



Report to Planning Committee – 9 April 2026
 Business Manager Lead: Oliver Scott – Planning Development
 Lead Officer: Kirsty Catlow – Planning Development Officer

Report Summary			
Application Number	26/00191/PIP		
Proposal	Application for permission in principle for proposed residential development of a minimum of 4 dwellings and a maximum of 6 dwellings		
Location	Field Reference Number 7509, Dale Lane, Blidworth		
Applicant	Messrs S, K And K Bola	Agent	IBA Planning Ltd - Mr Nick Baseley
Web Link	26/00191/PIP Application for permission in principle for proposed residential development of a minimum of 4 dwellings and a maximum of 6 dwellings Field Reference Number 7509 Dale Lane Blidworth		
Registered	09.02.2026	Target Date	16.03.2026
		Ext of Time Agreed	17.04.2026
Recommendation	That Permission in Principle is Approved.		

This application is being referred to the Planning Committee for determination following a call-in request from Cllr Thompson, on the grounds that the site is located within the Green Belt and is not an appropriate location for residential development.

1.0 The Site

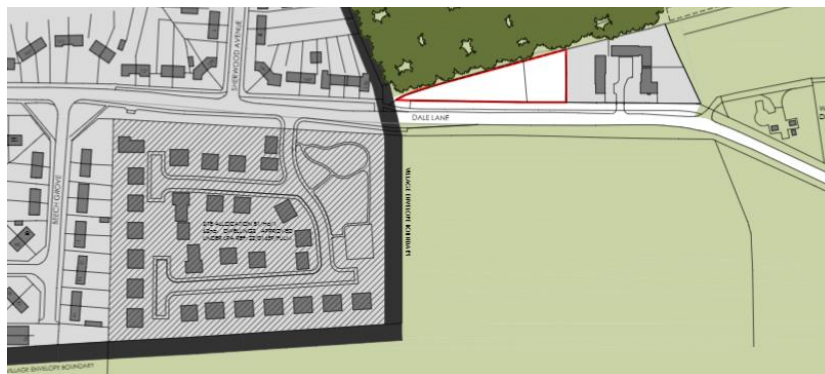
- 1.1 The application site comprises of a triangular parcel of land measuring 0.165 hectares. The site is located to the northern side of Dale Lane, just outside the village envelope

of the Principal Village of Blidworth. The site is currently undeveloped and comprises of overgrown grassland with an established hedge along the site frontage.



Photographs of the site taken from Dale Lane

- 1.2 To the west of the site are residential properties located within the built-up area of the village, to the east of the site is a group of residential properties, on the site of the former Jolly Friar Public House. To the north is a coppice of mature trees. To the south west, on the opposite side of Dale Lane, is a parcel of land allocated for housing on the Allocations & Development Management DPD (adopted July 2013), development of which has commenced.



Application site shown edged in red

- 1.3 In terms of site constraints, the site is not located within a designated Conservation Area, nor within the setting of any listed buildings. The site is located within the Nottinghamshire – Derby Green Belt. The land to the north is a site of interest in Nature Conservation.



Extract of Map 14 – Blidworth contained within the DPD

- 1.4 In terms of flood risk, the site is located within Flood Zone 1 and is therefore at a low risk of flooding from rivers and seas. The site is also at a very lower risk of flooding from surface water drainage.
- 1.5 In terms of connectivity the site is located adjacent to the eastern entrance into Blidworth, and there is a footpath on the northern side of Dale Lane, connecting the application site to the village. A bus stop is also located approx. 130m to the west of the site which has services to Newark, Eakring and Bilsthorpe.



Photograph showing footpath link to Blidworth



Extract from Google Maps showing bus stop

2.0 Relevant Planning History

- 2.1 The application site has no relevant history.

