

# 25/00325/FUL

**Applicant** Mr Norman Davill

**Location** Maythorn, Bunny Lane, Keyworth, Nottinghamshire, NG12 5LP

**Proposal** Demolition of a dwelling and erection of 3 detached dwellings with associated access, parking, landscaping and other infrastructure works

**Ward** Keyworth And Wolds

## THE SITE AND SURROUNDINGS

1. The application relates to a detached bungalow and an adjacent area of overgrown land located to the north of Bunny Lane on the western edge of Keyworth. The site abuts open fields to the west and to the south on the opposite side of Bunny Lane. There is a residential development of 221 dwellings to the north and east of the site that was approved under reference 18/02515/FUL. An associated temporary parking area/ construction compound is located beyond the rear of the application site.
2. The site is inset from the Green Belt and falls within the housing allocation at Land South of Debdale Lane as defined under Policy 4.3 of the Local Plan Part 2: Land and Planning Policies.

## DETAILS OF THE PROPOSAL

3. The application seeks planning permission for the demolition of the existing bungalow and the erection of three detached two storey, 4-bed dwellings. A shared access from Bunny Lane is proposed for plots 1-2 and a separate access is proposed for plot 3. The dwellings would each be faced in brick with a tiled roof. The dwellings would be of a traditional pitched roof design with varying roof forms proposed to each dwelling. Each dwelling would feature an integral garage.
4. The plans and details of the proposal can be found [here](#).

## SITE HISTORY

5. 23/02231/FUL- Demolition of Dwelling and erection of 3 detached dwellings with parking. Refused in 2024.

## REPRESENTATIONS

### Ward Councillor(s)

6. One Ward Councillor (Cllr Wells) objects to the application, dated 31 March 2025 as follows: "Over intensive for the plot, with the topography of the land, and a dangerous road".

7. The Ward Councillor (Cllr Wells) submitted comments on 19<sup>th</sup> March 2026 maintaining an objection, commenting that the applicant states that 2 street signs and a lamppost would need to be moved to allow the access of plot 1 and 2, which is where the 30mph speed limit starts. The speed limit is 60mph going up the hill toward those plots. Clarification sought as to where highways are going to place the signage for road safety.
8. No comments received from other Ward Councillors.

### **Town/Parish Council**

9. Keyworth Parish Council object for the following reasons:
  - a. Over-intensive
  - b. Exit is completely inappropriate and dangerous
  - c. Note that recent works to the adjacent mast were deemed unsafe for entry and exit, therefore 2-way traffic lights were installed, this equally applies to the development.

### **Statutory and Other Consultees**

10. **Highway Authority (Nottinghamshire County Council)** submitted comments on 14<sup>th</sup> April 2025, noting that from the information provided it does not appear that suitable visibility splays can be achieved. A number of other points in relation to access are detailed in the consultee response and the Highway Authority note that they are unable to provide a favourable response to the application unless the points raised in their consultee response can be satisfactorily addressed.
11. Following the receipt of a response letter from the applicant's highway consultant, the Highway Authority provided further comments on 6<sup>th</sup> January 2026 noting that the submitted information confirms that suitable visibility splays are achievable from the proposed access points in both the vertical and horizontal planes. However there are a number of points that still need to be addressed in relation to frontage footway provision, on-site parking and turning, and bin collection points.
12. Following the receipt of amended plans, the Highway Authority submitted further comments on 13<sup>th</sup> February 2026 removing their objection subject to the conditions and informatives detailed within the consultation response.
13. **Borough Council's Environmental Sustainability Officer** notes that the submitted Preliminary Ecological Appraisal is in date and appears to have been carried out in accordance with good practice. No protected species are recorded on site. Recommendations for reasonable avoidance measures and enhancement measures are detailed in the consultee response. It is unlikely that the development would have a detrimental impact on populations of protected species provided these recommendations are implemented. The general Biodiversity Net Gain condition would apply to the development, however the scheme does not currently meet the regulations due to the loss of habitat units, therefore offsite BNG or statutory credits would be required to discharge the general Biodiversity Gain Condition.
14. **Borough Council's Design and Landscape Officer** comments that the trees on site are generally of low quality with a moderate quality holly on the eastern

