 of the ACS and policies HO5 and HO6 of the LAPP.
- 7.3 Policy 8 of the ACS sets out, inter alia, that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. This include the development of PBSA in appropriate locations, to help reduce the demand for HMO properties and the negative impact that high concentrations of these can have on local communities.
- 7.4 Policy HO5 (Locations for Purpose Built Student Accommodation) and HO6 (Houses in Multiple Occupation (HMO's)) are also relevant in this regard. Policy HO5 identifies the locations where PBSA will be appropriate, subject to a justification for the need of the accommodation. Policy HO6 states that HMO/PBSA development will only be granted where it does not conflict with policies HO1 (Housing Mix) and HO2 (Protecting C3 Dwellings) and does not undermine local objectives to create or maintain sustainable, inclusive and mixed communities.
- 7.5 Monitoring reports on the provision of student accommodation have consistently illustrated the need to maintain an on-going supply of additional bedspaces in order to meet increases in the number of students attending further education courses within the City.
- 7.6 The site is part of a complex of PBSA that has been developed within the former John Player's factory. Cumulatively these redundant, former industrial premises have been developed to provide a valuable source of PBSA without any significant impact on the maintenance of a sustainable community within the surrounding residential area. The site is the last parcel of land within this PBSA complex that has been vacant for a long time. The scheme would therefore help to deliver an important element of the Council's housing policy, including the long term aim to promote high quality PBSA in the right location and to tackle the impact of HMO properties within the wider areas affected by high concentrations.
- 7.7 The site is close to two main transport corridors that provide bus services to the campuses of both universities and the City Centre. It is also well served by local shopping centres on both Radford Boulevard and Alfreton Road.
- 7.8 In light of the above, the principle of the proposed scheme is considered to be acceptable and would accord with policies A, 7 and 8 of the ACS, policies RE1, HO5 and HO6 of the LAPP.

**(ii) Design, Scale and Appearance** (Policy 10 of the ACS, Policies DE1 and DE2 of the LAPP)

- 7.9 The submitted scheme has been developed through extensive pre-application discussions in relation to its design, scale, mass and form.

- 7.10 The existing condition of the site is very poor and has a negative impact on the character and appearance of the wider area. Redevelopment of the site offers the opportunity to improve the contribution the site makes to local character and would introduce new built form on a site that is currently of poor townscape quality.
- 7.11 The two buildings form a logical conclusion to the wider urban block contained between Norton Street, Player Street, Radford Boulevard and Alfreton Road. Their scale and form take their cue from the other buildings enclosing this block and reference the former industrial character of what was part of the John Players Factory. Although the proposed scheme would be one storey higher than the adjacent Adam and Burton House to the north, the top floors are set back in order to soften their overall height and perceived scale. The development steps down from east to west to address the natural fall in the land. The eastern return of Block D is to adjoin a small more recent projection to the rear of Carlton House, which appears to house a stair core and is of limited architectural value. This therefore presents a logical opportunity to adjoin the two buildings at this point.
- 7.12 The buildings would enclose and provide a much needed active frontage and natural surveillance to Norton Street. The entrances would bring pedestrian activity along the street. The extensive communal area in Block D results in more than half of its elevation to Norton Street containing large, double height glazed apertures at ground floor level.
- 7.13 The comments of the Civic Society are noted but there is not considered to be a compelling reason in layout terms to position the break between the two buildings opposite the Castle Cavendish Works. This would also diminish the scale of the 'green heart', the size of which is considered to be a strong element of the scheme.
- 7.14 The buildings share a common architectural language which is based on an industrial mill aesthetic, informed by the history of the site and the surviving adjacent buildings from that period. This is particularly so with the regular fenestration pattern that has a strong vertical emphasis, with windows set in deep reveals. The buildings also have a clearly defined base, middle and top which further helps to soften their perceived scale. Different brick tones are used in the larger middle section of the buildings, creating separate 'bays' that add depth and visual interest whilst also breaking their elongated mass into smaller elements. This is reinforced with larger glazed apertures between the 'bays'. Further visual interest is provided by the buildings' curved corners with corduroy brick detailing. This elevational treatment is largely continued on all facades of the buildings.
- 7.15 The building line is pulled back from the boundary of the site on Norton Street creating new 'green' planting zone, in addition to widening the footway to create a more pleasant pedestrian experience.
- 7.16 The scheme benefits from generous external amenity space which is to form a 'green heart' that is to be shared with the adjacent student accommodation



and pull these different schemes together into a cohesive 'campus'. The proportions of the amenity space are appropriate to the scale of the surrounding buildings, presenting a space that would be attractive for the students to use. There is to be a mix of hard and soft landscaping; the 'green heart' comprising planting with a central lawned area, whilst the area to the rear of Block E would be largely hard surfaced with planted edges.