3.0 The Proposal

- 3.1 The application seeks Permission in Principle (the first of a 2-stage process) for residential development of a minimum of 4 dwellings and a maximum of 6 dwellings.
- 3.2 Permission in Principle requires only the location, the land use, and the amount of development to be assessed. If residential development is proposed (as is the case

here), the description must specify the minimum and maximum number of dwellings proposed.

- 3.3 It is the second stage of the process, Technical Details Consent, which assesses the details of the proposal. This must be submitted within 3 years of the Permission in Principle decision.
- 3.4 As the proposal is for permission in principle, no site plan or elevational details are required to be submitted at this stage. Such details would be considered at the Technical Details Consent stage, if permission in principle is approved. The agent has however provided an indicative site layout plan to illustrate how the site could **potentially** be laid out, although this carries **no weight** in decision taking:-



Indicative Layout Plan submitted in support of the application

- 3.5 Documents assessed in this appraisal:

Application Form
Site Location Plan
Feasibility Layout Plan
Supporting Letter

Received by the Local Planning Authority on 9th February 2026

4.0 Departure/Public Advertisement Procedure

- 4.1 Occupiers of 3 properties have been individually notified by letter, and a site notice has also been displayed near to the site.
- 4.2 Site Visit undertaken: 25.02.2026.

5.0 Planning Policy Framework

5.1 The Development Plan

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 1: Settlement Hierarchy
Spatial Policy 2: Spatial Distribution of Growth
Spatial Policy 3: Rural Areas
Spatial Policy 4A: Extent of the Green Belt
Spatial Policy 4B: Green Belt Development
Spatial Policy 7: Sustainable Transport
Core Policy 9: Sustainable Design
Core Policy 10: Climate Change
Core Policy 12: Biodiversity and Green Infrastructure
Core Policy 13: Landscape Character

5.2 *Allocations & Development Management DPD (adopted July 2013)*

Policy DM5: Design

Policy DM7: Biodiversity and Green Infrastructure

Policy DM12: Presumption in Favour of Sustainable Development

5.3 The [Draft Amended Allocations & Development Management DPD](#) was submitted to the Secretary of State on the 18th January 2024. Following the close of the hearing sessions as part of the Examination in Public the Inspector has agreed a schedule of 'main modifications' to the submission DPD. The purpose of these main modifications is to resolve soundness and legal compliance issues which the Inspector has identified. Alongside this the Council has separately identified a range of minor modifications and points of clarification it wishes to make to the submission DPD. Consultation on the main modifications and minor modifications / points of clarification took place between Tuesday 16 September and Tuesday 28 October 2025. The next stage in the Examination process will be the Inspector issuing their draft report.

5.4 Tests outlined through paragraph 49 of the NPPF determine the weight which can be afforded to emerging planning policy. The stage of examination which the Amended Allocations & Development Management DPD has reached represents an advanced stage of preparation. Turning to the other two tests, in agreeing these main modifications the Inspector has considered objections to the submission DPD and the degree of consistency with national planning policy. Through this process representors have been provided the opportunity to raise objections to proposed modifications through the above consultation. Therefore, where content in the Submission DPD is either;

- Not subject to a proposed main modification;
- The modifications/clarifications identified are very minor in nature; or
- No objection has been raised against a proposed main modification

Then this emerging content, as modified where applicable, can now start to be given substantial weight as part of the decision-making process.

[Submission Amended Allocations & Development Management DPD
Schedule of Main Modifications and Minor Modifications / Clarifications](#)

5.5 The following emerging policies are considered to carry weight in the consideration of this application:-

Policy DM5(b): Design

Policy DM7: Biodiversity and Green Infrastructure

5.6 **Other Material Planning Considerations**

- National Planning Policy Framework 2024
- Planning Practice Guidance (online resource)

6.0 **Consultations**

Please note: Comments below are provided in summary – for comments in full please see the online planning file.