boundary and a moderate quality Sweet Gum, Birch and Leylandii to the frontage. There is no overall objection, but clarification is sought as to which trees will be retained and removed. Tree protection measures should be conditioned. The landscape plan is generally acceptable, clarification is sought for the boundary treatment to the south east corner of the site alongside the garage. The indicative trees that are shown beyond the eastern boundary do not exist and this elevation would be more visible from the adjacent public open space than the landscaping plan suggests. It is unclear what the intention is for the roadside vegetation and whether it would be retained and gapped up, or removed and replanted.

15. Following the receipt of additional information, the Design and Landscape Officer provided further comments noting that the submitted tree removal plan clearly and adequately shows tree removal and retention. The landscape plan is appropriate for the site, with a suitable mix of both ornamental and native species depending on their location within the site, with the more ornamental planting in the rear gardens. An arboricultural method statement would need to be conditioned in accordance with BS5837:2012 to ensure the retained trees are protected during the works.

### **Local Residents and the General Public**

16. A representation has been received from one neighbour/ member of public objecting to the application with comments summarised as follows:
  - a. Inadequate visibility for cars pulling out of the new development and the Keyworth Rise development, compromising safe access.
17. A representation has been received from one neighbour/ member of public neither objecting to nor supporting the application with comments summarised as follows:
  - a. Restricted view of cars entering the village, dangerous location for 3 dwellings
  - b. Houses much higher than existing bungalow
  - c. Bloor homes site sets all dwellings well back from Bunny Lane to retain the open character when entering the village
  - d. Falls within the cordon sanitaire, properties likely to suffer from odour and flies
  - e. Plot appears very small for 3 large family homes.
18. The full comments received from all consultees can be found [here](#).

### **PLANNING POLICY**

19. The Development Plan for Rushcliffe consists of The Rushcliffe Local Plan Part 1: Core Strategy (LPP1) and the Local Plan Part 2: Land and Planning Policies (LPP2). The adopted Keyworth Neighbourhood Plan (KNP) is a material planning consideration. Other material considerations include the National Planning Policy Framework (NPPF) (2024), the National Planning Practice Guidance (the Guidance), and the Rushcliffe Design Code which was adopted on 1st September 2025.

### **Relevant National Planning Policies and Guidance**

20. The relevant policies from the NPPF are:

- Paragraph 11c)
- Chapter 2 (Achieving sustainable development)
- Chapter 4 (Decision-making)
- Chapter 5 (Delivering a sufficient supply of homes)
- Chapter 12 (Achieving well- designed places)
- Chapter 14 (Meeting the challenge of climate change, flooding and coastal change)
- Chapter 15 (Conserving and enhancing the natural environment).

21. A copy of the National Planning Policy Framework 2024 can be found [here](#).

22. A copy of the Planning Practice Guidance can be found [here](#).

### **Relevant Local Planning Policies and Guidance**

23. The relevant policies from the LPP1 are:

- Policy 1 (Presumption in Favour of Sustainable Development)
- Policy 3 (Spatial Strategy)
- Policy 8 (Housing Size, Mix and Choice)
- Policy 10 (Design and Enhancing Local Identity).

24. The relevant policies from the LPP2 are:

- Policy 1 (Development Requirements)
- Paragraph 3.10
- Policy 4.3 (Land South Of Debdale Lane)
- Policy 12 (Housing Standards)
- Policy 18 (Surface Water Management)
- Policy 37 (Trees and Woodlands)
- Policy 38 (Non- Designated Biodiversity Assets and the Wider Ecological Network).

25. The relevant policies from the KNP are:

- Policy TA2 - Highways and Access
- Policy TA3 - Parking Standards
- Policy H1 - Housing Strategy
- Policy H2 - Type and Tenure
- Policy H3 - Design Requirements for New Development
- Policy HC3 - Key Views.

