

Report to Planning Committee 4 June 2026

Business Manager Lead: Oliver Scott

Lead Officer: Ellie Sillah, Senior Planner

Report Summary			
<b>Application Number</b>	25/01999/FULM		
<b>Proposal</b>	Demolition of The Forest Centre 111 Forest Road, the Former Lloyds TSB Bank Forest Road and the Town Hall, Sherwood Drive, and the erection of a mixed use proposed development including: a cinema/ leisure use/ café building; retail (Class E(a)), customer service/office facilities (class E(c)) and ancillary/shared areas; commercial office units (Class E(c)); and associated infrastructure; landscaping; public realm areas; and the erection of three dwellings with access and parking		
<b>Location</b>	Land At Rufford Avenue Ollerton		
<b>Applicant</b>	Newark And Sherwood District Council - Ms Ellie Buchanan	<b>Agent</b>	JEH Planning - Mr James Hobson
<b>Registered</b>	28th November 2025	<b>Target Date</b>	27th February 2026 EOT agreed until 12 <sup>th</sup> June 2026
<b>Recommendation</b>	Approve subject to conditions and a unilateral undertaking.		

**This application is being presented to the Planning Committee in line with the Council's Scheme of Delegation as the applicant is Newark & Sherwood District Council.**

## 1.0 The Site

1.1 The application site is located within the local centre of New Ollerton, to the north of Rufford Road, south of Forest Road, and west of Sherwood Drive. The site is split into 2 parcels of land as can be seen on the site location plan below. The site comprises the Forest Centre and a former bank, fronting Forest Road. The section fronting Sherwood Drive comprises the existing Town Hall. The southern part of the site is overgrown, with no built form, however, it is previously developed land. Built form surrounds the site with a mix of residential and

commercial properties. On the opposite side of Rufford Road is a Tesco superstore and car park.



- 1.2 The site is not within a conservation area; there are no nearby listed buildings and the site is in Flood Zone 1 (lowest risk of flooding).
- 1.3 New Ollerton Colliery Village is adjacent to the site and is a non-designated heritage asset.
- 1.4 Ollerton conservation area lies to the west of the site over 750m away.

## **2.0 Relevant Planning History**

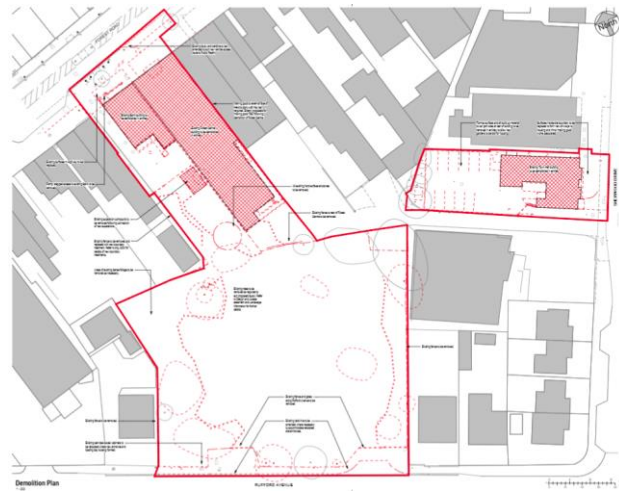
- PREAPP/00226/22 – Advice given.
- PREAPP/00088/24 – Advice given.
- PAFU/00133/25 – Advice given.

## **3.0 The Proposal**

- 3.1 This application seeks permission for the redevelopment of the site to include the demolition of The Forest Centre, the Former Lloyds TSB Bank and the Town Hall, and the erection of a mixed use proposed development including: a cinema/ leisure use/ café building; retail (Class E(a)), customer service/office facilities (class E(c)) and ancillary/shared areas; commercial office units (Class E(c)); and associated infrastructure; landscaping; public realm areas; and the erection of three dwellings with access and parking. The proposed new floorspace is set out in the table below:

Department	Area (usable)
Retail	367 m <sup>2</sup>
Commercial Offices	163 m <sup>2</sup>
Public Offices	342 m <sup>2</sup>
Offices shared space	154 m <sup>2</sup>
Leisure / Cinema	544 m <sup>2</sup>
Housing	238 m <sup>2</sup>
<b>Total</b>	<b>1808 m<sup>2</sup></b>

3.2 The plan below shows the extent of the proposed demolition in red:



3.3 The proposed block plan is shown below:



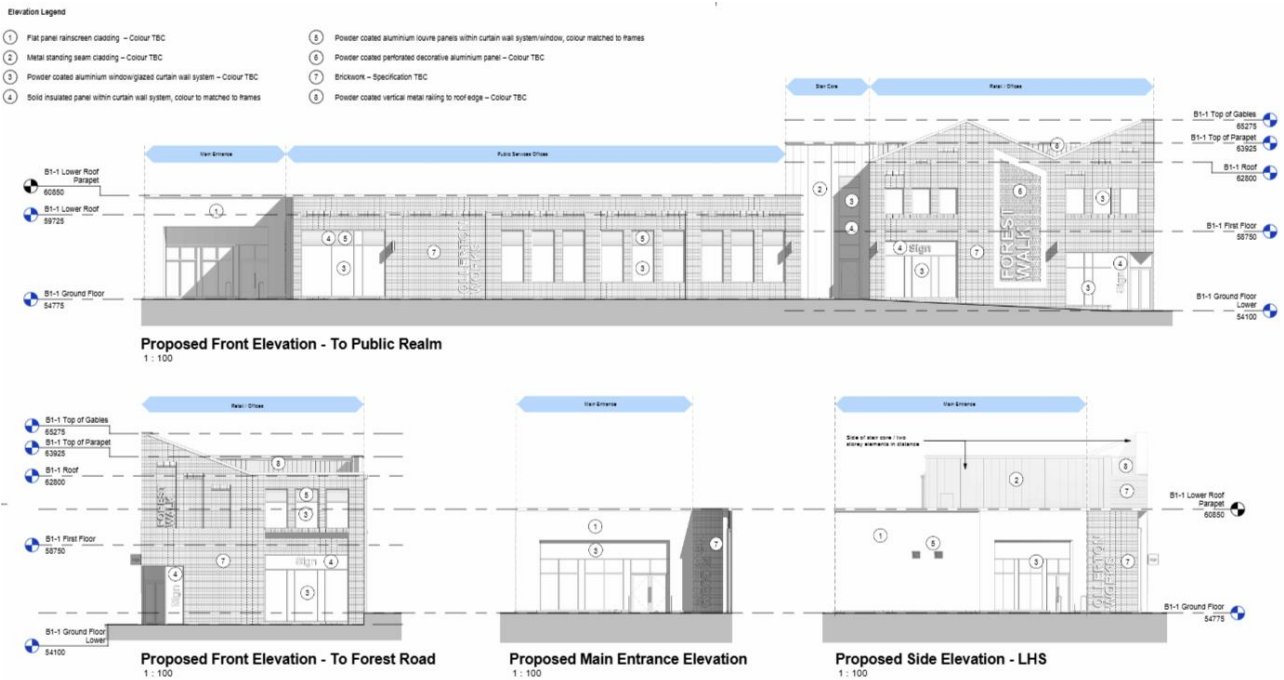
3.4 The residential part of the scheme would comprise 3 terraced dwellings fronting Sherwood

Avenue, in place of the Town Hall. The dwellings would be affordable rent properties (for NSDC housing stock) rather than market dwellings. Each dwelling would have 2 bedrooms, 2 off street parking spaces to the front, and a private garden spaces to the rear, and solar panels would be fixed to the roof. The proposed floorplans and elevation and illustrative 3D visual are shown below:

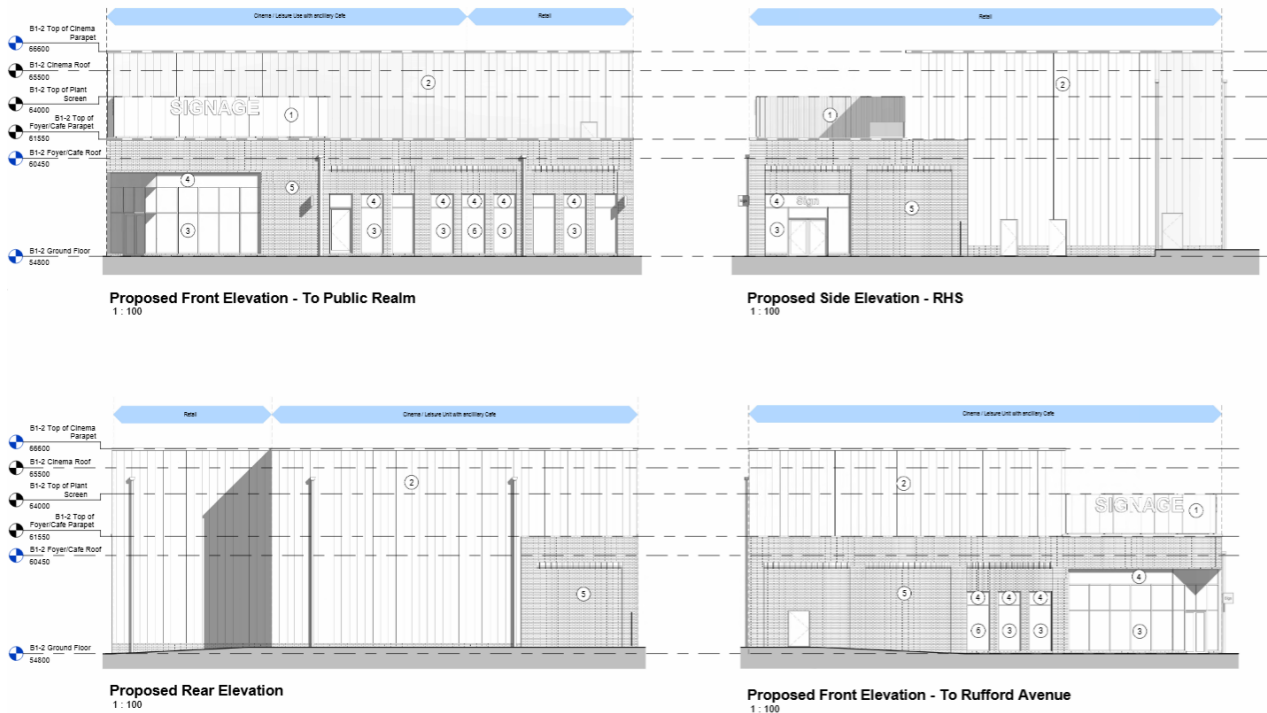


3.4 The section between Rufford Avenue through to Forest Road would comprise 2 large buildings – ‘Building 1’ and ‘Building 5’. Building 1 would include 7 SME (Small and Medium-sized Enterprise) units to the first floor, and on the ground floor, a retail unit, Town Hall

offices, staff room, meeting rooms, shared offices for NSDC, a public entrance and lobby, customer service area, toilets, CAB offices and interview rooms. The proposed elevations for Building 1 are shown below.



3.5 'Building 5' would comprise a cinema and a retail unit. The internal layout is not yet finalised and therefore is indicative on the latest site plan (drawing number 2203 rev P04). The building would include 2 cinema screens, a lobby, party room, café and separate retail unit. The proposed elevations for Building 5 are shown below:



## Proposed Site Plan:



Documents assess in this appraisal (in order of date received):

- Revised Design and Access Statement received 14.5.2026
- M00508-CAD-B5-ZZ-D-A-1231 - P06 Site Tracking Plan received 6.5.2026
- M00508-CAD-B5-ZZ-D-A-2203 - P04 Proposed Site Plan received 6.5.2026
- M00508-CAD-B5-ZZ-D-A-2204 - P03 Proposed Boundary Treatment Plan received 6.5.2026
- M00508-CAD-B5-ZZ-D-A-2205 - P03 Proposed Block Plan received 6.5.2026
- M00508-CAD-B5-ZZ-D-A-2301 - P03 Building 5 Proposed Plans received 6.5.2026
- M00508-CAD-B5-ZZ-D-A-2401 - P03 Building 5 Proposed Elevations received 6.5.2026
- M00508-CAD-B5-ZZ-D-A-2501 - P03 Building 5 Proposed Sections received 6.5.2026
- M00508-CAD-ZZ-00-D-A-2206 - P03 Waste Collection Strategy received 6.5.2026
- M00508-CAD-ZZ-00-D-A-2207 - P03 Tree Constraints Plan received 6.5.2026
- M00508-CAD-ZZ-00-D-A-2406 - P03 Rufford Ave Street Scene received 6.5.2026
- Updated Bat Roost Assessment received 6.5.2026
- Ecological Statement of BNG Comments received 6.5.2026
- M00508 CAD B1 ZZ D A 2301 REV P02 Building 1 Proposed Plans received 30.3.2026
- M00508 CAD B1 ZZ D A 2401 REV P02 Building 1 Proposed Elevations received 30.3.2026
- M00508 CAD B1 ZZ D A 2501 REV P02 Building 1 Proposed Sections received 30.3.2026

- M00508 CAD B3 ZZ D A 2301 REV P02 Residential Proposed Plans received 30.3.2026
- M00508 CAD B3 ZZ D A 2401 REV P02 Residential Proposed Elevations received 30.3.2026
- M00508 CAD B3 ZZ D A 2501 REV P02 Residential Proposed Sections received 30.3.2026
- M00508 CAD B5 ZZ D A 2302 REV P01 Building 5 Indicative Alternative Layout received 30.3.2026
- M00508 CAD ZZ 00 D A 2203 REV P03 Proposed Site Plan received 30.3.2026
- M00508 CAD ZZ 00 D A 2204 REV P02 Proposed Boundary Treatment Plan received 30.3.2026
- M00508 CAD ZZ 00 D A 2205 REV P02 Proposed Block Plan received 30.3.2026
- M00508 CAD ZZ 00 D A 2206 REV P02 Waste Collection Strategy received 30.3.2026
- M00508 CAD ZZ ZZ D A 2207 REV P02 Tree Constraints Plan received 30.3.2026
- Transport Assessment Addendum received 30.3.2026
- Covering Letter re additional information received 30.3.2026
- Phase 1 Contamination Report (Parts 1 and 2) received 30.1.2026
- Cadent Gas Plan received 12.12.2025
- CCTV Survey received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-1000 Drainage Strategy received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-1031 Private Drainage Details (1 of 3) received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-1032 Private Drainage Details (2 of 3) received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-1033 Private Drainage Details (3 of 3) received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-1110 Manhole Schedule P03 received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-3200 Proposed Levels P04 received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-3400-S278 General Arrangement Plan P03 received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-3402 External Works General Arrangement P02 received 28.11.2025
- M00508-CAD-B1-ZZ-D-A-2301 Building 1 Proposed Plans received 28.11.2025
- M00508-CAD-B1-ZZ-D-A-2401 Building 1 Proposed Elevations received 28.11.2025
- M00508-CAD-B1-ZZ-D-A-2501 Building 1 Proposed Sections received 28.11.2025
- M00508-CAD-B3-ZZ-D-A-2301 Residential Proposed Plans received 28.11.2025
- M00508-CAD-B3-ZZ-D-A-2401 Residential Proposed Elevations received 28.11.2025
- M00508-CAD-B3-ZZ-D-A-2501 Residential Proposed Sections received 28.11.2025
- M00508-CAD-B5-ZZ-D-A-2301 Building 5 Proposed Plans received 28.11.2025
- M00508-CAD-B5-ZZ-D-A-2401 Building 5 Proposed Elevations received 28.11.2025
- M00508-CAD-B5-ZZ-D-A-2501 Building 5 Proposed Sections received 28.11.2025
- M00508-CAD-ZZ-00-D-A-2203 Proposed Site Plan received 28.11.2025
- M00508-CAD-ZZ-00-D-A-2204 Proposed Boundary Treatments Plan received 28.11.2025
- M00508-CAD-ZZ-00-D-A-2205 Proposed Block Plan received 28.11.2025
- M00508-CAD-ZZ-00-D-A-2206 Waste Collection Strategy received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2201 Existing Site Plan received 28.11.2025

- M00508-CAD-ZZ-ZZ-D-A-2202 Demolition Plan received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2207 Tree Constraints Plan received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2301 Old Bank Existing Plans received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2302 Forest Centre Existing Plans received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2303 Town Hall Existing Plans received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2401 Old Bank Existing Elevations received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2402 Forest Centre Existing Elevations received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2403 Town Hall Existing Elevations received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2404 Forest Road Street Scene received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2405 Sherwood Drive Street Scene received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2406 Rufford Avenue Street Scene received 28.11.2025
- M00508-GRE-ZZ-XX-T-Z-0176 Topographical Survey received 28.11.2025
- M00508-LAS-ZZ-XX-T-Z-0132 Underground Services Survey Sheet 1 received 28.11.2025
- M00508-LAS-ZZ-XX-T-Z-0642 Topographical Survey Sheet 2 received 28.11.2025
- M00508-LAS-ZZ-XX-T-Z-0643 Underground Services Survey Sheet 2 received 28.11.2025
- N1523-ONE-ZZ-ZZ-D-L-0001-P03 Landscape Strategy received 28.11.2025
- N1523-ONE-ZZ-ZZ-D-L-0002-P01 Planting Strategy received 28.11.2025
- ZG-DWG-0002431603-EXT-R00-190925 External Lighting received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2101 Location Plan received 28.11.2025
- BNG Metric Calculations received 28.11.2025
- BNG Report received 28.11.2025
- CCTV Report received 28.11.2025
- Preliminary Ecological Appraisal received 28.11.2025
- Tree Management Spec received 28.11.2025
- Application Form received 27.11.2025
- M00508 LAS ZZ XX T Z 0024 Topographical Survey Sheet 1 received 27.11.2025
- Arboricultural Report received 27.11.2025
- Asbestos Demolition Survey Reports received 27.11.2025
- Bat Activity Survey Report received 27.11.2025
- Demolition Report received 27.11.2025
- Design and Access Statement received 27.11.2025

#### **4.0 Departure/Public Advertisement Procedure**

4.1 Occupiers of 57 properties have been individually notified by letter. A site notice has also been displayed near to the site and an advert has been placed in the local press.