Statutory Consultees

6.1 None.

Town / Parish Council

6.2 **Blidworth Parish Council** – Object. The Parish Council strongly object to this application. This is on the grounds of flooding issues already raised, site access and sustainability. Building work has already begun on Dale Lane, and more properties are not in keeping with the village character.

Representations/Non-Statutory Consultation

6.3 **NCC Highway** – The proposal does not have an unacceptable impact on highway safety as the principle is considered acceptable, and in terms of this application does not justify an objection on highway safety grounds. However, it would need Highway Authority approval to construct the vehicle accesses, particularly the vehicle access serving the 4no. properties where engineering works to the highway verge/footpath are necessary given the difference in ground level of the Dale Lane carriageway in relation to the site's topography. In other words, a suitable gradient must be achieved in accordance with Nottinghamshire CC Highway Design Guide – Part 3.1. Such vehicle access details are to be dealt with at the 'Technical Design Consent' stage of the

planning process. To conclude, having regard to the limited information provided by the applicant/agent, it is considered that the application is acceptable in principle in highway terms.

6.4 Three representations have been received from, and on behalf of local residents, objecting to the application on the following grounds:-

- The site is located outside the village envelope of Blidworth
- The site is located within the Green Belt (and is not Grey Belt)
- The site is not allocated for housing in the Local Development Framework
- The site is previously un-developed land
- The proposed development would not be classed as infill
- The proposed development would encroach into the open countryside and be harmful to visual amenities and landscape character
- The proposed development would result in harmful to residential amenity
- The amount of development is unacceptable
- There is a lack of information on ecology and bio-diversity net gain
- The lack of a five year housing supply does not override the harm

7.0 Appraisal

7.1 The National Planning Policy Framework 2024 (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 'Presumption in Favour of Sustainable Development' of the Allocations and Development Management (DPD).

7.2 The Planning Practice Guidance advises that permission in principle consent route is an alternative way of obtaining planning permission for housing-led development, which separates the consideration of matters of principle for proposed development from the technical detail of the development.

7.3 The permission in principle consent route has two stages. The first stage, or permission in principle stage, establishes whether a site is suitable in-principle. The second 'technical details consent' stage is when the detailed development proposals are assessed.

7.4 The PPG also states that the scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should

be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage.

- 7.5 As such, the main issue is whether or not the site is suitable for residential development having regard to its location, the proposed land use and the amount of development.
- 7.6 It is noted that objections have been received on the basis of the application site being located within the Green Belt.
- 7.7 The application site is located within the Nottingham-Derby Green Belt. In accordance with Spatial Policy 1 of the Amended Core Strategy DPD (ACSDPD), which sets out the Settlement Hierarchy for the district and identifies the settlements are central to the delivery of Newark and Sherwood's Spatial Strategy, this proposal should be assessed against Spatial Policy 4B.
- 7.8 Spatial Policy 4B of the ACSDPD relates to development in areas covered by the Green Belt in the District. It sets out new housing and employment development will be focussed on the Principal Villages of Blidworth and Lowdham, along with Gunthorpe and the part of Bulcote which is attached to Burton Joyce. These areas have been excluded from the Green Belt and are defined by settlement boundaries illustrated in the DPD. It should be noted that the application site is not located within the defined settlement boundary of Blidworth.
- 7.9 Spatial Policy 4B also clearly sets out that no villages 'washed over' by the Green Belt have been identified for limited infilling. This is understood to be other villages covered by the Green Belt that have not been excluded from it.
- 7.10 The proposal is not for the development of 'Rural Affordable Housing Exceptions Sites', therefore, in accordance with Spatial Policy 4B, this proposal should be assessed against national Green Belt policy.
- 7.11 Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of a number of exceptions applies. Inappropriate development is defined in Paragraph 153 as development harmful to the Green Belt and should not be approved except in very special circumstances. It is not considered that any of the exception listed under Paragraph 154 would apply.
- 7.12 However, Paragraph 155 sets out that additionally the development of homes should not be regarded as inappropriate where all the following apply:
 - a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;

- b. There is a demonstrable unmet need for the type of development proposed;
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.