26. The policies in the Core Strategy and Local Plan Part 2 are available in full along with any supporting text [here](#).

### **APPRAISAL**

#### Principle of development

27. LPP1 Policy 3 (Spatial Strategy) identifies the settlement hierarchy for sustainable development which should be focused on the main built-up area of Nottingham; and six Key Settlements identified for growth which includes Keyworth. The site falls within the housing allocation site at Land South of Debdale Lane as defined under Policy 4.3 of the LPP2 and it is inset from the

Green Belt. Policy H1 of the Keyworth Neighborhood Plan supports housing development on the sites allocated with the LPP2.

28. Policy 4.3 allocates the land to the south of Debdale Lane for the development of around 190 homes. Planning permission has already been granted for 221 homes and the works associated with this are well underway. The wording of the policy allows for around 190 homes, and the approval was for in excess of this number. In the context of the approved development it is considered that a net addition of 2 dwellings to the site would not go beyond what the allocation sets out to an unacceptable extent.
29. The policy requirements for the allocated site include:
  - a. pedestrian and cycle access should be achieved via Croft Road;
  - b. Green Infrastructure will include a landscape buffer along the site's western boundary;
  - c. the two northern fields (adjacent to Debdale Lane) remain in the Green Belt and should comprise a landscape buffer and multifunctional open space;
  - d. a financial contribution to a package of improvements for the A52(T) between the A6005 (QMC) and A46 (Bingham); and
  - e. it should be consistent with other relevant policies in the Local Plan.
30. The pedestrian and cycle access has been accounted for in the approved development and the proposal can do no more in respect of this. The proposal would not conflict with the ability of the wider development to comply with subparagraphs b) and c). Financial contributions have already been secured through the approved development. This application is not an extension to the approved development, but a development within its own right, with separate access points taken off Bunny Lane. The net increase of 2 dwellings to the overall allocation is not considered to result in the need for further contributions for the improvements as set out in the policy and as such it is considered further contributions associated with this application would not meet the tests of being necessary for the development to be acceptable.
31. Taking the above matters into account it is considered that the principle of development is acceptable in accordance with policy 4.3 of the LPP2 and H1 of the Keyworth Neighbourhood Plan, subject to consideration against other relevant policies within the Local Plan, which will be considered further throughout this report.

#### Design and Character of the Area

32. Planning permission was previously refused for three dwellings under planning reference 23/02231/FUL. In summary, the application was refused on the basis that:
  1. The proposal would harm the rural character of the street scene and would result in a prominent development outside of the settlement.
  2. In the absence of a preliminary ecological assessment it has not been possible to assess whether the conservation status of populations of protected species would be impacted by the development.
  3. In the absence of visibility splay plans it has not been adequately demonstrated that sufficient visibility could be achieved from the site access, to the detriment to highway safety.
  4. In the absence of an arboricultural survey it has not been demonstrated

that the proposal would not result in harm to or the loss of trees which collectively have amenity value.