- 7.17 It is concluded that the proposed development would have a positive visual impact upon the site and its surroundings. Further details of the external materials and landscaping can be secured by condition. The proposal therefore accords with policy 10 of the ACS and policies DE1 and DE2 of the LAPP.

**(iii) Impact on the Amenities of Surrounding and Future Occupants**  
(Policy 10 of the ACS, Policies DE1 and IN2 of the LAPP)

- 7.18 The site is located in an urban context where residential and non-residential premises exist in close proximity to one another. The nearest windows in the western wing of Block D would be approximately 13.5m from Adam & Burton House, with those in the main north elevation approximately 29.5m away, across the 'green heart'. The windows within the western elevation of Block D would be approximately 23m from Radford House student accommodation. The windows facing south would be an adequate distance from Norton Court, on the opposite side of Norton Street. The siting of Block E would provide separation distances of approximately 15.7m and 24.3m to Carlton House and Brook Court respectively. These gaps are considered acceptable relative to the scale and function of surrounding buildings. It is therefore concluded that the proposed development would not result in an undue degree of overlooking and loss of privacy.
- 7.19 An objection has been received from a neighbour raising the issue that the proposal would make Players Court enclosed and whole area around Brook Court congested. As described above, the existing condition of the site is very poor and has a negative impact on the character and appearance of the wider area. The two buildings proposed form a logical conclusion to the wider urban block and their scale and form take their cue from the other buildings enclosing this block that reference the former industrial character of what was part of the John Players Factory. This is therefore considered to be the correct approach to the site in townscape terms.
- 7.20 Noise impact and air quality assessments have been submitted as part of the application, which are considered to be acceptable. Standard conditions can be included to address appropriate mitigation measures. A noise and dust management plan can also be required to minimise disturbance to nearby residents during construction.
- 7.21 Both the cluster apartments and studios provide a good level of amenity for future occupants and the scheme also incorporates very generous communal facilities both within the ground floor of Block D and also the 'green heart'.

There will be a dedicated bin storage area in ground floor level of Block D.

- 7.22 A robust student management plan is integral to the scheme and would be secured through legal obligation, including on site management and a contact point for local residents should any issues regarding noise, car parking, antisocial behaviour or property up-keep be encountered.
- 7.23 Subject to conditions, the proposal therefore complies with policy 10 of the ACS and policies DE1 and IN2 of the LAPP in this regard.

**(iv) Highway Considerations** (Policies 10 and 14 of the ACS, Policy TR1 of the LAPP)

- 7.24 The application is supported by a Transport Statement that has been reviewed by Highways colleagues. Policy TR1 of the LAPP seeks to preclude development that would be detrimental to highway safety and to ensure that proposals include a sufficient package of measures to minimise journeys by private car and support journeys by sustainable modes of transport, in line with the transport hierarchy set out within policy 14 of the ACS.
- 7.25 It is proposed that the development would be largely car free, with only eight parking spaces being provided at the eastern edge of the site accessed via Norton Street. The site has a dedicated bus service outside Radford House to both university campuses and is also within short walking distance of Alfreton Road, with both the local amenities and public transport facilities that this offers.
- 7.26 It is proposed to provide 272 cycle spaces within the site, in excess of the 263 cycle spaces required by the parking standards within the LAPP. The cycle parking would be internal and secure, accessed via the internal courtyard.
- 7.27 Redevelopment on the site would inevitably lead to some localised short-term disturbance however, this can be reduced and mitigated through an effective construction traffic management plan, which can be required by condition. Subject to the recommended conditions, the development is considered to accord with policies 10 and 14 of the ACS and policy TR1 of the LAPP.

## **OTHER MATTERS**

### **Archaeology**

- 7.28 The Design and Access Statement refers to a number of historical tunnels under the surrounding streets. These form a vast network of interconnected tunnels extending along Player Street, Norton Street, Beckenham Road, Alfreton Road and some of the adjacent smaller streets. Parts of these may be Victorian in their origins, although major works took place during the Second World War to form Nottingham's largest (in terms of number of people accommodated) public air raid shelter, accommodating 8896 people. They are rock-cut and can be regarded as one of the largest cave systems within the city. The tunnels contain a number of historic features associated with their

original use and their use as air raid shelters.

- 7.29 The planning agent has advised that the proposal does not intend to incorporate these important tunnels into the development and Council's Archaeologist accepts that reopening the tunnels would be a challenge of unknown scale. However, ground investigations need to be agreed with Council's Archaeologist in order to ensure the tunnels and entrances are not harmed during construction. This can be addressed through condition.