Paragraph 155 (a.)

Whether the application site is grey belt land

- 7.13 Grey Belt has been defined by the NPPF as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143.
- 7.14 Land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development is excluded from Grey Belt.
- 7.15 Purposes (a), (b), and (d) in paragraph 143 are as follows:
 - (a) to check the unrestricted sprawl of large built-up areas
 - (b) to prevent neighbouring towns merging into one another
 - (d) to preserve the setting and special character of historic towns
- 7.16 Paragraph 005 of the PPG on Green Belt sets out villages should not be considered large built-up areas when assessing purpose (a) in paragraph 143.
- 7.17 Although the Glossary of the NPPF does not include a definition of 'village', having regard to the ACSDDP, which defines Blidworth as one of the six principal villages across the District, it is considered Blidworth is a village and therefore purpose (a) in paragraph 143 is not applicable, as there is no other large built-up area near the application site.
- 7.18 Similarly, Paragraph 005 of the PPG also sets out purpose (b) and purpose (d) in paragraph 143 do not relate to villages. As such, it is considered purpose (b) and purpose (d) in paragraph 143 are not applicable, as there is no other town nor historic town near the application site.
- 7.19 It is therefore considered that the application site would be Grey Belt land.

Whether the development proposed would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan

- 7.20 Paragraph 005 of the PPG sets out authorities should consider whether, or the extent to which, the release or development of Green Belt Land would affect the ability of all

the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way.

- 7.21 The site is triangular in shape and is constrained by existing residential development to the east and west, by a group of dense trees to the north and by Dale Lane to the south.
- 7.22 Having regard to the location of the site, its enclosed nature, and the proximity of the built-up urban areas, it is not considered that the proposed development would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.

Paragraph 155(b.)

Whether there is a demonstrable unmet need for the type of development proposed

- 7.23 Footnote 56 of the NPPF explains that in the case of applications involving the provision of housing, a demonstrable unmet need means the lack of a five-year supply of deliverable housing sites, including the relevant buffer where applicable, or where the Housing Delivery Tests was below 75% of the housing requirement over the previous three years.
- 7.24 A revised version of the NPPF was published in December 2024 which reintroduced the requirement to include a 'buffer' to the five-year supply of housing. Newark and Sherwood District Council as the Local Planning Authority determining this application currently only has 3.84 years of housing land supply, falling short of the minimum of five years' worth of housing required by the NPPF.
- 7.25 As such, it is considered that there is a demonstrable unmet need for the type of development proposed.

155(c.)

Whether the development proposed would be in a sustainable location

- 7.26 The application site is located adjacent to the Principal village of Blidworth. Principal Villages are the third highest in the settlement hierarchy after Sub-Regional Centres and Service Centres and have a good range of day to day services and facilities. There is a footpath which runs in front of the application site, connecting it to Blidworth.
- 7.27 In terms of public transport, as detailed above, a bus stop is located approx. 130m to the west of the site which is served by buses to Newark, Eakring and Bilsthorpe.
- 7.28 On balance, having regard to the location of the application site and with particular reference to paragraphs 110 and 115 of this Framework, it is considered that the development proposed would be located in a sustainable location.

155 (d.)

Whether the development proposed would meet the 'Golden Rules' requirements (if applicable)