33. The application relates to a site currently occupied by a single dwelling, located to the south west of the Bloor Homes residential development approved under 18/02515/FUL. Whilst the site falls within an area allocated for housing, officer concerns were previously raised in relation to the potential prominence and visual impact on the rural character of the street scene, specifically with regard to the scale, design and layout of the proposed dwellings; and the loss of landscaped screening.
34. Revisions were made to the design of the scheme following the refusal of the previous application, including the omission of the side dormer to plot 1, and a reduction in the width of the side projection/ garage on plot 2 to increase the separation between plots 1 and 2.
35. Plot 1 was further amended during the course of this application to reduce the height of the side projecting element by splitting the roof of the side projection into two pitches. Plot 2 has been amended through the omission of the side projection in its entirety, thereby reducing the overall width of the dwelling. As a result of the amendments, the separation distance between the dwellings has been increased to 5 metres.
36. In addition, the massing of the roof to Plot 2 has been reduced through the alteration from a half-hip to a full-hip, and the design of the frontage has been altered to include a second gable, thereby providing a degree of symmetry.
37. The originally submitted plans for Plot 3 featured a two storey front projection linked to a double garage with first floor accommodation above. Together this would have formed a sizeable front projection and officer concerns were raised regarding the visual prominence of this element and its impact on views east-west across the site. The plans were subsequently amended during the application to omit this element.
38. Having regard to the changes made to the scale and design of the dwellings, combined with their set-back from the highway and the proposed supplementary landscaping, it is considered that the revised scheme would be of an appropriate scale and design for the location.
39. The dwellings would be of a relatively traditional built form featuring pitched roofs, chimneys and front gable elements. Each dwelling would be of an individual design with differing roof forms, avoiding an overly uniform appearance of development and adding visual interest to the street scene. The design of the dwellings is considered appropriate to the character of the street scene.
40. The site falls with the 'key settlements' area type within the Rushcliffe Design Code. In considering Code C2.1, the development would respect the pattern of the local area in terms of building lines, plot structure and grain for the reasons set out above.
41. Two separate private drives are proposed, each serving less than 5 dwellings in compliance with Code C.1.31. Details of secure cycle storage and bin storage

would be sought by way of conditions in the event of the grant of planning permission to accord with Codes C.1.38, C.1.39 and C.1.40.

42. To comply with Design Code 4.4, it is recommended that a condition is included requiring the provision of water butts with a minimum 200 litre capacity.
43. It is considered that the revised scheme would be of an appropriate scale and design for the location, resulting in a visually attractive development of a good quality design in accordance with paragraph 135 of the NPPF.

#### Trees / Landscape

44. Under refusal reason 4 of previous application 23/02231/FUL, it was considered that it had not been demonstrated that the proposal would not result in harm to or the loss of trees which collectively have amenity value. The revised application includes an arboricultural assessment which clearly identifies the trees to be removed and retained along with a landscaping plan to set out future planting arrangements.
45. The application requires tree removal to facilitate the access and siting of the dwellings. The Design and Landscape Officer considers that the trees to be removed are generally of a low quality other than three moderate quality trees to the frontage and a holly to the eastern boundary.
46. The revised landscaping plan proposes the gapping up of the retained frontage hedge along with planting to the west of the site. The Design and Landscape Officer considers the revised landscaping scheme to be appropriate. The frontage parking spaces would be integrated within frontage landscaping in accordance with Design Code 1.25. The dwelling on plot 1 would be set back approximately 10 metres from the western field boundary with intervening planting proposed. Having regard to this set-back and the proposed planting scheme, it is not considered that the development would appear unduly prominent from the adjacent open fields to the west.

#### Highway Safety

47. The application is supported with a Transport Technical note commissioned by the applicant's transport consultant which assesses the visibility splays from the site. Discussions have taken place with the Highway Authority during the course of the application to clarify matters regarding the measurement of the splays and further information has been provided by the transport consultant to address the queries raised. The Highway Authority confirm in their comments dated 6<sup>th</sup> January 2026 that suitable visibility splays are achievable on both the horizontal and vertical planes from both of the proposed site accesses.
48. The Ward Councillor's concern regarding the positioning of the 30mph speed limit boundary relative to the application site is noted, however the responsibility for the setting of local speed limits lies with the Highway Authority under separate legislation to the planning process. Notwithstanding this, the visibility splays shown are suitable for the current speed limit for the accesses.
49. The development would achieve sufficient parking and manoeuvring space in compliance with the Nottinghamshire County Council Highway Design Guide. It is considered that an appropriate level of parking can be achieved in line with

Policy TA3 of the Keyworth Neighbourhood Plan. In accordance with Design Code 1.26, a permeable surface or means of sustainable urban drainage shall be secured by way of a condition should planning permission be granted.