4.2 Site visit undertaken on 05.01.2026.

#### **5.0 Policy Planning Framework**

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

Spatial Policy 1 - Settlement Hierarchy

Spatial Policy 2 - Spatial Distribution of Growth

Spatial Policy 7 - Sustainable Transport

Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities

Core Policy 1 – Affordable Housing Provision

Core Policy 3 – Housing Mix, Type and Density

Core Policy 6 – Shaping our Employment Profile

Core Policy 8 – Retail & Town Centres

Core Policy 9 -Sustainable Design

Core Policy 10 – Climate Change

Core Policy 12 – Biodiversity and Green Infrastructure

Core Policy 13 – Landscape Character

Core Policy 14 – Historic Environment

ShAP2 – Role of Ollerton & Boughton

MFAP1 – Mansfield Fringe Area

5.2 Allocations and Development Management DPD (2013)

DM1 – Development within Settlements Central to Delivering the Spatial Strategy

DM2 – Development on Allocated Sites

DM3 – Developer Contributions and Planning Obligations

DM5 – Design

DM7 – Biodiversity and Green Infrastructure

DM9 – Protecting and Enhancing the Historic Environment

DM10 – Pollution and Hazardous Substances

DM11 – Retail and Town Centre Uses

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.

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

#### 5.6 Other Material Planning Considerations

National Planning Policy Framework 2024 (amended February 2025)

Planning Practice Guidance (online resource)

Residential Cycle and Car Parking Standards & Design Guide SPD June 2021

### 6.0 Consultations and Representations

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

#### **Statutory Consultations:**

6.1. **Nottinghamshire County Council Highways** – Concerns raised in relation to parking demand and availability; comments relating to pedestrian desire lines and concerns with the existing refuge on Forest Road being below standard – improvements have been suggested that can be conditioned to address this. Comments note that a Traffic Regulation Order will be required for the proposed removal of 2 existing spaces on Forest Road to allow for the servicing access and that approval is not guaranteed (however this is outside the scope of planning). A pre-commencement condition which would enable the ability of the access to be delivered would be necessary to ensure safe and suitable access can be provided. Concerns are also raised regarding the width of crossing points at the Rufford Avenue access but as this is in highway, this can be dealt with at technical approval, to ensure that dropped vehicular access points are provided across the footway instead. The comments note the Travel Plan is not acceptable, detailed comments have been provided to set out what is required and a condition recommended to secure a suitable Travel Plan.

6.2. 9 conditions have been recommended and subject to the conditions, NCC Highways confirms **no objections** to the proposal.

6.3. **Nottinghamshire Lead Local Flood Authority** – No objection subject to a pre-

commencement condition requiring submission and approval of a detailed surface water drainage scheme based on the principles set forward by the submitted Drainage Strategy.

6.4. **Environment Agency** – No formal comment for the following reason - The development falls within Flood Zone 1 therefore we have no fluvial flood risk concerns associated with the site.

6.5. **Ollerton Town Council:** Support the proposal.

**Representations/Non-Statutory Consultation:**

6.6. **NSDC Conservation:** The works are considered to safeguard the street scene of the conservation area and the wider setting of the Ollerton Colliery Village, thus according with the parameters of Para 215 and 219 of the NPPF, as well as Section 72 of the Listed Building and Conservation Areas Act (1990) and the work is acceptable for approval. Recommended a condition for a detailed specification of the new brickwork including manufacturer, dimension, tone, texture and finish.

6.7. **NSDC Environmental Health (Contamination)** - Part of the application site lies in the location the former Courtaulds Factory site and there is the potential for contamination to be present from this former use.

A Phase 2 Geoenvironmental and Geotechnical Ground Investigation report has been submitted with the application, however no desktop study has been submitted.

The full phased contamination condition is recommended.

6.8. **NSDC Environmental Health:** Environmental Health have been consulted on previous applications for development of the area and commented accordingly. This application proposes an alternative layout to that previously submitted. An acoustic assessment has been carried out, which demonstrates that, subject to suitable noise attenuation in the building envelopes, an acceptable noise environment can be achieved within both residential and commercial buildings.

Final occupancy of the proposed commercial units has not been determined, and as such full details of plant are not available. Maximum noise levels have been derived for fixed plant, and these should be a condition of any permission granted.

Noise from the proposed cinema has not been specifically assessed in the report. Such uses can generate significant levels of bass, with the potential for this to carry a significant distance and be less affected by structural sound attenuation. The potential for noise from the cinema to cause disturbance to occupiers of other premises should be assessed prior to permission being granted.

**Further comments received following submission of additional information:** Based on the provided noise levels for cinemas and the minimum noise attenuation from the structure, calculated noise levels at receptors will be acceptable.

6.9. **NSDC Ecology –**

6.10. *Previous comments noted potential errors in relation to the baseline habitats and also requested an update survey. Further information was subsequently submitted and reviewed by the Ecology officer.*

6.11. Comments: The additional information is considered to resolve the previous concerns with regards to the BNG assessment, but a final amendment will still be required based upon the finalised layout and proposed tree retention. The updated PBRA is appropriate and a condition to secure an update survey is no longer required. With the proposed compensation, mitigation and enhancement measures implemented, the proposal would be compliant with matters relating to biodiversity within the NPPF and relevant local planning policies. Conditions to secure the on-site BNG, precautionary working measures for protected and notable species and faunal enhancements have been recommended.

6.12. **NCC Planning Policy - Bus Stop Infrastructure:** The current infrastructure observations from Transport & Travel Services records are as follows:

Stop Name	Current Provision
NS0343 Beech Avenue	Bus stop pole and flag.
NS0364 Beech Avenue	Real Time Information, Polycarbonate Shelter (Bauer Media).

The County Council request that a Planning Obligation be added to state: A Bus Stop Infrastructure contribution of £9,600 is paid to provide improvements to the two stops NS0343 and NS0364.

Justification: Bus stops should be provided that meet the access standard set out in the Council’s Highway Design Guide 1 with bus stop facilities that meet the standard set out in the Appendix to the Council’s Public Transport Planning Obligations Funding Guidance 2. The level of funding requested would provide the following improvements: NS0343 Beech Avenue – Raised boarding kerbs. NS0364 Beech Avenue – Raised boarding kerbs. Raised boarding kerbs will be provided to ensure level access for passengers using wheelchairs, pushchairs, or with reduced mobility, supporting inclusive travel and compliance with accessibility standards. If bus stops are not installed prior to bus services operating the developer will be responsible for the cost of any temporary infrastructure arrangements. The specified improvements are consistent with the standard set out in the Council’s Public Transport Obligations Funding Guidance 2 and the Developer Contributions Strategy 3 and has included consideration of other sustainable travel options, including cycling & walking facilities serving the site.

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

The County Council will also require improvements to pedestrian connectivity to serve the site including the construction of a new pedestrian crossing on Forest Road to replace the existing refuge, to maximise connectivity to the surrounding area.

**6.13. Cadent Gas Ltd** - No objection to this proposal from a planning perspective, recommended an informative.

**6.14. Comments have been received from 2 third parties/local residents that can be summarised as follows:**

- Need permit parking for residents on Rufford Avenue. Parking is available for people using the facilities for free in Tesco, Boyes and Forest Road car parks. For safety of pedestrians the entrance to Tesco on Rufford Road should be closed to reduce traffic.
- Concerns the proposal will increase traffic on Rufford Avenue and the number of vehicles entering Tesco from this side.
- Concerns the proposal will cause loitering in the new public spaces – serious consideration should be given to CCTV not just lighting.

## **7.0 Appraisal**

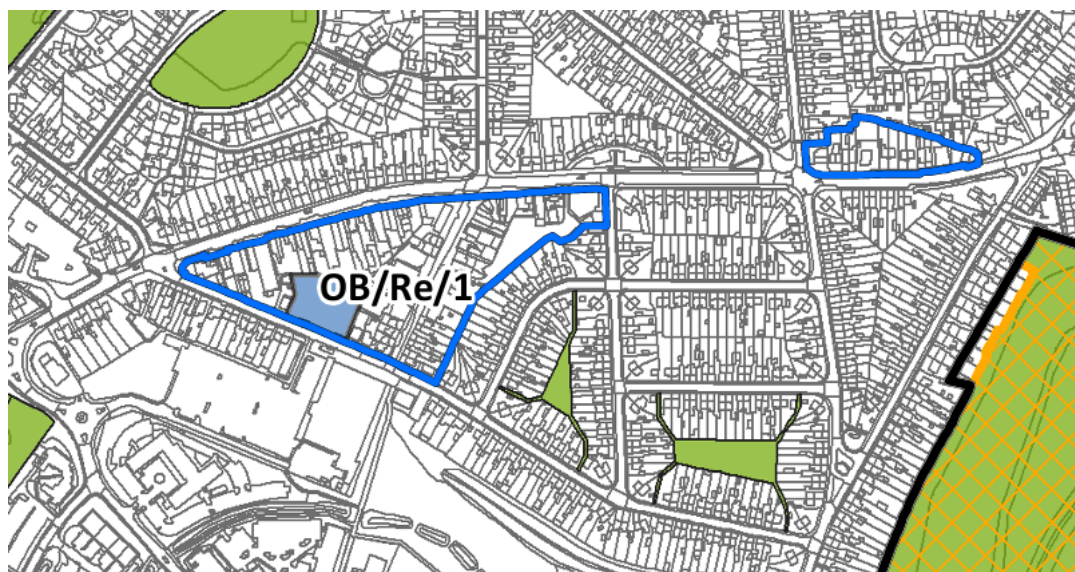
7.1 The key issues are:

1. Principle of development
2. Impact on Visual Amenity and the Character of the Area
3. Residential Amenity
4. Highways Safety
5. Impact on Ecology and Trees
6. Biodiversity Net Gain
7. Flood Risk and Drainage

7.2 The National Planning Policy Framework (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.

## **Principle of Development**

- 7.3 The application site includes allocation OB/Re/1. The wording of the policy in the emerging DPD (set out below) can be given significant weight.
- 7.4 Policy OB/Re/1 Ollerton & Boughton – Retail Allocation 1 Land at Rufford Avenue has been allocated on the Policies Map for the development of retail and town centre uses. Development of this site will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses and appropriate contributions to infrastructure provision in the Developer Contributions SPD. Development should be of a size commensurate to the settlements retail definition as a District Centre. This allocation is within 400m of Sherwood Forest ppSPA and the risk-based approach set out in Policy DM7 Biodiversity and Green Infrastructure should be followed.
- 7.5 ShAP 2 ‘Role of Ollerton & Boughton’ of the Amended Core Strategy DPD outlines additional policy objectives for the District Centre and carries the overall aim of regenerating the area and reinforcing Ollerton’s role as the main centre in the Sherwood Area.
- 7.6 The Policies Map extract below highlights the allocation site in blue (retail allocation) and the blue outlines define the Ollerton District & Boughton Local Centres.