**Flood Risk and Drainage** (Policy 1 of the ACS, Policy CC3 of the LAPP)

- 7.30 The site is located within Flood Zone 1 in accordance with the Environment Agency Flood Map. The Environment Agency has no objection to the proposal as there are no fluvial flood risks associated with the site.
- 7.31 To comply with the requirements of Council's Drainage team as well as Building Regulations, there would be 68% reduction in surface water flows to mitigate the increase in foul flows from the site. The proposal also includes provision of rainwater harvesting to serve the extensive soft landscaping and tree planting. Given the site constraints of the made ground and the practicality of the proposed use of the 'green heart', open surface water features have been discounted in this instance.
- 7.32 All these measures are welcomed by the Drainage team. Subject to condition relating to detailed design and associated management and maintenance proposals for the surface water drainage, the development accords with policy 1 of the ACS and policy CC3 of the LAPP.

**Contamination** (Policy IN2 of the LAPP)

- 7.33 A Phase I contaminated land report has been submitted with the application. Standard conditions are required to deal with the risks associated with ground, groundwater and ground gas contamination of the site. Policy IN2 of the LAPP is therefore satisfied.

**Planning Obligations** (Policy 19 of the ACS, Policies IN4, HO3, EN2 and EE4 of the LAPP and the Open Space SPD)

- 7.34 A policy compliant planning obligation for the proposed development would be expected to provide the following contributions, totalling £2,201,489:
- Affordable Housing - £1,275,586
  - Public Open Space - £ 771,506
  - Local Employment and Training - £154,397
- 7.35 The applicant has submitted a viability appraisal with the application which has been independently reviewed by an assessor appointed by the Council. Following a period of negotiation it has been agreed by both parties that a contribution of £442,000 should be paid, along with the inclusion of a review mechanism whereby if a meaningful start to the development is not

commence within 24 months of the permission being issued, then there would be a further viability appraisal carried out. In the event of such further viability appraisal and regardless of its conclusions, there shall be no reduction in the agreed figure set out above. However, should the conclusion of the further viability appraisal be that the above figure can justifiably be increased, up to policy compliant requirements as a maximum, then the increased figure shall be required for payment by the developer. The total contribution figure (including if it remains less than policy compliant following a further viability appraisal) is to be allocated proportionally towards Affordable Housing and Public Open Space.

7.36 A Student Management Plan is also to be included as part of the S106 Planning Obligation. This would include contact details for those responsible for managing the behaviour of future residents, provisions to prevent students from keeping a motor vehicle in the City whilst in occupation at the accommodation, and arrangements for waste and litter management.

7.37 Policy 19 of the ACS and policy IN4 require consideration to be given to the viability of schemes when determining whether it would be reasonable to require contributions from developments. These policies are therefore complied with on this basis.

**8. Sustainability/Biodiversity (Policies 1 and 17 of the ACS, Policies CC, CC3 and EN6 of the LAPP, and the Biodiversity SPD)**

8.1 The proposal would deliver long-term biodiversity enhancements to a site that is currently devoid of habitats or features of ecological value. The enhancement proposals include extensive soft landscaping and a green roof. The installation of bat and bird boxes is also recommended by the Council's Ecologist. Overall, the proposed development would result in a gain of 0.99 biodiversity units for habitats, representing a gain of 3043.75%. The above measures would ensure biodiversity enrichment across the site in accordance with policies 1 and 17 of the ACS, policies CC1 and EN6 of the LAPP and the Biodiversity SPD.

8.2 Energy efficiency and sustainability measures are set out within the Design and Access statement submitted as part of the application. The following sustainability measures are to be incorporated within the scheme:

- A fabric first approach is being adopted. The proposal includes specification to meet the new Building Regulations requirements for levels of thermal insulation.
- Further improvement will then be targeted through the installation of photovoltaic panels as a means of reducing the overall energy consumption of the proposed development, whilst also generating a local source of renewable electricity.

- The roofs would also house air source heat pumps adjacent to each of the cores.
- Besides from targeting improved energy efficiency, the proposed development also considers sustainable design and adaptation measures such as incorporating water saving features to ensure a maximum calculated water consumption of 110 litres per person per day.
- Consideration will be given to installing highly efficient Mechanical Ventilation units with Heat Recovery to improve acoustic levels, air quality and to reduce the heating demand of the apartments by limiting the heat losses via ventilation processes.
- The proposed apartments would benefit from a number of passive design features such as a good proportion of glazed areas which will provide solar gains to the accommodation during winter months whilst also maximising natural day lighting levels.

8.3 Given that the scheme has yet to be designed to a sufficiently detailed stage, further details of the proposed sustainability strategy are to be required by condition. The proposal is therefore in accordance with policy 1 of the ACS and policies CC1 and CC3 of the LAPP.

