



Planning Report for 2026/0501

1:1,250

Planning Reference 2026/0501
Foxhill Road Central, Carlton



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Report to Planning Committee

Application Number: 2026/0501

Location: Richard Herrod Leisure Centre, Foxhill Road Central, Carlton, Nottinghamshire. NG4 1RL

Proposal: Full planning application for the erection of a leisure and community centre (Use Class E and F2) with associated access, parking, landscaping and drainage.

Applicant: Gedling Borough Council

Agent: Miss Moira Maguire – DPP Planning

Case Officer: Joe Baldwin

This application requires planning committee consideration as Gedling Borough Council is the applicant for the proposed development.

1.0 Site Description

- 1.1 The application relates to the Richard Herrod Centre, an existing leisure and community centre located off the northern side of Foxhill Road Central in the centre of Carlton. The building, which closed in April 2026, accommodated an indoor bowls club, community centre and associated bar. The site has neighbouring residential properties to the north, east and south with Mencap Valley Road Care Home located to the west. Existing playing fields, identified within the blue edge on the site location plan are located further north west of the existing building on site. The site benefits from an existing car park which surrounds the eastern, southern and western elevations of the buildings.
- 1.2 The site located within Flood Zone 1. There are no trees nearby which are subject to any statutory protection. The site is also not located within a designated Conservation Area or in close proximity to any Listed Buildings.

2.0 Proposed Development

- 2.1 This application relates to the proposed replacement of the existing Richard Herrod Centre building on site with a new, two-storey leisure centre and community building with associated car parking as set out on the amended plans which were received by the Local Planning Authority on 24th July 2026. The submitted planning statement which accompanies this application outlines that the new building would accommodate:
 - Café
 - Soft Play
 - Reception Area
 - Kitchen
 - Community Room
 - Store rooms

- Toilet Facilities
- Buggy store area
- Admin/Office space/Staff room
- Pool Hall
- Pool Viewing Area
- Wet and Dry Change Facilities
- Fitness Suite
- Consultation rooms
- Spin Studio
- Large Studio Room
- Small Studio Room

It is anticipated that the opening hours of the proposed building would be:

Monday to Friday: 6:00am – 10:30pm

Saturday and Sunday: 6:00am – 7:00pm

3.0 Relevant Planning History

- 3.1 2026/0490 - Demolition of the existing main Leisure Centre building and associated structures on the site – prior approval granted for the means of demolition on the 11th September 2026.

4.0 Consultations

4.1 Scientific Officer (Gedling Borough Council):

Contaminated Land

This application includes the following report submitted:

- Hexa, *Combined Preliminary Risk Assessment and Ground Investigation Report*, ref 700324-HEX-XX-XX-RP-GE-0001-P01, dated March 2026.

Having reviewed the report I am satisfied with the reports assessment and conclusions that no further assessment nor remedial works are required.

Air Quality

This application includes the following report submitted:

1. Miller Goodall, *Air Quality Assessment*, ref AQ103465, dated May 2026.
2. *Universal Civils & Build, Construction Environmental Management Plan*, no ref, not dated.

Having reviewed the Air Quality Assessment, I am generally satisfied with the content and conclusions although I would make the following observations:

EV charging

It is noted at the Planning Statement indicates '*Active and passive EV charging is also proposed.*' but does not go on to indicate what that provision will be. The Landscape Plan seems to indicate that four parking bays will be covered by two EV points (Active provision); no indication of the proposals for infrastructure for

future expansion (Passive provision) is supplied. The Design Access Statement indicates 6 EV parking spaces (p49). I would also recommend that the developer considers '*PAS 1899:2022 Electric vehicles – Accessible charging – Specification*' with regard to all EV bays design and location in the car park(s) for disabled EV drivers.

To ensure this commitment is clarified and carried forward I would request a planning condition be placed regarding EV provision (suggested condition 3).

Construction Environmental Management Plan

The submitted document includes a section *Air Quality Mitigation Measures* which then follows with, on bottom of page 3 '*The following mitigation measures shall be adopted:*' Then nothing seems to follow after this. Additionally, the *Air Quality Assessment* includes a dust risk assessment and mitigation measures found in Appendix B, C and D. This does not seem to have been added to the Construction Environmental Management Plan. Therefore, the submitted Construction Environmental Management Plan needs revising to include the mitigation measures found in Appendix D of the Air Quality Assessment. This should be revised and re-submitted for comment or alternatively Condition 2 below could be used (suggested condition 4)

4.2 Environment Agency:

We have no comments to make in respect of the proposed development. This consultation is inappropriate, and we did not need to be consulted because the development falls within flood zone 1 and therefore we have no fluvial flood risk concerns associated with the site.