- 7.29 Paragraph 156 of the NPPF sets out that where major development involving the provision of housing is proposed on sites in the Green Belt subject to a planning application, specific contributions ('Golden Rules') should be made.
- 7.30 As the proposal does not constitute major development, it is considered Paragraph 155 (d.) is not applicable.
- 7.31 In short, it is considered that residential development in this location would not be inappropriate development in the Green Belt as it would utilise Grey Belt and Paragraph 155 of the NPPF would apply.
- 7.32 In terms of the amount of development, Core Policy 3 of the ACSDPD relates to Housing Mix, Type and Density. It sets out development densities in all housing developments should normally be no lower than an average 30 dwellings per hectare net, and housing developments with a lower density would require justification, taking into account individual site circumstances.
- 7.33 The proposal of a minimum of 4 and a maximum of 6 dwellings on a site measuring 0.165 would equal to between 24 and 36 dwellings per hectare, which would be in the region of the normal requirement of 30 dwellings per hectare net.
- 7.34 For the reasons outlined above, the application site is considered to be suitable in-principle for residential development of between 4 and 6 dwellings, having regard to location, land use and the amount of development.

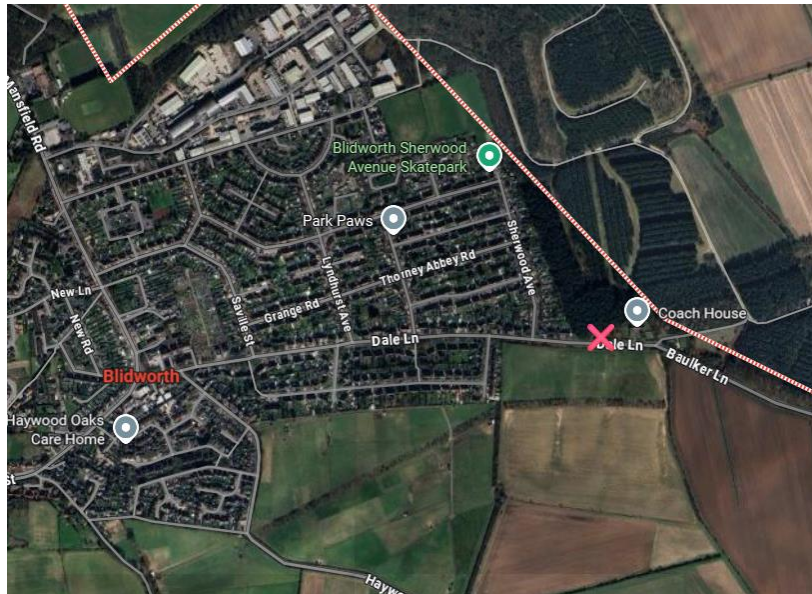
Matters for Technical Details Consent Stage

- 7.35 Following a grant of permission in principle, a site must also receive a grant of technical details consent before development can proceed. The default duration of a grant of permission in principle by application is 3 years, and applications for technical details consent must be determined within the duration of the permission granted.
- 7.36 A feasibility layout plan has been submitted in support of the application, which shows 6 no. dwellings, two detached dwelling to the western half of the site, and two pairs of semi-detached dwellings to the eastern half of the site, each half served by a separate vehicular access. This is merely an indicative site layout plan and should not form the basis of decision taking purposes.
- 7.37 It is noted that objections and comments have been received raising concerns in relation to flood risk, highway safety and the amenity of neighbouring properties.

However, these are all technical details and fall outside the scope of this Permission in Principle application.

Impact upon the openness of Nottingham-Derby Green Belt

- 7.38 As set out in paragraph 7.10, this proposal should be assessed against national Green Belt policy. The application site is bordered by existing residential development to the east and west, with the built-up Principal village of Blidworth located to the immediate west of the site.



Extract from Google maps with site marked by an X

- 7.39 Taking the entire Nottingham-Derby Green Belt as a whole, and having regard to existing residential development, subject to an appropriate design, it is considered that the proposal would be capable of being acceptable in relation to the impacts upon the openness of Nottingham-Derby Green Belt, given that it would not be inappropriate development in the grey belt.

