

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
25/00409/FUL	Mrs Amanda Wood	29.11.2025	Objects on the grounds the proposal would reduce the amount of green space, increase noise, increase traffic and provide insufficient car parking.	The issues raised are covered in the Officer's report.
25/00785/FUL	Zoe Henry	01.12.2025	Neighbour comment received raising concerns about the construction phase – 'My neighbours are attending and are going to mention on my behalf that my property was built in 1936 and built on a raft I sustained dramatic cracks during the Gleason build on the adjacent site I attach a picture resulting in the upstairs rooms needing re plastering'. (Photos were submitted with the email)	Ensuring safe construction is the responsibility of the developer, however a construction management plan condition has been recommended to require details to be submitted to the Council prior to development. Any damage that did occur as a result of the development would be a matter between the developer and the owner of the property.
25/00971/VAR106	Nottinghamshire County Council	01.12.2025	<p>NCC advise a change in procedure in their determination of this application. It will be determined under their delegated powers with a recommendation to approve the proposed deed of variation to lift the occupancy cap on dwellings at Thoresby Vale. Allowing the occupation of the 800 dwellings approved under the original planning application ref. 16/02173/OUTM.</p> <p>NCC's delegated report is currently in a draft format awaiting final review and sign off. Nonetheless it indicates that the current view of NCC Highways is that whilst the variation may raise concerns as regard to congestion, it is unlikely that these concerns will translate into severe safety problems. As such the proposal</p>	<p>The concerns raised by NCC Highways relating to congestion and highway safety are acknowledged. It is noted that the proposal is unlikely to raise severe highway safety problems.</p> <p>The greater certainty regarding the delivery of the Ollerton junction improvement works is a significant mitigating factor. And it is likely that these works would come forward alongside the approved residential development.</p> <p>The socio-economic benefits of the development coming forward on the site are outlined in the Officer's report. They are considered to outweigh the potential negative highway impacts of the proposal which may</p>

PLANNING COMMITTEE 4 December 2025

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			<p>would unlikely merit a recommendation of refusal.</p> <p>Details of the receipt of the funding for the junction improvement project along with a project timetable will be reported to their Cabinet on 18 December 2025.</p>	<p>occur.</p> <p>It is possible that NCC's delegated decision will be issued prior to Thursday's Planning Committee Meeting. If this occurs it will be reported verbally.</p>