4.3 Economic Development (Gedling Borough Council):

Having reviewed the application ref: 2026/0501, it appears the proposed development meets the threshold for a Local Labour Agreement under Policy LPD48. Could an Employment and Skills Plan / Local Labour Agreement therefore be secured through an appropriate planning condition or legal agreement, with the document to be submitted to and approved by the Council prior to the commencement of development. Please include Economic Growth and Regeneration in the consultation on the Employment and Skills plan once submitted (suggested condition 22).

4.4 Lead Local Flood Authority (Nottinghamshire County Council):

The Lead Flood Authority have indicated the updated drainage strategy has addressed their primary concern in respect of discharge rates associated with the development. However, they believe that additional SUD's features in the form of above grounds storage facilities e.g. rainwater garden or rainwater planters, rather than exclusively using the identified undergrounds crates, should be incorporated too.

4.5 Tree Officer (Gedling Borough Council):

The submitted Arboricultural Report, Arboricultural Impact Assessment, Arboricultural Method Statement, and accompanying landscape plans have been reviewed. The proposal involves the removal of a number of Category C trees and hedgerows associated with the existing developed areas of the site. The report identifies these as generally low-quality specimens with limited amenity value. Retention of the more significant trees has been incorporated into the design and appropriate tree protection measures are proposed for the construction phase. Replacement tree and hedgerow planting forms part of the wider landscaping scheme.

I note that the desktop study section of the Arboricultural Report refers to Nottingham City Council. This appears to be a drafting error and does not affect my assessment as the remainder of the report contains site specific survey information relating to the application site.

On the basis of the information submitted, I raise no arboricultural objection to the proposal subject to the development being carried out in accordance with the submitted Arboricultural Report, Arboricultural Method Statement and Tree Protection Plan.

4.6 **Sport England:**

Thank you for consulting Sport England on the above application.

For clarity, this response separates Sport England's statutory comments on playing field land from its non-statutory advisory comments on the proposed leisure and community centre and the potential loss of existing built sports facilities.

Sport England – statutory consultee role and policy

The Site Location Plan (Drw No: 25026-GT3-00-XX-DR-A-08-0904-Rev P1) shows that part of the red-line application site would affect playing field. Sport England is therefore a statutory consultee under the above Order.

We have assessed the proposal in light of the National Planning Policy Framework (NPPF) (2026) in particular Policy HC7, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document': www.sportengland.org/playingfieldspolicy

The proposal and impact on playing field

The proposal relates to the construction of a two-storey leisure and community centre with car parking. Involving land currently occupied by the Richard Herrod Leisure Centre, the existing centre would be demolished. The Planning Statement indicates that the demolition of the Richard Herrod building would be subject to a separate demolition application.

Sport England has been involved in a pre-application enquiry for this redevelopment proposal to replace Carlton Forum Leisure Centre and the Richard Herrod Centre with the new leisure and community building.

Sports facilities proposed in the new building would include:

- 25m x 16.5m swimming pool (with pool depths from 1 metre to 2 metres)
- 10m x 8m swimming pool (with pool depth of 0.9m)

- Fitness Suite
- Spin Studio
- Large Studio Room
- Small Studio Room

The Proposed Site Plan shows the retention of the car park sited on the playing field. The Council's Playing Pitch Strategy (2023) includes the football pitches at the site which is known as the Richard Herrod Centre.

Habitat creation for Biodiversity Offsetting is proposed to take place offsite within the wider ownership boundary. The Biodiversity Net Gain Assessment (July 2026) includes details of tree planting on the adjoining playing field.

Comments have been sought from the Football Foundation (FF), Badminton England (BE), England Squash (ES), England Netball (EN) and Bowls Alliance (BA) who act as Sport England's technical advisors on their sports. At the time of writing, comments from BE, BS and BA were not available. Comments received from the FF and EN are summarised below.

Assessment against Sport England's Playing Fields Policy and NPPF

Sport England has assessed the submitted details as follows:

Proposal to create habitat as part of Biodiversity Offsetting on areas of playing field and the loss of grass playing field

Part of the application site includes the car park alongside the Trevor Carter Pavilion. The football pitches within the wider ownership boundary as shown on the Site Location Plan are used by Gedling Southbank FC. The FF has advised that the club has 33 teams who use the adjacent 3 pitches and pavilion. A recent Pitch Power assessment (2026) shows the pitches to be in poor or basic condition. Based on Nottinghamshire FA's 25-26 data, 96 fixtures took place at the Trevor Carter Pavilion site.

The proposal would involve tree planting around the car park, pavilion and north-eastern corner of the playing field. The FF has commented that this would not have a negative impact on the ability to reconfigure or rotate pitches, as the car parking is within a sloped area which does not appear to be topographically suited to being able to accommodate pitches. The FF recommends ball-stop fencing behind the goal areas to reduce safety risks from balls entering the car park and players chasing them.

Based on the above, Sport England considers the car park and habitat creation planting would affect only areas constrained by topography and incapable of forming part of a playing pitch. This part of the proposal would therefore meet exception 3 of Sport England's Playing Fields Policy and the requirements of Policy HC7 of the NPPF (2026) and would not prejudice the use of the remaining playing field.