## **9 Financial Implications**

Financial contributions as detailed above are in accordance with policy 19 of the ACS and policy IN4 of the LAPP, and the relevant Supplementary Planning Documents.

## **10 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.

## **11 Equality and Diversity Implications**

The proposed development has been designed to be compliant with current Building Regulation standards in terms of accessibility and requirements under the Disability Discrimination Act. The building will have accessible doors and corridors suitable for wheel chair users and lifts are proposed at every stair core.

## **12 Risk Management Issues**

None.

## **13 Strategic Priorities**

Neighbourhood Nottingham: Redevelopment of a brownfield site with a high quality, sustainable development that would meet the ongoing housing need for student accommodation

Safer Nottingham: The development enhances the surrounding pedestrian environment and incorporates active ground floor frontages that would contribute to a safer and more attractive neighbourhood

Working Nottingham: Ensuring Nottingham's workforce is skilled through Local Employment and Training opportunities

**14 Crime and Disorder Act implications**

The development would enhance natural surveillance in and around the site.

**15 Value for money**

None.

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

1. Application No: 24/00076/PFUL3 - link to online case file:  
<https://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S7E6ZBLYJTM00>

**17 Published documents referred to in compiling this report**

NPPF (2023)

Aligned Core Strategies – Local Plan Part 1 (2014)

Land and Planning Policies – Local Plan Part 2 (2020)

Biodiversity (2020) SPD

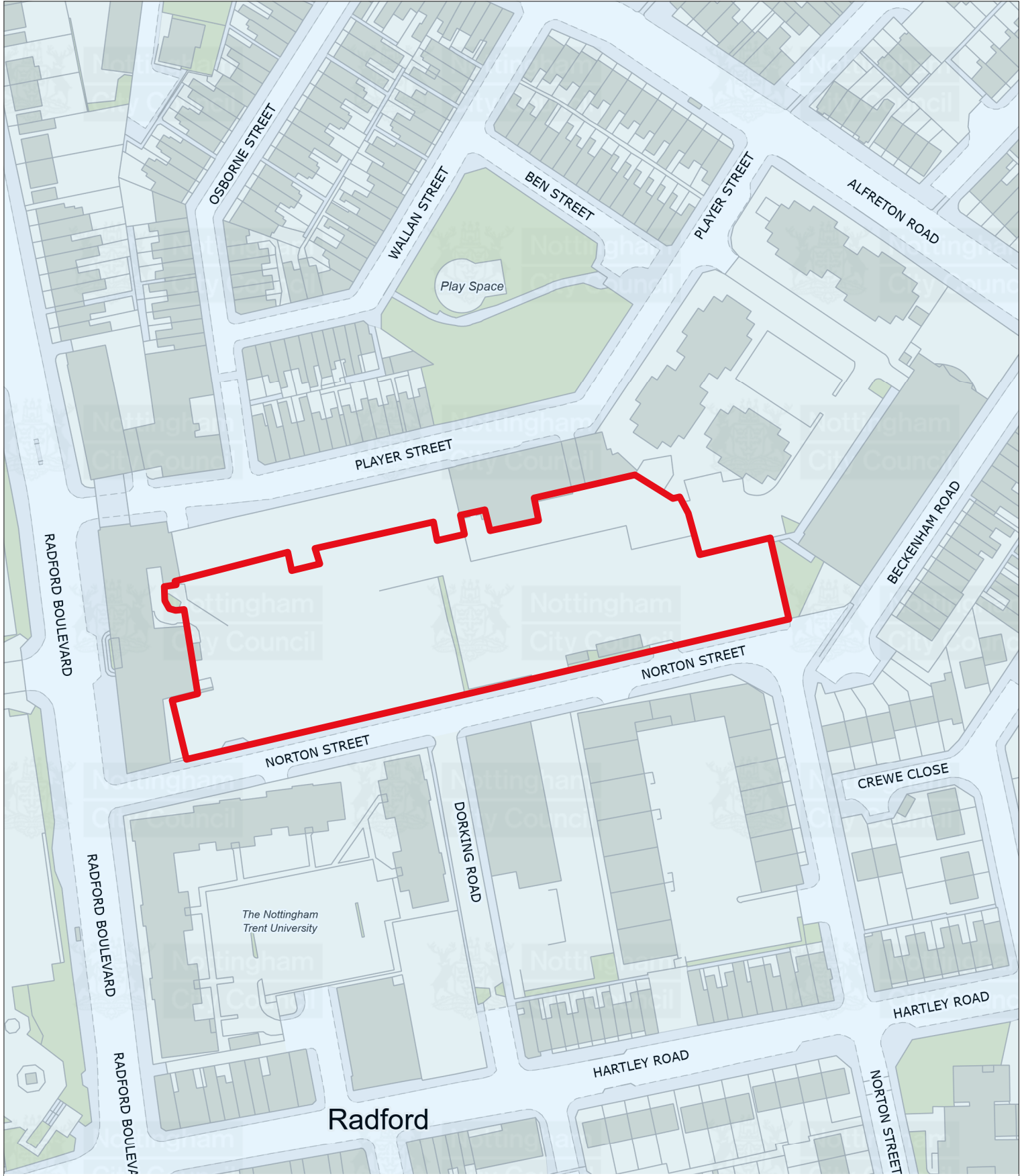
The Provision of open Space in New Residential and Commercial Development (2019) SPD