- 7.8 The application site includes the allocation, plus additional land, all within the Local Centre of Ollerton.
- 7.9 Policy DM11 of the emerging DPD (Retail and Town Centre Uses), which can be given substantial weight, states that ‘new and enhanced retail development and Main other town centre uses that are consistent with the size and role of the centre will be supported within the District Centres of Edwinstowe, Ollerton and Southwell as defined on the Policies Map.’

- 7.10 Annex 2 Glossary of the NPPF defines Main Town Centre uses as *Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).*
- 7.11 The proposal is for mixed use development, to include 3 dwellings fronting Sherwood Drive, a new cinema and public space fronting Rufford Avenue, retail space, SME units and new office space and meeting rooms. It is considered that all of the uses (except the dwellings) fall within the definition of main town centre uses.
- 7.12 Paragraph 90(f) of the NPPF recognises that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.
- 7.13 The dwellings would be sited on Sherwood Drive, within an area of mixed uses including community uses, commercial, and residential use. In accordance with Spatial Policies 1 and 2, Ollerton is a sustainable location whereby new residential development is acceptable in principle. In terms of housing mix and tenure, the dwellings would be affordable rented rather than market dwellings. All 3 dwellings would be the same size and layout (2 bedrooms). The dwellings would contribute towards the need in the area. As such, there are no concerns with the principle of development for this aspect of the scheme.
- 7.14 Spatial Policy 8 seeks to protect community uses and supports proposals for new or enhanced community uses. The loss of existing community and leisure facilities through new development requiring planning permission will not be permitted, particularly where it would reduce the community's ability to meet its day-to-day needs, unless it can be clearly demonstrated that:
- Its continued use as a community facility or service is no longer feasible, having had regard to appropriate marketing (over an appropriate period of time and at a price which reflects its use, condition and local market values), the demand for the use of the site or premises, its usability and the identification of a potential future occupier; or
  - There is sufficient provision of such facilities in the area; or
  - That sufficient alternative provision has been, or will be, made elsewhere which is equally accessible and of the same quality or better as the facility being lost.
- 7.15 The proposal includes the demolition of the existing Town Hall however there would be space allocated within the new development to replace the loss. Likewise, the loss of the

Forest centre (which is not in use currently) and the former bank would be replaced with some retail and other town centre uses of a higher quality. It is therefore considered that alternative provision would be made, therefore the proposal is compliant with Spatial Policy 8.

- 7.16 The demolition of the Town Hall, the Forest Centre and the former bank, is acceptable in principle as none of the buildings have significant historic or architectural merit. None are listed or within a conservation area. Although the original planned colliery village is identified by Notts County Council as being a non-designated heritage asset, the demolition works will not result in any harm.
- 7.17 The proposal overall is considered acceptable in principle, in accordance with the allocation policy, the Development Plan as a whole which seeks to strengthen the district's economy (in line with Core Policy 6), and the NPPF.

#### Impact on Visual Amenity and the Character of the Area

- 7.18 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.
- 7.19 Policy DM5(b) 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.
- 7.20 Paragraph 135 of the NPPF states that Planning 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.

### *Proposed Dwellings*

7.21 The proposed dwellings would be within the eastern part of the site, fronting Sherwood Drive, and would replace the existing Town Hall. The existing building is not of any historic merit and therefore there is no objection to its demolition. The dwellings would be a row of 3 terraced properties, set back from the public highway with 2 tandem parking spaces in front of each. The tandem parking is not ideal in terms of the visual impact, however side by side parking would not be possible due to space constraints on site. The design of the dwellings is quite traditional, with a pitched roof and gable ends, brick construction and balanced fenestration. The character along Sherwood Drive is varied (see photo below with the existing Town Hall in the forefront of the image). The dwellings would be set back from the public highway therefore would not be prominent. There is some soft landscaping next to the parking although this would be limited due to the space available. Overall, it is considered the dwellings would not be harmful to the character of the area and would be acceptable.

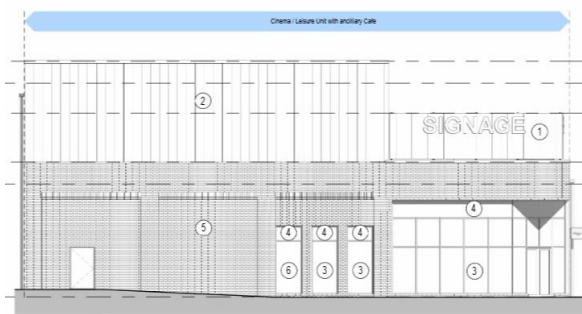


7.22

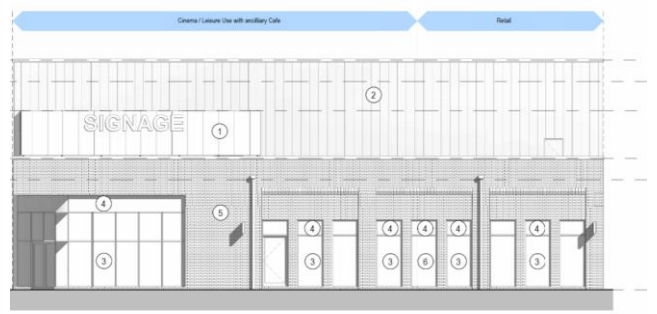
### *Building 5*

7.23 Building 5 (the cinema building) would be sited to the southern part of the site (which is currently fenced off and overgrown), fronting Rufford Avenue. Rufford Avenue is varied in

character, with a mix of uses including residential properties, an apartment block to the east, and the Tesco Superstore and a car park to the south east. To the west is a bungalow. The southern elevation would be a prominent part of the redevelopment, as many users would park in the Tesco car park and walk this way to the cinema and the wider development. The east elevation would be the main focus within the public realm space. The design of the building is contemporary with a mix of materials including glazing, brickwork, and metal standing seam cladding. The glazed entrance lobby would be positioned on the corner with space for signage above (which would be considered under a separate advertisement consent application). Subject to the detail of the materials which would be required by condition, it is considered the design would make a positive contribution to the character of the area.



**Proposed Front Elevation - To Rufford Avenue**  
1:100



**Proposed Front Elevation - To Public Realm**  
1:100

7.24 The public space would incorporate areas of landscaping including trees, outdoor seating, cycle hoops, benches, and space for a pop-up market. The area would create an attractive entrance into the local centre and would provide a safe and inclusive route through to Forest Road. Substations, a bin store, and staff cycle parking would be located to the rear of the building and gated off, therefore would not be prominent features of the development.

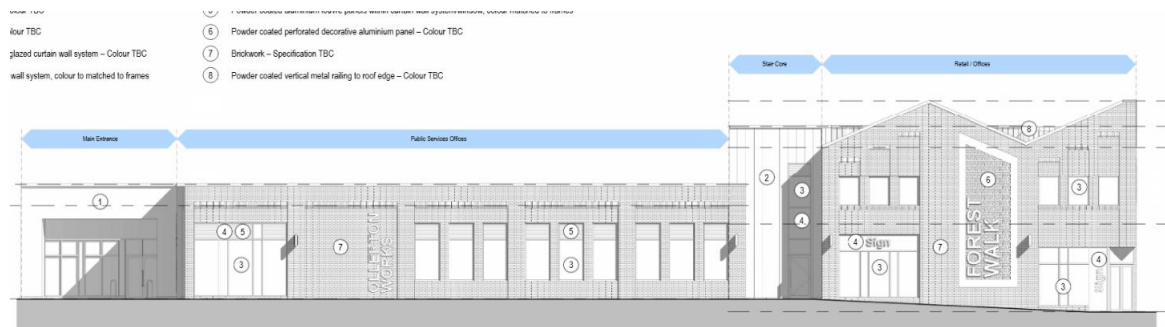


7.25

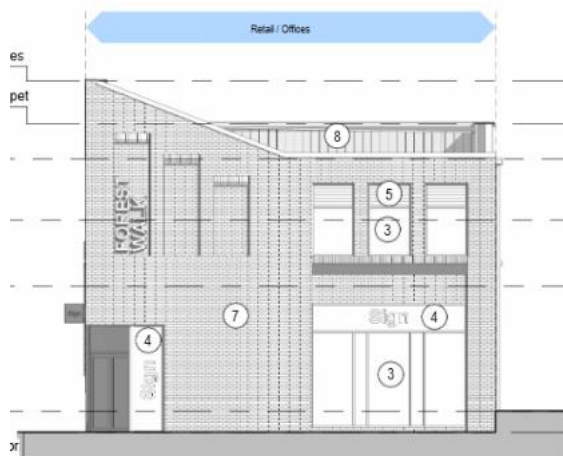
**Site Plan**  
1:200

**Building 1**

7.26 Building 1 would be sited in the northern section of the site, fronting the public realm and Forest Road. The section on Forest Road would be two storeys in height (maximum 11.8m), with the remaining section single storey. The part of the building on the corner with Forest Road would be prominent, with gables, glazing, signage (to be considered under advertisement consent), and brick detailing. The building would create the entrance to the development from Forest Road, and although prominent, would sit within a varied streetscene. Elevations are shown below.