Construction of a Leisure and Community Centre on land occupied by the Richard Herrod Building

This part of the proposal is considered in Sport England's non-statutory role, as the proposed building would not be sited on playing field land.

The Council should assess the proposal against Section 16 of the National Planning Policy Framework (NPPF) (2026) which seeks, amongst other things, to deliver new facilities which are important for community wellbeing and minimizing inequalities. Policy HC7 of the NPPF requires that development proposals should not result in the loss of existing recreational buildings unless one of the exceptions in this policy applies. The development proposal should also be assessed against Sport England's planning objectives which are to protect, enhance and provide opportunities for sport as follows:

- Protect - To protect the right opportunities in the right places;
- Enhance - To enhance opportunities through better use of existing provision;
- Provide - To provide new opportunities to meet the needs of current and future generations.

Further information on the objectives and Sport England's wider planning guidance can be found on its website:
<http://www.sportengland.org/planningforsport>

The Gedling BC Leisure Strategy (September 2025) recommended replacing the existing Carlton Forum Leisure Centre and the Richard Herrod Centre with a new facility which would allow water space to be increased, increase participation in physical activity, provide inclusive and accessible leisure provision and reduce the carbon footprint. The principle aims of the Strategy would align with Sport England's planning objective of providing new opportunities to meet the needs of current and future generations.

However, the proposal would not replace all existing sports facilities. The demolition of the Richard Herrod Building would result in the loss of a 6-rink indoor bowls centre used by Gedling Indoor Bowls Club, a well-established club with over 320 club members alongside a wider group of casual and community users who intensively used the facility. The Club offers inclusive and accessible provision and has a strong focus on disability bowls. The Club has bowlers competing at international, national and county level. The Planning Statement includes details on the loss of the indoor bowling facility. The Council should be satisfied that the loss of this facility complies with Policy HC7, including whether equivalent or better replacement provision would be secured in quantity and quality.

The future of Carlton Forum Leisure Centre is unclear. Sport England's Active Places Power Database identifies a 5-court sports hall (with an internal area of 675m² and a clearance height to play badminton) and 4 squash courts at the centre. These facilities would not be replaced within the new building. England Netball has advised that there is a netball club with 62 members operating from the Leisure Centre and that, with limited alternative non-school indoor courts within a 15-minute drive, the loss of the sports hall could have a negative effect on the club.

Sport England's Position

In its statutory role, Sport England raises no objection. The car park and habitat creation areas are confined to land where pitch use is constrained by topography and the proposal should not reduce the use or sporting capacity of the playing field. This accords with exception 3 of Sport England's Playing Fields Policy and Policy HC7 of the NPPF.

In its non-statutory role, Sport England remains concerned about the loss of sports facilities, which includes a 6-rink indoor bowling centre, 5-court sports hall and 4 squash courts which would not be replaced. The Local Planning Authority should assess this loss against Section 16 of the National Planning Policy Framework (NPPF) (2026) which seeks, amongst other things, to deliver new facilities which are important for community wellbeing and minimise inequalities and against Policy HC7.

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any Sport England grant application/award that may relate to the site.

4.7 Local Highway Authority (Nottinghamshire County Council):

Raise no objection to the application subject to conditions. The principle of the proposed tactile paving shown on drawing SK225101-021 is acceptable, the final location of the crossing point adjacent to the speed cushions may need to be positioned slightly further towards the driveway of No. 237 Foxhill Road Central. The precise location will be determined as part of the highway licensing process. Parking provision is acceptable.

A revised Travel Plan (TP) has been submitted. Raise no objection to the amended TP, which would need to be secured via condition.

4.8 Ecology Officer (Gedling Borough Council):

Protected and Priority Species, Designated Sites, Priority Habitats, Important Ecological Features

I am satisfied that the appropriate level of survey work and reporting for this application have been completed by competent ecologists. The demolition of the existing building on-site is being dealt with under separate application 2026/0490, so my comments on this application exclude impacts and survey requirements related to the demolition, which have been addressed under that application.

Providing the recommendations of the *Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment* report are followed, I am further satisfied that this development will comply with relevant wildlife legislation, Section 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18. The following conditions should therefore be included in the decision notice if this application is approved:

CEMP Condition:

An updated Construction Environmental Management Plan (CEMP) or a Construction Ecological Management Plan (CEMP), including all avoidance and mitigation recommendations set out within the *Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment* report, shall be provided to and approved by the Local Planning Authority (LPA) prior to the commencement of works.

Works shall then be conducted in accordance with the approved mitigation measures.

Reason:

To protect and maintain biodiversity in accordance with relevant wildlife legislation, Chapter 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

Invasive Species Management Condition:

An Invasive Species Management Plan, including measures to control and prevent the spread of invasive species identified within the *Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment* report, shall be provided to and approved by the Local Planning Authority (LPA) prior to the commencement of works.