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# Nomad printed map



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0 0.03 0.06 km



## Key



City Boundary

Printed map generated by a Nomad user on 10/06/2024. This map is not suitable for publishing, for high quality maps please contact [gl@nottinghamcity.gov.uk](mailto:gl@nottinghamcity.gov.uk).

## Description

A map printed from Nomad.



**Nottingham**  
**City Council**

**My Ref:** 24/00076/PFUL3 (PP-12459845)  
**Your Ref:**  
**Contact:** Mr Mohammad Taufiqul-Islam  
**Email:** development.management@nottinghamcity.gov.uk



**Nottingham  
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Mr Iain Orme  
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Collingham  
NG23 7NR

Date of decision:

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

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Application No: 24/00076/PFUL3 (PP-12459845)  
Application by: Dr Sheikh  
Location: Land Rear Of Players Court And Radford House, Norton Street, Nottingham  
Proposal: Erection of 7 Storey Purpose Built Student Accommodation (PBSA) with 116 apartments (587 bedspaces), with ancillary communal facilities and landscaping.

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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, a construction traffic management plan shall be submitted to and agreed in writing with the Local Planning Authority. The construction traffic management plan shall also include a construction traffic routing agreement.

The approved Plan shall be implemented at all times whilst the development is under construction.

*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 DE1 and TR1 of the LAPP.*



Safer, cleaner, ambitious  
**Nottingham**  
A city we're all proud of

**DRAFT <sup>1</sup> ONLY**  
**Not for issue**

Continued...



3. Prior to the commencement of development, details of all proposed materials to be used on the external elevations of the approved development shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

*Reason: In order to ensure an appropriate quality of finish to the approved development and in accordance with Policy 10 of the ACS and policy DE1 and DE2 of the LAPP.*

4. Prior to the commencement of above ground development, large-scale elevation and section drawings (e.g. at a scale of 1:20/1:10) of the detailed design of the following elements of the development shall be submitted to and approved in writing by the Local Planning Authority:

a) Elevations: including window, glazing systems, reveals, window panels and entrances;

b) Roofs: including edges and parapets;

c) Plant: including external ventilation systems and other similar elements that are integral to the fabric of the building.

The development shall thereafter be implemented in accordance with the approved details.

*Reason: In order to ensure that the detailed design of these areas are consistent with the high quality of the development and in accordance with Policy 10 of the ACS and Policy DE1 of the LAPP.*

5. Notwithstanding the submitted application documentation, prior to the commencement of the development, details of the sustainability measures to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in accordance with the approved details.

*Reason: To ensure that the development incorporates sustainable design features to accord with policy CC1 of the LAPP.*

6. No development shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

1) Ground investigations to ensure that the tunnels and entrances are not harmed during construction.

2) An engineering report and associated drawing showing the foundation design in order to demonstrate that the foundations will not cause any harm (direct or indirect) to the tunnels and entrances.

Thereafter the works shall be carried out in accordance with the approved details.

*Reason: To ensure the tunnels and entrances are not harmed during ground investigations and to ensure that any archaeological remains of significance are safeguarded in accordance with HE2 of the LAPP.*

7. No development shall take place until a detailed design and associated management and maintenance plan for the surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved details, prior to the use of the building commencing.

*Reason: To ensure that the proposed development does not increase flood risk and that the principles of sustainable drainage are incorporated into this proposal, in order to accord with policies CC1 and CC3 of the LAPP.*

8. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase, in order to accord with policies CC1 and CC3 of the LAPP.*

**Pre-occupation conditions**

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

9. The development shall not be brought into use until details of the measures to enhance the ecological value of the site, including installation of bird and bat boxes (to be incorporated into the design of the building), have been submitted to and approved in writing by the Local Planning Authority.

The measures shall be implemented in accordance with the approved details prior to the first occupation of the development.