50. The dimensions of the proposed access points would meet the requirements of the Highways Design Guide and would allow sufficient space for two vehicles to pass, thereby avoiding vehicles waiting in the highway to turn into the site.
51. It is proposed that a 2 metre wide footway would be provided across the entire site frontage to link to the existing footway to the east of the site. This is to be secured by way of a condition should planning permission be granted.
52. Having regard to paragraph 116 of the NPPF and in the absence of an objection from the Highway Authority as the technical body, it is not considered that the proposal would result in an unacceptable impact on highway safety, or that the residual cumulative impacts on the road network would be severe.

### Residential Amenity

53. The site currently abuts open fields to the west and south, the landscaped frontage of the Bloor's site to the east and to the north a car park/ building compound associated with that housing development to the north, which is to be restored to a landscaped area. As a result, the closest dwelling on the adjacent site would be approximately 28 metres from the northern boundary of the application site. Given the separation distance it is not considered that the proposal would give rise to undue overbearing or overlooking impacts on the neighbouring properties.
54. The internal living space would comply with the Nationally Described Space Standards with habitable rooms provided with an adequate degree of outlook. Each of the proposed dwellings would be served with a garden space exceeding the minimum size standards within Policy H2 of the Keyworth Neighbourhood Plan.
55. It is acknowledged that there are agricultural operations in the vicinity which could give rise to odour issues. The eastern part of the application site is already occupied by a dwelling and the western part of the site to be developed would be further from the closest agricultural buildings to the south east. It is not considered that the development would significantly change the existing situation in terms of the relationship between residential properties and agricultural uses. The Environmental Health Officer under previous application 23/02231/FUL raised no concerns in this regard.
56. Due to the potential for disturbance arising from traffic using Bunny Lane, a Noise Impact Assessment would be sought by way of a condition in the event of the grant of planning permission, which should include mitigation measures to protect future occupiers of the site from traffic noise. There is a mast located to the west of the site, although this is not considered to result in unacceptable harm to the amenity of the future occupiers of the proposed dwellings.
57. Whilst there are no specific concerns regarding the condition of the site with respect to contaminated land, in the event of the grant of planning permission the testing of any imported soils would be sought to mitigate potential contamination.

### Flood Risk / Surface Water

58. The site falls within Flood Zone 1 and within an area at very low risk of surface water flooding. Details of foul and surface water drainage would be secured by way of a condition in the event of the grant of planning permission. In accordance with Design Codes 4.1 and 4.2, SuDS should feature as part of the surface water drainage scheme.

### Ecology / Biodiversity

59. The application is accompanied by a Preliminary Ecological Appraisal and Roost Assessment, supported by surveys, which appear to have been carried out in accordance with good practice and is in date. No protected species are recorded on site and it is considered that any potential risks could be managed by reasonable avoidance measures. It is considered that the submitted surveys address previous refusal reason 2. A condition requiring ecological enhancements is recommended, and this should specifically include provision of a minimum of two swift bricks per dwelling, in accordance with Design Code 4.6.
60. With reference to 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 "biodiversity gain condition" which means development granted by this notice must not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Based on the information provided the application would require the submission and approval of a Biodiversity Gain Plan before development is begun.
61. The BNG metric provided with this application shows that the required mandatory gains cannot be achieved on site and in line with the trading rules. It has not been demonstrated that there is any associated land that can be used to provide off site gains on. As such off site credits through a registered provider would likely need to be purchased but this would be considered as part of the Biodiversity Net Gain condition.

### Conclusion

62. For the reasons set out above it is considered that the development accords with the general national and local planning policies considered above and accordingly the approval of planning permission is recommended.

## **RECOMMENDATION**

It is RECOMMENDED that planning permission be granted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan

Received on 24<sup>th</sup> February 2025

- Drng No. 2 (Plot 1- Floor Plans)
- Drng. No.3 (Plot 1- Elevations)
- Drng. No.4 (Plot 2- Floor Plans)
- Drng. No.5 (Plot 2- Elevations)
- Drng. No.6 (Plot 3- Floor Plans)
- Drng. No.7 (Plot 3- Elevations)
- Drng. No.8 (Street Scene)

Received on 31<sup>st</sup> October 2025; and:

- Drng No.1 R2 (Site Layout Plan)
- DR-L-0001 P09 (Landscape Proposals)
- 0100-S1 P06 (Visibility Requirements)

Received on 5<sup>th</sup> February 2026.