Works shall then be conducted in accordance with the approved plan.

Reason:

To protect and maintain biodiversity in accordance with relevant wildlife legislation, Chapter 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

LEMP Condition:

A Landscape Ecological Management Plan (LEMP), including all compensation and enhancement recommendations set out within the *Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment* report, shall be provided to and approved by the LPA prior to the commencement of works. The details as approved shall be implemented.

Reason:

To conserve and enhance the site for biodiversity in accordance with Chapter 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

Bat Lighting Condition:

Details of a post-construction wildlife sensitive lighting scheme, compliant with Bats and Artificial Lighting at Night (Bat Conservation Trust and Institute of Lighting Professionals, 2023), shall be provided to and approved by the LPA prior to the commencement of works. The details as approved shall be implemented.

Reason:

To protect and maintain biodiversity in accordance with relevant wildlife legislation, Chapter 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

Biodiversity Net Gain

This application is subject to mandatory Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Following submission of updated BNG information, I am now satisfied with the ecology and BNG information for this application is acceptable. The applicant should note that a section S106 legal agreement and HMMP will be required to secure on and off-site gains before any BNG conditions can be discharged. The off-site BNG area will also need to be registered with Natural England and units allocated to this development before the Gain Plan condition can be discharged and works can commence.

- 4.9 **Members of the public:** - A press notice was published; a site notice was displayed, and neighbour notification letters were posted. A total of 3 representations have been received in objection to the proposed development which raise the following concerns:

- Concerns regarding boundary treatments;
- Concerns regarding security of site and potential anti-social behaviour;
- The development does not include a flexible multi-use indoor sports court;
- With no replacement provision of indoor multi use space, the development would constitute a loss of the community facility;
- Concerns regarding noise and traffic;
- Questions in relation to opening hours, and security measures e.g. whether the gates will be locked; and
- Objections to the design of the proposed building appearing as a “temple”.

In addition, a petition containing 327 names has been provided in objection to the proposed development. They object to the loss of the Richard Herrod centre, with particular regard to the loss of the sports hall and bowls club.

5.0 Assessment of Planning Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that ‘if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise’.

- 5.2 The most relevant national planning policy guidance in the determination of this application is contained within the National Planning Policy Framework 2026 (NPPF) and the additional guidance provided in the National Planning Practice Guidance (NPPG).

Development Plan Policies

The following policies are relevant to the determination of the application.

5.3 National Planning Policy Framework (NPPF) (2026):

- Policy S3: Presumption in favour of sustainable development
- Policy S4: Principle of development within settlements
- Policy CC2: Mitigation of Climate Change
- Policy CC3: Adaptation of climate change
- Policy TC3: Main town centre uses outside town centres
- Policy TC4: Assessing the impact of development on town centres
- Policy L2: Making effective use of land
- Policy DP3: Key principles for well-designed places
- Policy TR3: Locating development in sustainable locations
- Policy TR4: Street design, access and parking
- Policy TR6: Assessing transport impacts
- Policy HC3: Community facilities and public services infrastructure serving new development
- Policy HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits
- Policy HC6: Retention of key community facilities and public service infrastructure
- Policy HC7: Development affecting existing recreational land and facilities
- Policy P3: Living conditions and pollution
- Policy P5: Maintaining public safety and security
- Policy F4: Assessing flood risk for decision making
- Policy F5: The sequential test
- Policy F7: Ensuring development is safe from flooding
- Policy F8: Sustainable drainage systems and watercourses
- Policy N2: Improving the natural environment
- Policy N3: Trees in new development

5.4 Greater Nottingham Aligned Core Strategy (ACS) (2014)

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 6: The Role of Town and Local Centres
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Healthy Lifestyles
- Policy 13: Culture, Tourism and Sport
- Policy 14: Managing Travel Demand
- Policy 17: Biodiversity
- Policy 18: Infrastructure
- Policy 19: Developer Contributions

5.5 Gedling Borough Local Planning Document (LPD) (2018):

LPD3:	Managing Flood Risk
LPD4:	Surface Water Management
LPD5:	Managing Water Quality
LPD7:	Contaminated Land
LPD8:	Unstable Land
LPD10:	Pollution
LPD11:	Air Quality
LPD18:	Protecting and Enhancing Biodiversity
LPD19:	Landscape Character and Visual Impact
LPD32:	Amenity
LPD35:	Safe, Accessible and Inclusive Development
LPD49:	Retail Hierarchy and Town Centre Boundaries
LPD56:	Protection of Community Facilities
LPD57:	Parking Standards
LPD61:	Highway Safety

5.6 Supplementary Planning Documents/Guidance

Parking Provision for Residential and Non-Residential Developments (2022)
Air Quality and Emissions Mitigation (2019)
Environment Act (2021)
Design Code Framework (2024)

6.0 **Planning Considerations**

Principle of Development

6.1 Policy S4 of the National Planning Policy Framework (2026) sets out that “Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework”.