*Reason: In the interests of conserving protected species and the ecology of the development in accordance with Policy 17 of the ACS and Policy EN6 of the LAPP.*

10. Prior to first occupation of the development, Verification Reports shall be compiled and submitted which shall include the data referred to in the Verification Plan (referred to below), to demonstrate that the Remediation Strategy (referred to below) to deal with ground, groundwater, ground gas and radon gas contamination of the site has been fully implemented and completed.

The Remediation Strategy shall include the following components to deal with the risks associated with ground, groundwater, ground gas and radon gas contamination of the site:

- a) A Preliminary Risk Assessment which has identified:
  - i) all previous site uses
  - ii) the nature and extent of potential contaminants associated with those uses
  - iii) the underlying geology of the site
  - iv) a conceptual model of the site indicating sources, pathways and receptors
  - v) potentially unacceptable risks arising from ground, groundwater, ground gas and radon gas contamination at the site.
- b) A Site Investigation, based on a) above, and a detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) A Remediation Plan, based on a) and b) above, giving full details of the remediation measures required and how they are to be undertaken (including a contingency plan for dealing with any unexpected contamination not previously identified in the Site Investigation).
- d) A Verification Plan providing details of the data that will be collected in order to demonstrate that the works set out in c) above are complete.

The Remediation Strategy and associated Verification Reports shall be carried out in accordance with the approved details unless varied with the express written approval of the Local Planning Authority.

*Reason: To ensure that any contamination of the site is adequately dealt with and to accord with policy IN2 of the LAPP.*

11. Prior to first occupation of the development the cumulative impact of any environmental noise and / or vibration (see Informative) affecting the development shall be designed to achieve the following internal noise levels throughout the development as set out below, while maintaining the minimum ventilation standards to meet the current building regulations.

The sound insulation and ventilation scheme shall achieve the following internal noise levels:

- i. Not exceeding 30dB LAeq(1 hour) and not exceeding NR 25 in bedrooms for any hour between 23.00 and 07.00,
- ii. Not exceeding 35dB LAeq(1 hour) and not exceeding NR 30 for bedrooms and living rooms for any hour between 07.00 and 23.00,
- iii. Not normally more than 45dB L<sub>Amax</sub>(1 min) in bedrooms (measured with F time weighting) between the hours of 23.00 and 07.00,
- iv. Not more than 50dB LAeq(1 hour) for garden areas (including garden areas associated with residential homes or similar properties).

The sound insulation and ventilation scheme required to mitigate environmental noise and / or vibration shall be implemented and be fully operational prior to the occupation of the development and shall continue to be maintained and operated while to development continues to be occupied unless varied with the express written approval of the Local Planning Authority.

*Reason: To ensure that the sound insulation scheme approved to safeguard residential amenity and to deal with noise associated with the operation of the building has been implemented to accord with policy 10 of the ACS and policies DE1 and IN2 of the LAPP.*

12. Prior to first occupation of the development, a landscaping scheme (both hard and soft landscaping, including surfacing and gates/means of enclosure), shall be submitted to and approved in writing by the Local Planning Authority. Plants and trees shall be native species selected for their biodiversity value and shall include a focus on bee friendly planting. The landscaping scheme shall also include proposals for the on-going management and maintenance of the external areas of the site.

The hard landscaping and gates/means of enclosure shall be installed prior to first occupation of the development. The soft landscaping scheme shall be provided within the first planting season following the completion of the development. Any trees or plants provided as part of the approved landscaping scheme which die or are removed or become seriously damaged or diseased within five years of being planted shall be replaced in the next planting season with other plants of a similar size and species, unless otherwise prior agreed in writing by the Local Planning Authority. Management and maintenance of the landscaping shall at all times be in accordance with the approved details.

*Reason: To secure a development of satisfactory appearance that accords with policies 10 and 17 of the ACS and policies DE1 and EN6 of the LAPP.*



13. Prior to first occupation of the development, the combined noise from any mechanical services plant or equipment (including any air handling plant) specified to serve the development and running at 100% load, shall not increase the existing ambient LA90 background noise level at a point 1m from the window of any nearby noise sensitive premises at any time during the relevant operational period of the development.

No items of plant or equipment (either singly or in combination) shall have a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulses (bangs, clicks, clatters, thumps).

Any sound insulation scheme required to mitigate the combined noise from any mechanical services plant or equipment shall be implemented and be fully operational prior to the occupation of the development and shall continue to be maintained and operated while the development continues to be occupied unless varied with the express written approval of the Local Planning Authority.

*Reason: To ensure that future occupants of the building and nearby residential amenities are not adversely affected by noise to accord with policy DE1 and IN2 of the LAPP.*

14. No part of the development hereby permitted shall be brought into use until provision has been made within the application site for a minimum of 224 cycle parking spaces in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Cycle parking provision shall be covered and secure and that area shall not thereafter be used for any purpose other than the parking of cycles.