[To comply with Section 91 of the Town and Country Planning Act 1990, as amended by the Planning & Compulsory Purchase Act 2004].

3. The development hereby permitted shall not proceed beyond damp proof course level until details of materials to be used on all external elevations, and details of any architectural details have been submitted to and approved in writing by the Borough Council and the development shall only be undertaken in accordance with the materials and details so approved.

[To ensure a satisfactory appearance of development and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

4. The development hereby permitted must not commence and no preparatory operations in connection with the development hereby permitted shall take place on the site until a detailed Arboricultural Method Statement (AMS) prepared in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations', has been submitted to and approved in writing by the Local Planning Authority and all protective fencing has been erected as required by the AMS.

The protective barriers must remain in place on the site throughout the construction of the development hereby permitted. No materials, supplies, plant, machinery, soil heaps, changes in ground levels or construction activities are permitted within the protected area(s) without the written agreement of Local Planning Authority.

[To ensure that the work is carried out to satisfactory standard to minimise any adverse impact on the health of the tree having regard to policy 37 of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019). This is a pre-commencement compliance condition to ensure that damage to the retained trees is mitigated from the onset of any works].

5. The landscaping scheme shown on drawing 0001-P09 (Landscape Proposals), including the gapping up of the existing entrance, shall be implemented within

the first planting season following the completion of the development.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Borough Council gives written consent to any variation.

[To ensure the development is of a satisfactory appearance in accordance with Policies 1 (Development Requirements) and 37 (Trees and Woodlands) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

6. Notwithstanding the provisions of Schedule 2, Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order, (or any Order revoking or re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure other than those approved under condition 5 shall be erected on the site without the written approval of the Borough Council.

[To ensure the development is of a satisfactory appearance in accordance with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

7. Prior to the dwelling progressing above foundation level, details of any frontage hard surfaced areas shall be submitted to and approved in writing by the Borough Council. The hard surfacing shall be either constructed in a permeable material or provisions for sustainable urban drainage shall be made.

[To ensure adequate surface water management in accordance with Policy 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

8. No dwelling shall be occupied until the access driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 6m from the highway boundary, with provisions for drainage to prevent the unregulated discharge of surface water onto the public highway, and a dropped vehicular footway/verge crossing has been provided.

[To ensure appropriate access and parking arrangements are available, to reduce the possibility of deleterious material being deposited on the public highway (loose stones etc), to minimise the chance of highway flooding and severe icing, and in the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

9. No dwelling shall be occupied until the existing site access that has been made redundant as a consequence of this consent has been permanently closed and the access crossing has been reinstated as verge/footway.

[In the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

10. No dwelling shall be occupied until a 2m wide footway has been provided across the entire site frontage on Bunny Lane linking to the existing footway

provision to the east of the site, details of which shall be first submitted to and approved in writing by the Borough Council.

[In the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

11. No dwelling shall be occupied until the visibility splays detailed on plan reference 3601-ADC-ZZ-XX-DR Z-0100 S1 Rev P06 have been provided from the accesses hereby approved. Nothing shall be planted, erected, or be allowed to grow on the areas of land so formed that would obstruct visibility from a height 0.26m above carriageway level, and the visibility splays shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.

[In the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

12. No development shall take place until a Construction Method Statement (CMS) has been submitted to and has been approved in writing by the Local Planning Authority. The CMS shall include:
- a quantitative assessment of site operatives and visitors,
  - a quantitative assessment of the size and number of daily deliveries,
  - a quantitative assessment of the size, number, and type of plant,
  - a plan identifying any temporary access arrangements,
  - a plan of parking for site operatives and visitors,
  - a plan of loading and unloading areas for vans, lorries, and plant,
  - a plan of areas for the siting and storage of plant, materials, and waste,
  - the surface treatment of temporary access, parking and loading and unloading areas, and the routing of vehicles to and from the site exceeding 3.5 tonnes.