Impact on Visual Amenity and the Character of the Area

- 7.40 Core Policy 9 seeks to achieve a high standard of sustainable design which is appropriate in its form and scale to its context, complementing the existing built and landscape environment.
- 7.41 Policy DM5 of the adopted DPD and the changes within Policy DM5(b) of the emerging DPD, requires the local distinctiveness of the district's landscape and character of built form to be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

- 7.42 Paragraph 135 of the NPPF states inter-alia that development should be visually attractive, sympathetic to local character and history, and should maintain or establish a strong sense of place.
- 7.43 The design, scale and layout of the dwellings would be a critical consideration at Technical Details Consent stage. The design of any scheme should aim to respect this 'edge of settlement' location and preserve the character of the area and surrounding landscape. The site has strong a hedgerow which should be retained where possible.

Impact upon Residential Amenity

- 7.44 Policy DM5 of the adopted DPD and the changes within Policy DM5(b) of the emerging DPD states that development should have regard to its impact upon the amenity of surrounding land uses and neighbouring development to ensure that the amenities of neighbours and land users are not detrimentally impacted. The NPPF seeks to secure high quality design and a high standard of amenity for all existing and future occupants of land and buildings. Paragraph 135 of the NPPF seeks to ensure that developments have a high standard of amenity for existing and future users.
- 7.45 It is noted that there are residential properties to both the east and west of the site. Subject to appropriate siting, scale, massing and design, it is considered that a suitably designed scheme for between 4 and 6 dwellings could be accommodated on the site without harming the living conditions of neighbouring residents.

Impact on Highways

- 7.46 Spatial Policy 7 states that new development should provide appropriate and effective parking provision Policy DM5 of the adopted DPD and the changes within and Policy DM5(b) of the emerging DPD state that parking provision should be based on the scale and specific location of development. The Newark and Sherwood Residential Cycle and Car Parking Standards and Design Guide SPD (2021) provides guidance in relation to car and cycle parking requirements. Table 2 of SPD recommends the number of parking spaces depending on the number of bedrooms and location of the dwelling.
- 7.47 Paragraph 116 of the NPPF provides that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.48 It is considered that the site would be large enough to accommodate between 4 and 6 dwellings together with the requisite parking provisions. Whilst the design of the site access would be subject to approval at the Technical Details stage, following consultation with the Local Highways Authority, they have confirmed that the proposal would not have an unacceptable impact on highway safety.

Trees, Landscaping and Ecology

- 7.49 Core Policy 12 of the Core Strategy seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM5 of the adopted DPD and the changes within Policy DM5(b) of the emerging DPD seek to protect all natural features within or adjacent to development sites. The NPPF also includes that opportunities to incorporate biodiversity in and around developments to provide net gains should be encouraged.
- 7.50 It is noted that there are trees beyond the northern boundary of the site, and a mature hedge along the site frontage. If development is proposed close to established trees or hedgerows, or would result in the removal of such features, a Tree Survey, Arboricultural Impact Assessment and Tree Protection Plan, indicating where trees or hedgerows may be affected by the proposed development would be required. This includes on adjacent land or highways. The survey would need to include all the information required as per the specification of BS 5837: 2012, or by any subsequent updates to this standard.
- 7.51 Furthermore, in order to consider the potential impact of the development upon ecology, particularly having regard to the adjacent site with Nature Conservation interest, a Preliminary Ecology Appraisal (PEA), and any follow up surveys that are recommended by the PEA, would be required to support the Technical Details Consent stage.
- 7.52 Wherever possible, landscaping and ecological enhancements should be incorporated into the proposal and it is strongly recommended that the existing boundary hedgerows are retained and reinforced wherever possible.

Flood Risk

- 7.53 Core Policy 10 of the Core Strategy, Policy DM5 of the adopted DPD and the changes within Policy DM5(b) of the emerging DPD, along with the NPPF, set out a sequential approach to flood risk. Core Policy 9 requires new development proposals to proactively manage surface water.
- 7.54 The application site lies within Flood Zone 1 and is therefore at a very low risk of flooding. Details of water management (the disposal of surface water and foul sewage) would be expected to be submitted during the second stage.