*Reason: To secure appropriate provision of cycle parking in order to encourage an alternative mode of transport and to accord with policy 14 of the ACS and TR1 of the LAPP.*

15. Notwithstanding the approved drawings, the development shall not be occupied until the bin store and collection arrangements have been provided in accordance with details which have first been submitted and approved in writing by the Local Planning Authority.

*Reason: To ensure that appropriate bin storage facilities have been provided in order to comply with policy 10 of the ACS and policy DE1 of the LAPP.*

16. Prior to the occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements such as but not restricted to (surface water attenuation devices/areas, flow restriction devices, outfalls).

*Reason: To ensure the effective operation of the surface water drainage scheme following construction of the development, in order to accord with policies CC1 and CC3 of the LAPP.*

17. No part of the development hereby permitted shall be brought into use until such time that a traffic management scheme for the loading and unloading of vehicles collecting and delivering the belongings of occupants of the proposed student accommodation at the start and finish of each academic term, has been submitted to the Local Planning Authority for approval. The traffic management scheme shall be exercised in accordance with the approved details unless varied by the prior written consent of the Local Planning Authority.

*Reason: To avoid the prejudice to traffic conditions in the vicinity of the development site and in the interests of highway safety in accordance with policy TR2 of the LAPP.*

### Regulatory/ongoing conditions

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

18. 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 forms, drawings and other documents comprising the application as validated by the council on 17 January 2024.

*Reason: To determine the scope of this permission.*

### Informatives

#### 1. Environmental Noise Assessment

Any environmental noise assessment should be suitable and sufficient, and should be undertaken by a competent person having regard to BS 7445: 2003 Description and Measurement of Environmental Noise. The internal noise levels referred to are derived from BS 8233: 2014 Sound Insulation and Noise Reduction for Buildings.

Environmental noise includes, transportation noise, noise from fixed plant and equipment, noise from people on the street and any other premises and / or activities in the vicinity that are likely to have an adverse effect on noise levels when operating. In addition, it includes predicted noise levels for any relevant premises which may not currently be operating, and plant and equipment which will form part of the development. The developer is advised to consider octave band analysis and all acoustic assumptions made (e.g. glazing and façade areas, commercial / residential separation).

It is desirable that the external noise level for garden areas (including garden areas associated with residential homes or similar properties) does not exceed 50 dB LAeq(1 hour), with an upper guideline value of 55 dB LAeq(1 hour) which would be acceptable in noisier environments. The developer should document which plots meet the desired external noise level, which plots meet the upper guideline value and which plots exceed the upper guideline value & by how much.

Noise also includes vibration. Where vibration is likely to be an issue the predicted Vibration Dose Values should be determined in accordance with BS 6472 - 1 2008 - Guide to Evaluation of Human Exposure to Vibration in Buildings - Part 1 Vibration Sources other than Blasting and mitigation measures implemented to ensure that the day and night Vibration Dose Values are below the 'low probability of adverse comment' range set out in Table 1 of BS 6472 - 1 - 2008.

#### Subsequent Enforcement

Where complaints regarding noise or vibration affecting future residents are received by the Local Authority, Environmental Health are under a statutory duty to investigate those complaints. Where it cannot be demonstrated that the necessary / appropriate mitigation measures have been



implemented, Environmental Health will require remedial measures to address any problem, if necessary, by service of an abatement notice under the provisions of the Environmental Protection Act 1990 (as amended) on any person to whose act, default or sufferance the nuisance is attributable. Contravention of an abatement notice may result on conviction of a fine of up to £20,000 per offence. Under the provisions of section 157 of the Environmental Protection Act 1990 where an offence committed by a company is proved to have been committed with the consent or connivance of, or to have been attributable to any neglect on the part of any director, manager, secretary or other similar officer of the company or a person who was purporting to act in any such capacity, s/he, in a personal capacity, as well as the company shall be guilty of that offence.

## 2. Contaminated Land, Ground Gas & Groundwater

The Remediation Strategy (including its component elements) must be undertaken and implemented in accordance with the Environment Agency's Land Contamination Risk Management guidance published at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>, CIRIA C735 Good Practice on the Testing & Verification of Protection Systems for Buildings Against Hazardous Ground Gases (2014) and other authoritative guidance. The Remediation Strategy must also provide details of:

- 'Cut and fill' operations on site
- How trees retained on site will be dealt with
- How gas precautions including any radon gas precautions will be verified
- How compliance with the requirements of the Nottingham City Council - Guidance on Cover Layers & Verification Testing 2019 will be achieved
- Any asbestos surveys carried out, the method statement for removal of asbestos and subsequent validation of air and soil following asbestos removal and demolition.