7.27



7.28

7.29 The former bank and the Forest Centre would be demolished. Neither are non-designated heritage assets and there is no objection to their demolition. The bank does possess some attractive features, however the proposed design has incorporated brick detailing to reflect this character. The conservation comments have raised concern that the development is higher than the adjacent built form and the contemporary design would not reflect the non-designated heritage asset of the colliery village, or the setting of the conservation area but notes the public benefits of the scheme would clearly outweigh any limited harm.



7.30

7.31 Officers consider that the contemporary design would add to the area in a positive way, and would not result in visual harm. The conservation area is not located in close proximity to the site (the site is marked by the star and the CA is highlighted yellow on the map above) and the separation distance of over 750m is considered sufficient that the development would not impact its setting.

7.32 The character on the northern side of Forest Road is very uniform, with a long row of red brick semi-detached dwellings, part of the non-designated heritage asset of the colliery village. The southern side of Forest Road (where the site is located) is much more varied with a range of materials, shop fronts, and roof types. Paragraph 216 of the NPPF requires a balanced judgement to be had when considering planning applications that affect non-designated heritage assets. The properties that will be demolished do not relate directly to the colliery village itself, where the special significance lies in the arrangement of residential properties in semi-detached rows, with hipped roofs and red brick facades. There would therefore be no direct impact on the colliery village, but the proposed development would be within its setting. The site has quite a run-down appearance and so the redevelopment will be a significant visual improvement. Although contemporary, the design incorporates red brick to reflect this strong characteristic of the colliery village, and brick detailing to reflect the former bank. For these reasons, it is not considered the development would harm the setting of the non-designated heritage asset or the character of the area.

7.33 The overall design therefore acceptable and is in accordance with Core Policy 9, DM5(b) and Paragraph 135 of the NPPF which seek to ensure good design, as well as Core Policy 14, DM9 and Part 16 which seek to protect and enhance heritage assets.

#### Impact on Residential Amenity

- 7.34 Policy DM5(b) states that the layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.
- 7.35 Paragraph 135 of the NPPF reflects this requiring a high standard of amenity for future and existing users of development.

*Existing Users*

- 7.36 There is an existing bungalow to the east of the site and an apartment block to the west of the site, both on Rufford Avenue. There are also dwellings on the opposite side of Rufford Avenue, to the south west of the site.
- 7.37 There would be a separation distance between Building 5 (cinema) and the apartment block of approximately 11m. The maximum height of the building would be approximately 11.8m. There would be no windows on the rear elevation that would face the apartment block therefore there would be no loss of privacy for occupiers. The distance is considered sufficient that there would not be any unacceptable levels of overbearing impact or loss of light.
- 7.38 The neighbouring bungalow (to the east) would be a minimum of approximately 25m from Building 5. The separation distance is great enough that there would be no unacceptable overbearing impacts or loss of light. The garden would be next to the public space area however a 1.8m high close boarded charcoal fence is proposed along this boundary which would provide privacy. There would be no first-floor level windows to the cinema building therefore no loss of privacy for the bungalow. Overall, it is considered there would not be an unacceptable impact for the occupants of the bungalow.
- 7.39 Building 1 would be sited next to an existing electrical shop which has a flat above. There are windows along the side elevation which could be affected by the proposal. Building 1 would be sited approximately 3m from the neighbouring property and on this side would have a height of approximately 9.8m with a flat roof section.



7.40

7.41 It is understood that the side windows facing the development site serve the following rooms (numbers correlate with image above): 1 - bedroom window; 2 - bathroom window; 3 – kitchen; 4 – boiler room. The following drawing shows the comparison between the street scene as existing and the proposed respectively. The relevant section is indicated by the blue oval.



Existing Forest Road Street Scene



Proposed Forest Road Street Scene

7.42

7.43 Although Building 1 would be larger in scale and slightly closer to the neighbouring property than the former bank, it is not considered that the closer relationship would result in a significant difference in terms of light, overbearing impact or privacy. The only habitable room is the bedroom, which is on the top floor and therefore would be less impacted in regard to light. It is therefore considered that on balance, the impact for the occupiers of the flat would be acceptable.

7.44 The proposed dwellings on Sherwood Drive would be located in place of the existing Town Hall (which appears to originally have been a pair of semi-detached dwellings). The new dwellings would be set further back. Neighbouring the site on either side are community buildings - the Life Spring centre to the south and St Joseph's Catholic Club to the north. Given these are not residential properties, it is not considered the proposed terraced dwellings would have any negative impact in terms of neighbouring amenity. There are dwellings within the street scene, therefore the proposed use is not anticipated to result in any harm to the adjacent community uses.

#### *Future Occupants*

7.45 The proposed dwellings would include off street parking, bin storage and cycle storage to the front; a private garden to the rear; and the internal floor space would be approximately 80 sqm, in line with nationally described space standards for 2 bedroom 2 storey properties. All habitable rooms would have windows to provide natural light. The amenity for future occupiers of the properties is therefore acceptable.

#### Noise

7.46 The Environmental Health Officer has reviewed the application and requested that the maximum noise levels set out in the acoustic assessment are conditioned. Concerns were raised that noise levels from the cinema had not been assessed. Further information has been submitted since the comments, demonstrating that the noise levels will be acceptable (worst-case level is 39 dB) and the Environmental Health Officer is in agreement this is acceptable. As such, subject to conditions, the noise levels would not be unacceptable.

#### Impact on Highways

7.47 Spatial Policy 7, and DM5(b) of the emerging local plan require safe and inclusive access to new development and strongly encourage the integration of sustainable and active modes of travel.

7.48 Paragraph 115 of the NPPF seeks to ensure that amongst other aims, within new development, sustainable transport modes are prioritised, safe and suitable access to the site can be achieved for all users.

7.49 Paragraph 116 of the NPPF states 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, following mitigation, would be severe, taking into account all reasonable future scenarios.

#### *Parking Demand and Availability*

- 7.50 It is proposed to utilise the existing Tesco car park for users of the new development. Tesco are required by a separate legal agreement (under permission reference 99/51387/OUT) to submit a car park management plan (CPMP) every 5 years to the Council for approval. A CPMP was most recently approved on 8<sup>th</sup> July 2025 under reference 25/00862/DIS106. The car park has a total of 351 spaces including 14 parent and child spaces and 26 disabled spaces. The time limit for parking has been increased to 4 hours between the hours of 6am and midnight and 30 minutes between midnight and 6am. The 4 hour maximum stay is considered sufficient time for people to park and walk to the development, see a film and get back to their car without rushing. There are signs around the car park that make the time limit clear.
- 7.51 It is noted that NCC Highways raised concerns with parking provision, questioning how customers will know they are allowed to park within the Tesco car park and whether there would be sufficient provision. The comments from NCC Highways state that *'the biggest risk comes from the potential non-availability of the 4-hour parking at the Tesco car park being eroded, the 18 reserved spaces in the Pinder's car park displacing an existing need for all day parking and a risk that any on street unrestricted parking currently available to residents could be used by anyone visiting or working at the development and/or any displaced parking. If the Local Planning Authority are confident that the availability and duration of parking at Tesco will not be eroded (given the requirement to update the Car Park Management Plan every 5 years) then this will be satisfactory.'*
- 7.52 The 4 hour parking provision within the Tesco car park is set out in the approved Car Park Management Plan, which is legally required by the S106 agreement to be reviewed every 5 years by the Council. As such the Council would retain control over this aspect and officers are confident that the 4 hour allowance for users of the development would not be eroded.
- 7.53 In relation to parking demand, having visited the site, there was no difficulty finding a space within the car park. It is appreciated that the car park may be busier at different times of day or different days of the week, however the car park is large and it is considered to provide sufficient parking for the development. Concerns have been raised regarding the trip rates that have been used in assessing parking demand, that the rates are based on the specific number of seats proposed at the cinema, which could increase. The suggestion is to condition that the cinema has no more 158 seats however this could unnecessarily restrict future occupiers of the cinema. The operator that is intended for the cinema would operate at 158 seats, however given that there is confidence in the use of the Tesco car park which has a more than sufficient number of spaces for the cinema use, it is not considered that an increase in seats in future (or slight changes in number with the intended operator) would have a significant impact on parking demand or provision. It has been suggested that residents of Rufford Avenue would require parking permits, however it is noted that many of the dwellings benefit from off street parking and with the parking provision of the Tesco car park within the immediate vicinity for users of the proposed development, it is not

considered that on street parking would be significantly impacted, or cause highway safety issues.