6.2 More specifically in relation to town centre uses, Policy TC3 of the National Planning Policy Framework (2026) outlines that:

A sequential test should be applied to proposals for main town centre uses for which planning permission is required, where these are neither in an existing centre nor in accordance with an allocation for that purpose in an up-to-date development plan.

The sequential test means that such development should ordinarily be located within town centres (as identified in the development plan). If a location within a town centre is not feasible, then sites in edge of centre locations can be considered. Out of centre sites should only be considered where no suitable sites are available (or not expected to be available within a reasonable period) within either a town centre or edge of centre location, with preference to be given to accessible sites that are well-connected to the town centre by sustainable transport modes.

- 6.3 Policy 6 of the Aligned Core Strategy (2014) further supports this requirement for a sequential test.
- 6.4 The definition of main town centre uses set out within the NPPF includes leisure facilities and therefore given that the application site is not located within a town or local centre, a sequential test is required in this case.
- 6.5 The submitted planning statement which accompanies this application outlines that the closest defined centres for the purposes of a sequential text would be Carlton Hill and Carlton Square and identifies that there are no suitable sites within local centres which are of a sufficient scale to accommodate the proposed use. Given the scale of the building, which is proposed, it is accepted in this case that there are no suitable vacant premises to accommodate the development within an existing Local Centre. The requirement to carry out a sequential test is considered to have been met in this case.

Policy 12 of the Aligned Core Strategy (2014) states that New, extended or improved community facilities will be supported where they meet a local need. In particular, where there is an evidenced need, new or improved community facilities should be provided to support major new residential development (especially in Sustainable Urban Extensions) or in renewal areas. Where appropriate, contributions will be sought to improve existing community facilities provision where the scale of residential development does not merit developers providing community facilities provision directly.

The Gedling Borough Council Leisure Strategy September 2025 includes a demographic and health profile review for the Borough and outlines the following:

- When looking at the population projections and age profile, leisure facilities in the Borough will need to continue to serve a growing and ageing population.
- Future leisure activities and programming must continue to serve high levels of activity for both adults and children.
- There is an opportunity to support the improved health of residents.
- With pockets of deprivation and high levels of child poverty, there is an opportunity for leisure provision to provide key community services.
- Increasing physical activity among adults is important to help address the higher than average obesity levels. Whilst the number of children classed as overweight or obese is lower than average, therefore ensuring the leisure centres support participation through the teenage years and into adulthood is important.
- Increased participation in physical activity through new and improved leisure provision can positively impact other health conditions, such as diabetes and support improved mental health.
- Retaining community leisure provision will ensure accessibility.

The strategy makes key recommendations on the Council's leisure portfolio which includes replacing the existing Carlton Forum Leisure Centre, providing new swimming, fitness and community facilities at the Richard Herrod Centre site. The rationalisation of facilities in Carlton will provide higher quality facilities for residents.

6.6 Policy LPD56 of the Local Planning Document (2018) relates to the protection of community facilities and states that:

a) Planning permission for development proposals that would result in the loss of existing community facilities will not be granted unless:

- i. alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or*
- ii. alternative provision will be provided as part of the redevelopment of the site; or*
- iii. alternative provision will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or*
- iv. it has been satisfactorily demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored.*

b) Where it is demonstrated that an existing community use is not viable, feasible or practicable, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered.

6.7 In this case, the existing Richard Herrod Centre would constitute a community facility and in accordance with a) ii, new provision would be provided as part of the redevelopment of the site.

6.8 Policy 12 of the Aligned Core Strategy (2014) also sets out that

Community facilities should:

- a) be located within the City Centre, town centre or other centres, wherever appropriate; or
- b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and
- c) where possible, be located alongside or shared with other local community facilities”.

6.9 As highlighted above, the application site is not located within a town or local centre in this case however the new leisure centre would replace an existing leisure building on site, which benefits from a bus stop immediately adjacent to the site. The bus stops are served by a regular service running between Netherfield and Mapperley.

6.10 Whilst Sport England have raised some concerns regarding the loss of sports and squash courts along with the bowling facility, the facilities proposed are based on the evidence within the Council’s Leisure strategy and would provide a broader leisure offer that would serve a greater proportion of the population. Overall, based on the above, the principle of the proposed development is considered to be in accordance with the policies within the National Planning

Policy Framework (2026), policies 6 and 12 of the Aligned Core Strategy (2014) and policy LPD56 of the Local Planning Document (2018).

Design and Layout

6.11 Policy DP3 of the National Planning Policy Framework (2026) seeks to ensure the appropriate design of new development. It states that: "Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets".