The first action on commencement of development, and prior to any further action (including site clearance, site stripping or site establishment) shall be the formation of; any temporary access arrangements; parking areas; and loading, unloading, and storage areas in accordance with the approved CMS and thereafter any temporary access, parking, load and unloading, and storage areas shall be set out and utilised in accordance with the approved CMS and programme. The designated parking, loading, and unloading, and storage areas shall be used for no other purpose during the respective part of the programme.

[To minimise the impact of the development on the public highway during construction in the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

13. All vehicles preparing to leave the site during the construction period shall have their wheels thoroughly washed should they be displaying signs of mud or debris and a mechanically propelled road sweeper shall be employed should mud or debris be transported onto the public highway immediately following each occurrence until such time as all mud and debris has been removed.

[To minimise the exportation of mud and debris onto the public highway and to

ensure that this is appropriately dealt with in the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

14. No gates or other obstacles shall be erected on the access driveways within 6.0m of the site boundary fronting Bunny Lane and any gates shall be hung so not to open outwards.

[To ensure a large saloon car can clear the public highway without obstruction in the interest of the free flow of traffic and in the interest of highway safety and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

15. The dwellings shall not be occupied until their associated parking and turning provision, and their respective bin collection points, have been provided in accordance with drawing No.1 (Site Layout Plan) received on 5<sup>th</sup> February 2026. The parking provision and bin collection points shall thereafter be retained for the life of the development.

[In the interest of highway safety and amenity and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

16. Prior to the development hereby approved being brought into use, a 30 year (or as amended by sub-paragraph (4) of paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990) Habitat Maintenance and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority in order to secure Biodiversity Net Gain. The HMMP shall include:

- how the habitat will be maintained
- who is responsible for creating or enhancing the habitats
- who is responsible for maintenance, management and monitoring

All maintenance and monitoring shall be carried out in accordance with the details provided.

[To achieve a net gain in biodiversity, in accordance with Policy 17 (Biodiversity) of the Local Plan Part 1: Core Strategy and Policy 38 (Non Designated Biodiversity Assets and the Wider Ecological Network) of the of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

17. The development hereby permitted shall be carried out in accordance with the Reasonable Avoidance Measures (recommendations) detailed within the Preliminary Ecological Appraisal and Roost Assessment dated 10<sup>th</sup> October 2024.

[To conserve biodiversity and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: land and Planning Policies].

18. Prior to the development progressing above Damp Proof Course (DPC), a scheme of ecological enhancements shall be submitted to and approved in writing by the Borough Council. These measures shall include the provision of

at least two swift bricks on two out of the three dwellings along with consideration for appropriate provision for bat boxes, bee bricks and hedgehog friendly boundary treatments shall be submitted to and approved in writing by the Borough Council. The approved ecological enhancements shall be implemented prior to the development being brought into use and shall thereafter be retained for the lifetime of the development.

[To conserve biodiversity and to comply with policies 1 (Development Requirements) and 38 (Non-Designated Biodiversity Assets and the Wider Ecological Network) of the Local Plan Part 2: Land and Planning Policies].

19. If any unexpected, visibly contaminated or odorous material or tanks or structures of any sort are encountered during development, remediation proposals shall be submitted to and approved in writing by the Borough Council, before further work is undertaken in the affected area and works shall proceed only in accordance with the agreed remediation proposals.

[To make sure the site, when developed is free from contamination, in the interests of public health and safety and to comply with Policy 40 (Health Impacts of Development) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

20. Any topsoil (natural or manufactured), or subsoil that is to be imported onto the site must be assessed for chemical or other potential contaminants in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the local planning authority prior to the material being brought onto the site. Only material that has been tested in accordance with the approved investigation scheme shall be imported onto the site

[To ensure the future occupiers of the site are not exposed to contamination risks associated with the sites previous use in accordance with Policy 40 of Local Plan Part 2].