- 7.54 18 parking spaces for staff have been secured in a car park at the top of Sherwood Road (including 3 for the Town Council) albeit this car park is not within the red line of the application site. As such, these spaces cannot be guaranteed for the lifetime of the development. It is acknowledged that the car park is Council owned and is a free car park, therefore any reserved spaces would not result in a loss of revenue for the Council. With the car park under the Council's control, the number of staff spaces reserved can be increased or decreased depending on demand. It is anticipated that employees would be made aware of these spaces by the employer, therefore this does not need to be conditioned. The displacement of these spaces was raised as a concern by NCC Highways (for use by the public), however the increase in time limit for the Tesco car park would mean there is now a suitable alternative close by.
- 7.55 With the above in mind, it is not considered that the recommended conditions requiring further parking surveys, or a restriction in cinema seat numbers, are necessary or reasonable, and therefore these conditions have not been included.
- 7.56 The comments from NCC raise concern about the servicing access from Forest Road which would require the removal of 2 existing on road parking spaces. Removal of these two spaces is subject to an amendment to the Traffic Regulation Order which covers these spaces and amendments to the highway prior to a successful Order amendment is not possible. This is a process outside of the control of planning and given that the spaces are well used, there is a risk that there will be objections which may not be able to be overcome, which in turn means that the development may not be able to be built as presented. Unfortunately, the recommended replacement parking which may have potentially offset any objections has not been shown. However, this could be considered as part of the wider access amendments necessary to the refuge to bring it up to a suitable standard and any amendments to the Traffic Regulation Order based on this drawing. NCC recommend a pre-commencement condition which would enable the ability of the access to be delivered would be necessary to ensure safe and suitable access can actually be provided. A condition has been included to ensure suitable access is delivered, however the wording has been amended so it is not pre-commencement, to ensure the condition does not delay the development unnecessarily.

#### *Sustainable Modes of Transport and Accessibility*

- 7.57 In line with the NPPF, sustainable transport modes should be a priority. The location of the site is highly sustainable, within a local centre easily accessible via public transport. The nearest bus stops are on Forest Road (NS0343 Beech Avenue and NS0364 Beech Avenue), approximately 130m from the site entrance on the north side. NCC has requested a

contribution of £9600 towards improvements to these bus stops to incorporate raised boarding kerbs. Raised boarding kerbs ensure level access for passengers using wheelchairs, pushchairs, or with reduced mobility, supporting inclusive travel and compliance with accessibility standards. This contribution is considered to meet the tests for obligations as set out in the NPPF, and can be secured as part of a legal agreement.

- 7.58 Cycle storage is proposed for employees (12 spaces) and visitors (22 spaces) of the development which is welcomed and would promote sustainable travel.
- 7.59 Employees would be unlikely to use the Tesco car park as shifts would likely be longer than 4 hours. NCC has requested an initial free bus pass scheme to encourage employees to travel to the site on public transport. This would be beneficial and is encouraged, however it is not considered necessary to make the development acceptable in this instance. There are regular bus routes along Forest Road and Rufford Avenue therefore the site is easily accessible via public transport. A condition has also been recommended to provide travel packs to employees, however it is not considered this is necessary to make the development acceptable. Employees can easily access information on bus times and walking routes and will be aware of the cycle storage on site.
- 7.60 If employees do need to drive to work, there would be the option to park in the car park off Sherwood Drive (the 18 staff spaces).
- 7.61 Pedestrian access is also likely to increase from the Forest Road side as well as Rufford Avenue. There are 3 existing crossing points on Forest Road – a signalised crossing to the north east, a pedestrian refuge to the north, and zebra crossing to the west. It is stated by NCC Highways that the existing refuge is below standard and would not accommodate numbers of pedestrians, such as a family or group wishing to visit the cinema for example, or pedestrians with pushchairs etc. It would therefore be necessary to increase the width of the refuge to 2.5m wide. This could be done within the existing carriageway width, by reducing the lanes either side to 3.2m. It is this crossing that is in closest proximity to the development site therefore the requested improvement is considered reasonable and necessary to prioritise safe pedestrian movement. The improvement to the refuge can be secured by a Grampian condition (requiring works outside of the red line boundary) as recommended by NCC Highways.
- 7.62 There would be additional numbers of pedestrians crossing Rufford Avenue to and from Tesco's, both to and from the development and the wider shopping area, given the new link created. NCC Highways has recommended that a more formal crossing would be required here, giving priority to pedestrians in line with the NPPF. It is considered that a zebra crossing would be suitable. This has been incorporated into the most recent plans and can be secured by condition.

- 7.63 The NCC Highways comments note that the proposed design at Rufford Avenue has now included a kerbed landscaped area to separate vehicles from the footway and discourage parking over the footway. The comments state that the design includes a bellmouth arrangement with unacceptably wide crossing points for pedestrians, however as this is in highway, this can be dealt with at technical approval, to ensure that dropped vehicular access points are provided across the footway instead.

#### *Travel Plan*

- 7.64 The comments from NCC note that the submitted Travel Plan is not acceptable in its current form and has provided comments specifically on what is required. They recommend a condition that a Travel Plan is submitted – this condition is considered reasonable and has been included. A monitoring fee of £15,000 would also be required and can be secured as part of the legal agreement.

#### *Parking for the Dwellings*

- 7.65 There would be 2 off street spaces for each dwelling to the front. These would be tandem spaces which it is acknowledged is not encouraged by the Parking SPD, albeit not precluded. The tandem parking was queried with the agent however the space available to the front of the site would not allow for side by side parking with adequate dimensions and landscaping, therefore the tandem parking in this instance is considered acceptable, as it would provide the recommended number of spaces set out in the SPD for 2 bedroom dwellings.

#### *Other Highway Matters*

- 7.66 It is noted that the comments received from local residents suggest a need to close off the entrance to Tesco from Rufford Avenue to ensure safety for pedestrians. As noted earlier, a new crossing would be provided on Rufford Avenue to provide a safe route from Tesco to the development site. This is considered sufficient to address pedestrian safety in the area and it is not considered necessary to close the access to the Tesco car park. If there are existing issues regarding this access this would be a separate matter that should be discussed with the County Council.

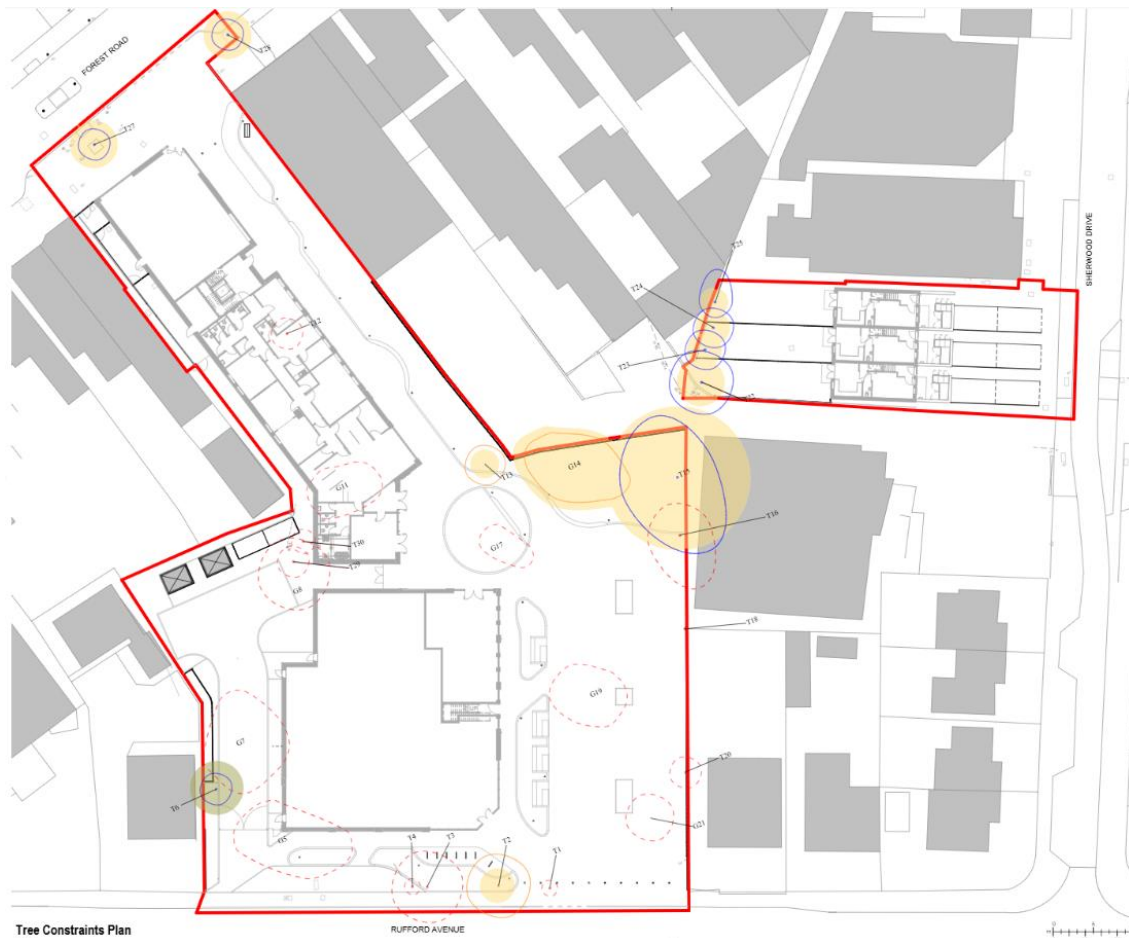
#### *Highways Impact Summary*

- 7.67 In summary, it is considered that the location of the site is easily accessible via public transport, and is within walking distance for local residents. Due to an increase in pedestrian movements to and from the site, improvements to the refuge on Forest Road are required, a new crossing on Rufford Avenue is required, and kerb raising to 2 bus stops. These works are proposed to be secured via condition or legal agreement. Officers are satisfied that parking provision for visitors of the development is more than sufficient as the large Tesco car park can now be used for up to 4 hours (secured as part of the ongoing Car Park

Management Plan). Subject to conditions, and the legal agreement, the proposed development would not result in a detrimental impact on highways safety or the wider network, and the development would prioritise pedestrians and promote sustainable travel, in line with Spatial Policy 7, DM5(b) and part 9 of the NPPF.