6.12 Policy 10 of the Aligned Core Strategy (2014) further states that:

All new development should be designed to:

- a) make a positive contribution to the public realm and sense of place;*
- b) create an attractive, safe, inclusive and healthy environment;*
- c) reinforce valued local characteristics;*
- d) be adaptable to meet changing needs of occupiers and the effects of climate change; and*
- e) reflect the need to reduce the dominance of motor vehicles.*

6.13 Concerns have been raised by Local Residents in regards to the design of the proposed building.

6.14 In this case, the proposed building would replace the existing large Richard Herrod Centre building. The scale of the new building in terms of its footprint would be reduced from the existing building, and it would have a uniform rectangular plan form. The building would be sited further south within the site, closer to Foxhill Road and further away from the residential properties to the north than the existing building on site.

6.15 The relocation of the building within the site is considered to allow the building to have a more active and welcoming frontage to Foxhill Road and also allows additional parking to be relocated to the rear of the building to reduce the prominence of vehicles.

6.16 The design of the building utilises differing roof designs in order to break up the visual mass of the structure. The combination of the brickwork and cladding are also considered to be appropriate.

6.17 The concerns of neighbouring residents in relation to the design of the building are noted however; the overall scale and design of the proposed development is considered to be appropriate for a proposed leisure centre set within a large site within an existing settlement. Conditions will be attached in order to secure samples of all proposed materials use in the construction of the new building.

6.18 In summary, it is considered that the proposed design and layout is acceptable and would result in a development that would be well-designed, be of an appropriate scale and would be in keeping with its surroundings. As such the

proposed development is considered to accord with objectives of the National Planning Policy Framework, Aligned Core Strategy (ACS) Policy 10.

Impact on residential amenity

- 6.19 LPD policy 32 relates specifically to amenity and states that planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures.
- 6.20 Concerns have been raised by neighbouring residents in relation to noise from the proposed development in addition to anti-social behaviour and security concerns.
- 6.21 The existing Richard Herrod Centre includes a projection off the northern elevation toward the residential properties located on Fairway Drive. The proposed replacement building would remove this northern projection, and the resulting building would therefore have a greater separation distance from the neighbouring residential properties to the north, helping to reduce any adverse impacts in terms of overshadowing or overbearing appearance.
- 6.22 Whilst there are proposed to be some windows at first floor level, again due to the separation distances to the east, south and west, these are not deemed to result in any significant overlooking or loss of privacy to existing residents. The properties to the north don't appear to have any habitable room windows to the southern gable elevations which would front the proposed building and the building is therefore not considered to result in any significant adverse overlooking or loss of privacy to these properties.
- 6.23 In terms of noise from the site, given that the site is currently occupied by a community centre, leisure centre and bar, the new leisure centre and community facility is not likely to result in any significant additional noise nuisance to neighbouring properties. There may be some temporary disturbance during the demolition and construction phases however this can likely be mitigated through the submission of a Construction Management Plan as part of a formal submission. The proposed opening hours of 6:00am – 10:30pm (Monday to Friday) and 6:00am – 7:00pm (Saturday and Sunday) are considered to be reasonable for the proposed use in this location.
- 6.24 Overall, the proposed development is considered to retain a satisfactory relationship with surrounding developments and would be in accordance with the aims of the National Planning Policy Framework (2026) and policy LPD32 of the Local Planning Document (2018) in this regard.

Air Quality

- 6.25 An air quality assessment has been submitted in support of the application. This considers air quality matters arising during the construction phase including construction activities on the site and construction vehicle movements to and from the site.

- 6.26 Additionally, a Travel Plan (TP) has been submitted which promotes and encourages sustainable travel options. The Highway Authority consider the amended TP to be acceptable, which can be secured via a condition. It should also be noted that the Design and Access Statement indicates 6 no. EV charging points will be provided within the car park.
- 6.27 These elements have been assessed by Gedling Borough Council's Scientific Officer and the Local Highway Authority who have raised no objection to the scheme subject to a number of conditions in relation to Electric Vehicle charging points and a Construction Emission Management Plan and implementation of the approved Travel Plan.
- 6.28 Taking into account the above matters it is considered that the scheme would comply with policy LPD 11 and with Policy 1 of the Aligned Core Strategy (2014).

Highway safety and parking

- 6.29 As set out within the submitted planning statement, the proposed development would be supported by a 154-space car park. This falls below the 160 spaces which would be required when taking into consideration the Borough Council's Adopted Parking Standards SPD (2022). The Local Highway Authority are however satisfied that the level of parking provision proposed would be sufficient to serve the new development particularly given the proximity of existing public transport links such as the existing bus stops immediately adjacent to the site on either side of Foxhill Road.
- 6.30 The Local Highway Authority initially raised concerns in relation to the proposed removal of the existing speed cushions in order to accommodate the new pedestrian crossing point over Foxhill Road. An amended plan has since been submitted which in addition to providing the new pedestrian crossing would retain the existing speed calming measures. This plan is considered to have satisfactorily addressed the concerns of the Local highway Authority, subject to conditions.
- 6.31 On the basis of the above, and subject to conditions the proposed development is considered to remain in accordance with the National Planning Policy Framework (2026), policy LPD57 and LPD61 of the Local Planning Document (2018) and the Adopted Parking Standards SPD (2022),