Contamination Risk

- 7.55 Policy DM10 of the DPD states that where a site is highly likely to have been contaminated by a previous use, investigation of this and proposals for any necessary mitigation should form part of the proposal for re-development.

- 7.56 Paragraph 196 of the NPPF states planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation). After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.
- 7.57 The application site comprises of previously un-developed land, and there is no suggestion that historic site activities would result in any land contamination. The Council's Environmental Health team would be consulted for comments at Technical Details Consent stage.

Community Infrastructure Levy (CIL)

- 7.58 The site is located within the Housing Low Zone 1 of the approved Charging Schedule for the Council's Community Infrastructure Levy. Residential development in this area is rated at £0m2 for CIL purposes.

Biodiversity Net Gain (BNG)

- 7.59 Biodiversity Net Gain (BNG) – In England, BNG became mandatory (under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)) from February 2024. BNG is an approach to development which makes sure a development has a measurably positive impact ('net gain') on biodiversity, compared to what was there before development. This legislation sets out that developers must deliver a minimum BNG of 10% - this means a development will result in more, or better quality, natural habitat than there was before development. The grant of permission in principle is not within the scope of biodiversity net gain (as it is not a grant of planning permission), however the subsequent technical details consent (as a grant of planning permission) would be subject to the biodiversity gain condition.

8.0 Implications

- 8.1 In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.
- 8.2 Legal Implications - LEG2526/5967

Planning Committee is the appropriate body to consider the content of this report. A Legal Advisor will be present at the meeting to assist on any legal points which may arise during consideration of the application.

9.0 Conclusion

- 9.1 The application site is located in the Nottingham-Derby Green Belt and it is considered that the proposal would not be inappropriate development in the Green Belt as it would utilise Grey Belt land and Paragraph 155 of the NPPF would apply. The proposed range of dwellings on the site is also considered to be appropriate and acceptable.
- 9.2 As such, it is considered that the application site is suitable in-principle for residential development for between four and six dwellings. The proposed development would be in line with Spatial Policy 1, Spatial Policy 4B and Core Policy 3 (in relation to density) of the Amended Core Strategy DPD, and Part 13 of the NPPF in relation to protecting Green Belt Land.
- 9.3 It is therefore recommended that Permission in Principle be approved.

10.0 Conditions

It should be noted that conditions cannot be attached to a Permission in Principle. Conditions would be attached to the Technical Details Consent. The Permission in Principle and the Technical Details Consent together form the full permission. No development can commence until both have been approved.

Informatives

01. The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
02. The Technical Details Consent application is required to be submitted within three years of the decision date. The Council's Development Plan Policy sets out the criteria for which all new development should be assessed against. These includes but is not limited to safe and inclusive access, parking provision, drainage, impact on amenity, local distinctiveness and character, biodiversity and green infrastructure matters. The Technical Details Consent application would need to carefully consider these criteria and the Applicant's attention is drawn to the Officer Report that accompanies this decision for further advice on these criteria.

03. Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the condition “the biodiversity gain condition” that development may not begin unless:

a) a Biodiversity Gain Plan has been submitted to the planning authority, and

b) the planning authority has approved the plan;

OR

c) the development is exempt from the biodiversity gain condition.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Newark and Sherwood District Council (NSDC).

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Details of these exemptions and associated legislation are set out in the planning practice guidance on biodiversity net gain.

The grant of permission in principle is not within the scope of biodiversity net gain (as it is not a grant of planning permission), but the subsequent technical details consent (as a grant of planning permission) could be subject to the biodiversity gain condition.

04. You are advised that as of 1st December 2011, the Newark and Sherwood Community Infrastructure Levy (CIL) Charging Schedule came into effect. Any subsequent technical details submission may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.newark-sherwooddc.gov.uk/cil/

BACKGROUND PAPERS

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

Committee Plan - 26/00191/PIP