#### Impact on Trees

- 7.68 Core Policy 12 'Biodiversity and Green Infrastructure' of the Amended Core Strategy DPD requires proposals to take into account the need for continued protection of the District's ecological assets. Policy DM7 'Biodiversity and Green Infrastructure' of the Allocations & Development Management DPD seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity.
- 7.69 Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
- 7.70 No trees on site are protected by a Tree Preservation Order and the Arboricultural Assessment shows that no trees are higher than category B. The majority of trees on site are self-set trees and do not provide a high amenity value to the area and therefore would not meet the criteria for a TPO. The tree survey identified 9 category B trees, 12 category C trees and 9 groups of category C trees. Some trees are proposed to be retained and this is shown on the tree constraints plan (circled in blue). These are to the rear of the proposed dwellings, and those towards the boundary of the site where no buildings are proposed. These are the category B trees (retention desirable).



7.71

Tree Constraints Plan  
1:200

RUFFORD AVENUE



7.72 It is recommended that a condition is included to provide an Arboricultural Method Statement including a detailed tree protection plan to ensure adequate protection is provided on site for those trees being retained. New trees are proposed as part of the landscaping strategy therefore the loss of the trees will be somewhat mitigated on site. Any loss that cannot be mitigated on site would be mitigated off site as part of the mandatory biodiversity net gain.

7.73 Overall, it is considered that the trees to be removed on site are not of a high quality or amenity value, and given the proposed new planting, the impact on trees would be acceptable.

#### Impact on Ecology

7.74 Policy DM5(b) states that where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to-date ecological assessment.

7.75 The site is within a 2km radius of 2 statutory nature conservation designations – Black Pond SSSI and Old River Don Oxbow SSSI, and 7 Local Wildlife Sites. The closest is located approximately 650m to the south east. The submitted preliminary ecology appraisal

concludes that there would be no impact on any of these sites, which the Ecology Officer agrees with. The site is also within the zone of influence of the possible potential Special Protection Area (ppSPA) which is significant for breeding birds, specifically nightjar and woodlark. This was not considered in the submitted appraisal, however the Ecology Officer has considered the impacts in their comments, summarised as follows: The site is approximately 1.15km away from the nearest area of the ppSPA, the and the habitats within the application site would be unsuitable to support these species therefore there would be no impact upon this feature or the species it supports.

- 7.76 The comments from the Ecology Officer required an updated survey to be carried out. This has been done and further comments have been provided by the Ecology Officer. Subject to conditions to secure precautionary working methods and a faunal enhancement plan, it is considered the development would not have a detrimental impact on protected species. The recommended conditions have been included in the list at the end of this report.

#### Flood Risk and Drainage

- 7.77 Core Policy 10 and Policy DM5(b) aim to steer new development away from areas at highest risk of flooding and ensure new development does not increase flood risk in the area.
- 7.78 The application site is located in Flood Zone 1 where there is a low probability of fluvial flooding. As such, the Environment Agency has raised no concerns with regards to flooding.
- 7.79 The Lead Local Flood Authority has commented in relation to surface water, and has raised no objection subject to a condition requiring a detailed drainage scheme. Subject to the condition (which has been included), it is considered the scheme would not result in any issues relating to surface water for the site or the surrounding area.

#### Contributions

- 7.80 The proposal requires bus stop improvements which require a financial contribution of £9,600. This can be secured by the legal agreement.
- 7.81 NCC Highways has requested a condition for a Travel Plan. The Travel Plan will require a monitoring fee of £15,000 which will also be secured by the legal agreement.
- 7.82 On site BNG will require monitoring (Tier 1), for which a monitoring fee of £980.00 will be secured by the legal agreement.

#### **Community Infrastructure Levy (CIL) –**

- 7.83 The proposed housing is within the very low housing zone £0 rated per sqm, therefore no CIL is required in relation to the proposed dwellings.

7.84 The retail element would be offset by the demolition of the Forest Centre and former bank which equate to approximately 620 sqm. The proposed retail floor space amounts to 367 sqm. As such there would be no net gain of floor space for retail and CIL is therefore not applicable.

### **Biodiversity Net Gain**

7.85 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.

7.86 Some of the biodiversity would be on site however there is not enough space to meet the 10% net gain requirement on site. As such, the intention is to purchase off site units. Conditions recommended by the Ecology officer have been included.

## **8.0 Implications**

8.1 In writing this report and in putting forward recommendation's 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 - LEG2627/7347**

8.3 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 Planning Balance and Conclusion**

9.1 In summary, the principle of development is in accordance with the Development Plan and the NPPF. The proposal would create a new high street with the local centre of Ollerton, which would create new jobs and provide new facilities within the area for local people, including a cinema, new offices, a cafe and retail units, as well as new Town Hall facilities. The design of the scheme is contemporary, with features such as the use of red brick detail to reflect the former bank to be demolished, as well as the characteristics of the adjacent Colliery village (a Non-Designated Heritage Asset). Despite the contemporary design it is not

considered this would harm the setting of the NDHA. The proposal would benefit the local economy through the creation of jobs and local spend within the area. The 3 dwellings would contribute to the Council's housing targets and would be in keeping with the character of the area. The proposal would include new tree planting and a new public space area to accommodate markets. The site-specific impacts have been assessed and it is not considered there would be any unacceptable impacts in relation to visual amenity, residential amenity, highways impact, trees, ecology, or drainage, subject to conditions which have been included at Section 10.0 below.

- 9.2 The recommendation is to approve the application, subject to conditions and a legal agreement to secure the monitoring of the on-site biodiversity net gain, the financial contribution towards bus stop improvements, and monitoring of the Travel Plan.

## **10.0 Conditions**

1. The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in accordance with the following approved plans, reference:
  - Design and Access Statement received 14.5.2026
  - M00508-CAD-B5-ZZ-D-A-1231 - P06 Site Tracking Plan received 6.5.2026
  - M00508-CAD-B5-ZZ-D-A-2203 - P04 Proposed Site Plan received 6.5.2026
  - M00508-CAD-B5-ZZ-D-A-2204 - P03 Proposed Boundary Treatment Plan received 6.5.2026
  - M00508-CAD-B5-ZZ-D-A-2205 - P03 Proposed Block Plan received 6.5.2026
  - M00508-CAD-B5-ZZ-D-A-2301 - P03 Building 5 Proposed Plans received 6.5.2026
  - M00508-CAD-B5-ZZ-D-A-2401 - P03 Building 5 Proposed Elevations received 6.5.2026
  - M00508-CAD-B5-ZZ-D-A-2501 - P03 Building 5 Proposed Sections received 6.5.2026
  - M00508-CAD-ZZ-00-D-A-2206 - P03 Waste Collection Strategy received 6.5.2026
  - M00508-CAD-ZZ-00-D-A-2207 - P03 Tree Constraints Plan received 6.5.2026
  - M00508-CAD-ZZ-00-D-A-2406 - P03 Rufford Ave Street Scene received 6.5.2026
  - M00508 CAD B1 ZZ D A 2301 REV P02 Building 1 Proposed Plans received 30.3.2026
  - M00508 CAD B1 ZZ D A 2401 REV P02 Building 1 Proposed Elevations received 30.3.2026
  - M00508 CAD B1 ZZ D A 2501 REV P02 Building 1 Proposed Sections received

30.3.2026

- M00508 CAD B3 ZZ D A 2301 REV P02 Residential Proposed Plans received 30.3.2026
- M00508 CAD B3 ZZ D A 2401 REV P02 Residential Proposed Elevations received 30.3.2026
- M00508 CAD B3 ZZ D A 2501 REV P02 Residential Proposed Sections received 30.3.2026
- M00508 CAD B5 ZZ D A 2302 REV P01 Building 5 Indicative Alternative Layout received 30.3.2026
- M00508-ACE-ZZ-XX-D-C-1000 Drainage Strategy P06 received 28.11.2025
- M00508-ACE-ZZ-XX-D-C-3200 Proposed Levels P04 received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2202 P01 Demolition Plan received 28.11.2025
- ZG-DWG-0002431603-EXT-R00-190925 External Lighting received 28.11.2025
- M00508-CAD-ZZ-ZZ-D-A-2101 P01 Location Plan received 28.11.2025

3. No development shall be commenced, including any works of demolition or site clearance, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of residential amenity.

4. No works of demolition or site clearance or development shall commence until an arboricultural method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the Local Planning Authority. This scheme shall include

- a. A plan showing details and positions of the ground protection areas.
- b. Details and position of protection barriers.