Ecology

- 6.32 The application was submitted alongside a Biodiversity Net Gain Assessment and associated metric which outlined that a 30% net gain in biodiversity which would be achieved off site but within the wider ownership boundary with trading rules being satisfied. The BNG metric and Assessment were reviewed by the Local Planning Authority's Ecologist who requested a number of amendments to the documents. These have since been provided and resulted in the latest proposal providing 37.99% biodiversity net gain. This would again be provided within the wider site ownership area. On the basis of the amended plans, the Local Planning Authority has no objections to the proposed Biodiversity Net Gain strategy subject to conditions.

- 6.33 The application was also submitted alongside a Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment. This is considered to be a sufficient level of survey for the proposed development and the Local Planning Authority Ecologist has raised no objection with regard to the impact of the proposed development on Protected Species, Habitats or Ecological features subject to conditions securing a Bat Lighting Scheme, Invasive Species Management, Construction Ecological Management Plan and Landscape Ecological Plan.
- 6.34 Subject to the above conditions, the proposed development is considered to be in accordance with policy N2 of the National Planning Policy Framework (2026), policy 17 of the Aligned Core Strategy (2014) and policy LPD18 of the Local Planning Document (2018) in relation to the impact on Biodiversity and protected species on site.

Trees and Landscaping

- 6.35 The application is accompanied by an Arboricultural Report, Arboricultural Method Statement and a tree Protection Plan which seeks to protect existing trees on site during the development. The Local Planning Authority's Tree Officer has reviewed this document and has determined it to be acceptable subject to a condition to ensure the development is carried out in accordance with these documents.
- 6.36 The application is also supported by a proposed landscaping scheme which details the new planting, retention of existing planting and surfacing within the site. Given that the existing site is largely a hard surfaced car park, the introduction of new tree planting and areas of shrub planting is welcomed and would represent an improvement on the visual amenity of the site. The landscaping works will however need to be secured by planning condition.

Flooding and Drainage

A flood risk assessment has been submitted in support of the application and identifies that the site falls in flood zone 1. As a result, the Environment Agency raise no objection to the application. It is noted that the discharge rate of the site, which is at a brownfield rate and links into a Severn Trent system, is 105l/s. The replacement centre will have underground attenuation, which would lead to a reduction in discharge rate of 50%, or 52.5l/s. This is considered to be a significant betterment over and above the existing.

The Lead Flood Authority have indicated that they would still be looking to seek some above ground SUDS features, which could be in the form of a rainwater garden or rainwater planters.

Asset of Community Value

The site of the indoor bowling hall has been listed as an Asset of Community Value (ACV) by virtue of S88 of the Localism Act 2011 (council reference ACV35). This means that should the indoor bowling hall be sold within a five-year period (02/2026 to 01/04/2031) the local community will be given the opportunity to make a bid to buy the building. However, the Council is not

intending to sell the site. Furthermore, prior approval for the demolition of the building has been granted and the site has not been operational since April this year.

The Government guidance 'Community Right to Bid: Non-statutory advice note for local authorities' states 'The provisions do not place any restriction on what an owner can do with their property, once listed, so long as it remains in their ownership. This is because it is planning policy that determines permitted uses for particular sites. However the fact that the site is listed may affect planning decisions - it is open to the Local Planning Authority to decide whether listing as an asset of community value is a material consideration if an application for change of use is submitted, considering all the circumstances of the case.'

Therefore, as the existing leisure and community facility is proposed to be replaced with a new facility that falls within the same Use Class and the existing facilities could be replaced within the existing structure without planning permission, the ACV is considered to carry limited weight in the determination of this application. That said, there is a need to ensure compliance with policy LPD56 and Policies HC4 and HC7 of the NPPF.

It is accepted that some facilities within the community building would be lost whilst the proposed facilities are based upon an evidenced Leisure Strategy. The proposal has been designed to respond to the need and demand for particular community facilities and the space required for particular uses.

Policy HC4 of the NPPF states that substantial weight should be given to the benefits where:

- a. New or improved public service infrastructure or community facilities would be provided; and
- b. Development proposals would make a demonstrable contribution towards promoting good health, preventing ill-health, reducing health inequalities or supporting social interaction in the local community (such as, but not limited to, the provision of new recreation facilities, meeting places and opportunities to grow or purchase healthier food).

Policy HC7 of the NPPF states development proposals should not result in the loss of existing open space, sports and recreational buildings and land, including playing fields, other formal and informal play space and allotments, unless:

- a. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality, in a location which offers comparable or improved accessibility for the community it serves; or
- c. The development is for public service infrastructure, and the resulting loss would be replaced by equivalent or better provision in terms of quantity and/or quality; or

d. The development is for alternative open space, sports and recreational buildings and land, the benefits of which clearly outweigh the loss of the current or former use.