21. The development hereby permitted must not commence until a Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Local Planning Authority. The NIA must be prepared by a suitably qualified acoustician and as a minimum must include the following:

- A survey of the existing level of noise on and around the site, identifying the locations of all noise generating source(s) and the maximum and minimum noise levels from those source(s) from within and around the site;
- A prediction of the level of noise impact on the proposed development as a result of existing noise source(s) around the site;
- Propose mitigation measures to protect future occupiers of the proposed development from existing noise generated off the site.

The development hereby permitted must be carried out and completed in accordance with the approved NIA and any mitigation measures proposed must be fully implemented prior to the development being occupied or first brought into use.

[To safeguard the amenities of future occupiers and to comply with Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies. This is a pre-commencement condition to ensure that

appropriate noise mitigation measures are incorporated into the development from the onset].

22. Prior to the dwelling progressing above Damp Proof Course (DPC), a scheme for surface water drainage shall be submitted to and approved in writing by the Borough Council. This shall include details of permeable surfacing for any areas of hardstanding or provisions for sustainable urban drainage to drain these areas. Once agreed, the drainage provision for surface water shall be fully installed prior to the first occupation of any dwelling hereby approved and thereafter retained to the agreed specification.

[To ensure that surface water is adequately dealt with as part of the development to comply with Policy 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

23. The residential accommodation shall be designed to meet the higher 'Optional Technical Housing Standard' for water consumption of no more than 110 litres per person per day.

[To promote a reduction in water consumption and to comply with criteria 3 of Policy 12 (Housing Standards) of the Rushcliffe Local Plan Part 2: Land and Planning Policies]

24. The development hereby permitted shall not be brought into use until a scheme for the provision of electric vehicle charging points shall be submitted to and approved by the Borough Council. The scheme shall provide details of the provision of an electric vehicle charging point to serve each dwelling. Thereafter, unless it has been demonstrated that the provision of electric vehicle charging points is not technically feasible, the use shall not commence until such time as the site has been serviced with the appropriate electric vehicle charging infrastructure, in accordance with the agreed scheme and the apparatus shall be retained for the lifetime of the development

[To promote sustainable modes of transport and to comply with policy 41 (Air Quality) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

25. Notwithstanding the provisions of Schedule 2, Part 1 Classes A, B, C or D of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking or re-enacting that Order with or without modification) there shall be no enlargement or alteration of the proposed dwellings without the prior written approval of the Borough Council.

[In the interests of the visual amenity of the area and setting of the adjacent listed building and to comply with policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

26. Prior to the development hereby approved being brought into use, each dwelling shall be fitted with a water butt of a minimum capacity of 200 litres.

[To increase the levels of water attenuation in accordance with Policy 18 (Surface Water Management) of the Rushcliffe Local Plan Part 2: Land and Planning Policies].

## Biodiversity Gain Condition

The development granted by this notice must 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

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Further information about the BNG status of this application and how to comply with this statutory condition are set out below within the notes.

## NOTES TO APPLICANT

### Biodiversity Net Gain Condition

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 “biodiversity gain condition” which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: [Submit a biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan)

### *Statutory exemptions and transitional arrangements*

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

### *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.

### *Effect of Section 73(2D) of the 1990 Act*

Under Section 73(2D) of the Town and Country Planning Act 1990 (as amended) where -

- (a) a biodiversity gain plan was approved in relation to the previous planning permission (“the earlier biodiversity gain plan”), and
- (b) the conditions subject to which the planning permission is granted:
  - (i) do not affect the post-development value of the onsite habitat as specified in the earlier biodiversity gain plan, and
  - (ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat within the meaning of regulations made under paragraph 18 of Schedule 7A, do not change the effect of the development

on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier biodiversity gain plan.

- the earlier biodiversity gain plan is regarded as approved for the purposes of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) in relation to the planning permission.