- c. Details and position of underground service runs and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on or adjacent to the application site.
- d. Details of construction and working methods to be employed for the installation of hardstanding within the root protection areas of any retained tree/hedgerow on the application site.
- e. Details of working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of any retained tree/hedgerow on or adjacent to the application site.

All development shall be carried out in full accordance with the approved tree protection scheme. The protection measures shall be retained during the development of the site.

Reason: To ensure that existing trees to be retained are protected, in the interests of visual amenity and nature conservation.

- 5. Development other than that required to be carried out as part of an approved scheme of remediation must not commence until Parts A to C of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.

#### Part A: Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- o human health;
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
- o adjoining land;
- o ground waters and surface waters;

- o ecological systems;
- o archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### Part B: Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. 47

#### Part C: Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

#### Part D: Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. No development shall commence until a detailed surface water drainage scheme based on the principles set forward by the submitted Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 175.
- Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.
- Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.
  - o No surcharge shown in a 1 in 1 year.
  - o No flooding shown in a 1 in 30 year.
  - o For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- Evidence to demonstrate the viability (e.g Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.
- Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.

- Evidence of approval for drainage infrastructure crossing third party land where applicable.
- Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

7. Prior to first use of the development, a plan showing the drainage scheme as constructed shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the drainage scheme is implemented in accordance with the approved details.

8. A. No development shall commence until an amended version of the 'Biodiversity Net Gain Plan Report' and Statutory Biodiversity Metric (V2), dated 07/11/2025 and 14/05/2025 respectively and both produced by Estrada Ecology, has been submitted to, and approved in writing by the local planning authority. The Biodiversity Gain Plan shall be prepared in accordance with the principles set out in the approved documents.

B. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) in the form of an annotated plan(s), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and been approved in writing by, the local planning authority and including:

- (a) the roles and responsibilities of the people or organisations(s) delivering the HMMP;
- (b) the location and details of the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan; and
- (c) the management measures to maintain habitats in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development.

C. Notice in writing shall be given to the local planning authority when the HMMP works have started.

D. Notice in writing shall be given to the local planning authority when the site construction compound serving the non-residential part of the application site has been removed.

E. A completion report, evidencing the completed enhancements, shall be submitted to, and be approved in writing by the local planning authority within nine months of removal of the site construction compound serving the non-residential part of the application site has been removed.

F. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and to ensure compliance with the NPPF in relation to biodiversity matters and compliance with Amended Core Strategy Core Policy 12 Biodiversity and Green Infrastructure.

9. The approved development shall be undertaken in strict accordance with the precautionary mitigation measures within Sections 7 of the Preliminary Ecological Assessment Report, SQ-3793, 7th October 2025, produced by Estrada Ecology.

Reason: To safeguard protected species as required by the National Planning Policy Framework, ADMDPD Policy DM5 and Core Strategy Policy 12.

10. No construction above ground level on any approved building shall commence until a Faunal Enhancement Plan has been submitted to, and been approved by, the local planning authority. The plan is to show the type, location of, and details for fixing into place of:

- (i) Three integrated swift boxes grouped together on the northern building;
- (ii) An integrated bat tube on each of the new dwellings; and
- (iii) details of gaps in fences or walls to create a hedgehog highway.

The approved bat and bird boxes shall be installed prior to first use of the approved development and photographic evidence of the installed boxes shall be submitted to, and be approved in writing by, the local planning authority prior to first use to fully discharge the condition. Thereafter, the installed boxes shall be retained for compliance.

Reason: To provide a measurable gain for biodiversity as required by the NPPF and maximise opportunities to enhance biodiversity as required by Core Strategy Policy 12.

11. Prior to construction above ground level of each building hereby approved, manufacturer details of all external materials for that building, including a detailed specification of new brickwork (including dimension, tone, texture and finish) must be submitted to and

approved by the Local Planning Authority. The development shall then be carried out in accordance with the approved materials.

Reason: To ensure the new appearance of the new development is appropriate to the character of the adjacent colliery village which is recorded on the Historic Environment Record.

12. Prior to first use of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- full details of every tree, shrub, hedge to be planted (including its proposed location, species, size and approximate date of planting) and details of tree planting pits including associated irrigation measures, tree staking and guards, and structural cells.
- means of enclosure;
- hard surfacing materials;
- minor artefacts and structures for example, furniture, refuse or other storage units, signs, lighting etc.
- proposed and existing functional services above and below ground (for example, drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- retained historic landscape features and proposals for restoration, where relevant.

Reason: In the interests of visual amenity and biodiversity.

13. The approved soft landscaping shall be completed during the first planting season following the first occupation/use of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations. The approved hard landscaping scheme shall be completed prior to first occupation or use.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

14. The recommendations in Section 7.2 of the submitted Noise and Vibration Assessment report (dated 15<sup>th</sup> May 2025) shall be adhered to, and the maximum noise limits for any fixed plant equipment set out in Table 14 of the report shall not be exceeded at any time.

The maximum noise levels for the cinema shall not exceed 39dB as set out in the email dated 5.5.2026.

Reason: In the interests of amenity.

15. The development shall not be brought into use until the access from Forest Road, and improvements to the existing refuge, are technically approved and any necessary amendments to the traffic regulation order secured, in accordance with a drawing to be first submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the access and refuge improvements are subsequently provided in accordance with the approved details.

Reason: In the interests of highway safety

16. The development shall not be brought into use until a pedestrian crossing point has been provided on Rufford Avenue in accordance with a drawing to be first submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

17. The development shall not be brought into use until the accesses and service layby onto Rufford Avenue, shown on drawing number M00508-CAD-B5-ZZ-D-A-2203 - P04 Proposed Site Plan received 6.5.2026, have been provided.

Reason: In the interests of highway and pedestrian safety.

18. The development shall not be brought into use until such time as a full travel plan has been submitted to and approved in writing by the local planning authority in consultation with the local highway authority. The Travel Plan shall be implemented in full, monitored, and reviewed in accordance with the approved details.

Reason: To reduce the impact of parking associated with the development and in the interests of sustainable transport.

19. The development shall not be brought into use until the cycle storage has been provided on site as shown on drawing number M00508-CAD-B5-ZZ-D-A-2203 - P04 Proposed Site Plan, in accordance with details to be first submitted and approved in writing by the local planning authority, and retained for the lifetime of the development.

Reason: In the interest of sustainable travel.

## Notes to applicant

01

This application has been the subject of pre-application discussions and has been approved in accordance with that advice. The District Planning Authority has accordingly worked positively and pro-actively, seeking solutions to problems arising in coming to its decision. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

02

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at [www.newark-sherwooddc.gov.uk/cil/](http://www.newark-sherwooddc.gov.uk/cil/)

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

03

You are advised that you may require building regulations approval in addition to the planning permission you have obtained. Any amendments to the permitted scheme that may be necessary to comply with the Building Regulations, must also be approved in writing by the Local Planning Authority in order that any planning implications arising from those amendments may be properly considered.

East Midlands Building Control operates as a local authority partnership that offers a building control service that you may wish to consider. Contact details are available on their website [www.eastmidlandsbc.com](http://www.eastmidlandsbc.com).

04

In order to carry out the off-site works required, the applicant 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 the works, which must comply with the Nottinghamshire County Council's current highway design guidance and specification for roadworks, the applicant will need to enter into an Agreement under Section 278 of the Act. The Agreement can take some time to complete as timescales are dependent on the quality of the submission, as well as how quickly the applicant responds with any necessary alterations. Therefore, it is recommended that the applicant contacts the Highway Authority as early as possible.

Work in the public highway will not be permitted until the Section 278 Agreement is signed by all parties. Furthermore, any details submitted in relation to a reserved matters or discharge of condition planning application, are unlikely to be considered by the Highway Authority until technical approval of the Section 278 Agreement is issued.

05

Amendments to an existing Traffic Regulation Order are required. Please email [steph.walford@viaem.co.uk](mailto:steph.walford@viaem.co.uk) to commence the process. The developer is advised that the TRO process takes a minimum of 6 months to complete and can be significantly longer if there are objections.

06

It is an offence under S148 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.

07

For Part B c) of Condition 8 completion of the development, and therefore the start of the 30-year period is considered to be nine months after removal of the site construction compound serving the non-residential part of the application site. This nine-month period is considered necessary to provide flexibility if this point in the development is reached at a time of the year that is incompatible for seasonal reasons to undertake habitat and enhancement works.

08

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting [cadentgas.com/our-services/gas-diversions](https://cadentgas.com/our-services/gas-diversions)

Prior to carrying out works, including the construction of access points, please register on [www.linesearchbeforeudig.co.uk](http://www.linesearchbeforeudig.co.uk) to submit details of the planned works for review, ensuring requirements are adhered to.

**Your responsibilities and obligations**

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at [plantprotection@cadentgas.com](mailto:plantprotection@cadentgas.com) or on 0800 688 588 quoting your reference at the top of this letter.

09

### Biodiversity Net Gain

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 (Biodiversity net gain - GOV.UK ([www.gov.uk](http://www.gov.uk)))

Based on the information available, this permission is considered by NSDC to require the approval of a biodiversity gain plan before development is begun, because none of the statutory exemptions or transitional arrangements are considered to apply.

The Biodiversity Gain Plan should be submitted via the Planning Portal, as an application for approval of details reserved by condition following grant of planning permission.

### Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

### 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 - 25/01999/FULM