Following completion of the development, no construction work, landscaping or other activity must be undertaken which may compromise the remediation measures implemented to deal with ground, groundwater and ground gas contamination of the site.

Any ground gas protection measures included in the original development are designed for the buildings as originally constructed to protect against possible dangers to public health and safety arising from any accumulation of methane, carbon dioxide or other gas and to ensure that the site can be developed and used without health or safety risks to the occupiers of the development and/or adjoining occupiers. These protection measures may be compromised by any future extension of the footprint of the original building or new building structures within the curtilage of the site including the erection of a garage, shed, conservatory or porch or similar structure. Advice from the Council's Environmental Health Team regarding appropriate gas protection measures must be sought should future extension of the footprint of the original building or new building structures within the curtilage of the site be proposed (regardless of whether the proposed construction requires planning permission or building regulation approval).

It is a requirement of current Building Regulations that basic radon protection measures are installed in all new constructions, extensions conversions & refurbishments on sites which are Radon Class 3 or 4 and full radon protection measure are installed on site which are Radon Class 5 or higher. Advice from the Council's Environmental Health Team regarding appropriate gas protection measures must be sought where there are both radon issues and ground gas issues present.

The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or the landowner. The developer is required to institute a thorough investigation and assessment of the ground conditions, nature and degree of contamination on the site to ensure that actual or potential risks to public health and safety can be overcome by appropriate remedial, preventive or precautionary measures. The developer shall provide at his own expense such evidence as is required to indicate clearly that the risks associated with ground, groundwater and ground gas contamination of the site has been addressed satisfactorily. The

developer and owner of a site are advised to document and retain all reports of any investigation and remediation works undertaken on site.

#### Subsequent Enforcement

Should a development site not be adequately remediated, then under the provisions of Part 2A of the Environmental Protection Act 1990 (as amended) [the Act] a Local Authority has a duty to deal with unacceptable risks posed by land contamination to human health and the environment.

Liability will rest with firstly persons who caused or knowingly permitted each pollution linkage (which may include any previous owner / occupier or the current developer) and then potentially the current owners and occupiers of the land (who may themselves potentially have claims against any developer who has not adequately remediated the site).

The Local Authority may be under a duty to determine the site as contaminated land under the provisions of the Act and serve a remediation notice on each appropriate person requiring the remediation of the land. Where the development is already complete or, in the case of ground gas, where foundations are already in place, then the costs of retrospective remediation may be substantial.

#### 3. Highways Informative:

- All damaged or altered areas of public highway including dropped kerbs for vehicle crossings should be reinstated to the satisfaction of the LPA in consultation with the Highway Authority.
- It is an offence under Section 148 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.
- In order to carry out the off-site highway works required, you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which the applicant has no control. In order to undertake works you will need to enter into an agreement under Section 278 of the Act. The applicant must contact the Technical Services Team via email at [highway.agreements@nottinghamcity.gov.uk](mailto:highway.agreements@nottinghamcity.gov.uk) 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. 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.
- 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 will be required. Please contact them via [highway.approvals@nottinghamcity.gov.uk](mailto:highway.approvals@nottinghamcity.gov.uk). All costs shall be borne by the applicant.

#### 4. Noise Control: hours of work and equipment during demolition/construction

To assist with project planning, reduce the likelihood of justified complaint and avoid costly restriction and development delays, 'acceptable hours' are detailed below:-

Monday to Friday: 0730-1800 (noisy operations restricted to 0800-1800)  
Saturday: 0830-1700 (noisy operations restricted to 0830-1300)  
Sunday: at no time  
Bank Holidays: at no time

Work outside these hours may be acceptable but must be agreed with Nottingham City Council's Pollution Control Section (Tel: 0115 9152020).

#### Equipment

All equipment shall be properly maintained, serviced and operated in accordance with the manufacturer's recommendations and with appropriate noise suppression/silencers.



Dust/Grit and other fugitive emissions

Construction and demolition work invariably generates grit and dust, which can be carried offsite and cause a Statutory Nuisance, and have a detrimental effect on local air quality.

Contractors are expected to use appropriate methods to minimise fugitive emissions, reduce the likelihood of justified complaint and avoid costly restriction and development delays. Appropriate methods include:-

Flexible plastic sheeting

Water sprays/damping down of spoil and demolition waste

Wheel washing

Periodic road cleaning

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

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.



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Continued...

## **RIGHTS OF APPEAL**

Application No: 24/00076/PFUL3 (PP-12459845)

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](http://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](mailto: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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