The need for the facilities proposed has been evidenced within the Council's Leisure Strategy with the proposal providing benefits to a larger proportion of the population than the existing use. Policy HC4 makes it clear that proposals for new community facilities should be given significant weight, particularly where they promote improved health. Whilst the proposal would result in the loss of the indoor bowling centre, 5-court sports hall and squash courts there would be significant public benefits arising from the scheme that, having regard to the policies within the NPPF, have to be considered to outweigh the loss in terms of the provision of the sports courts.

Other Matters

Sport England have commented on the proposed development in relation to some of the biodiversity enhancement works being carried out on areas around the existing sports pitches. They have confirmed that they are satisfied that these works would not negatively impact the sports pitches or the ability to re-orientate or reconfigure the layout of these pitches. Sports England raise no statutory objections on this basis.

Concerns have been raised by a number of local residents in relation to the lack of a multi/flexible use indoor sports space within the proposed development. Sports England have also commented that the proposed development would not fully replace all facilities provided within the existing Richard Herrod Centre. It is noted that Sport England, from a statutory role, does not object to the application. However, as a non-statutory role, they raise concerns about the loss of sports facilities, notably the indoor bowling centre, 5-court sports hall and 4 squash courts. It is clear that not all of the facilities within the current building will be replaced.

The comments regarding security measures and anti-social behaviour are noted. Security measures on the site would be for the management of the facility to arrange. The levels of antisocial behaviour are not considered to significantly increase given that the proposed Leisure Centre/community building would be replacing a building which is within the same use class.

7.0 Conclusion

- 7.1 The principle of the development accords with the objectives of National and Local planning policies. Whilst some sports facilities would be lost others would be gained and are considered to be more specific to demand and a wider community use would be retained on site. The built form on site would respect the character of the area and residential amenity. Adequate parking provision would be provided and highway safety would not be detrimentally impacted. Drainage of the site would be improved and biodiversity enhanced.
- 7.2 It is therefore considered that the proposals would fully accord with policies contained in the National Planning Policy Framework (2026), policies A, 1, 2, 6, 10, 12, 13, 14, 17, and 18 of the Aligned Core Strategy (2014), policies 3, 4, 5,

7, 8, 10, 11, 18, 19, 32, 35, 49, 56, 57 and 61 of the Local Planning Document (2018) and 'Parking Provision for residential developments Supplementary Planning Document'. A recommendation of approval is made accordingly.

Recommendation: Grant Planning Permission: Subject to the conditions listed for the reasons set out in the report

Conditions

1. The development hereby permitted shall commence before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2. This permission shall be read in accordance with the application form and following list of approved drawings received by the Local Planning Authority:

Floor Plan Level 00 (ref: 25026-GT3-00-00-DR-A-08-0002- P4)

Existing Site Plan (ref: 25026-GT3-00-XX-DR-A-08-0901-P1)

Site Location Plan (ref: 25026-GT3-00-XX-DR-A-08-0902- P1)

Floor Plan Level 01 (ref: 25026-GT3-00-01-DR-A-08-0003- P4)

Basement Plan Level B1 (ref: 25026-GT3-00-B1-DR-A-08-0001-P2)

Roof Plan (ref: 25026-GT3-00-R1-DR-A-08-0004-P4)

Proposed Site Plan (ref: 25026-GT3-00-XX-DR-A-08-0903- P1)

Proposed Elevations - Sheet 1 of 2 (ref: 25026-GT3-00-ZZ-DR-A-08-0051- P5)

Proposed Elevations - Sheet 2 of 2 (ref: 25026-GT3-00-ZZ-DR-A-08-0052- P5)

Proposed Sections - Sheet 1 of 2 (ref: 25026-GT3-00-ZZ-DR-A-08-0101-P1)

Proposed Sections - Sheet 2 of 2 (ref: 25026-GT3-00-ZZ-DR-A-08-0102-P1)

Proposed Site Location Plan (ref: 25026-GT3-00-ZZ-DR-A-08-0904-P1)

Landscape Plan (ref: 26003-CO-LP-0-01-REV-3)

Site Wide Landscape Plan (ref: 26003-CO-LP-0-02-REV-1)

Site Sections (ref: 26003-CO-LP-0-05-REV-1)

Landscape Plans Indicative Levels (ref: 26003-CO-LP-0-11-REV-1)

Reports:

Planning Statement, prepared by DPP (ref: R001)

Design and Access Statement, prepared by GT3 (ref: 25026-GT3-02-XX-RP-A-0003- P1)

Air Quality Assessment (ref: AQ103465)

Construction Environmental Management Plan (21/07/2026 V3)

Biodiversity Net Gain Metric V3 (ref: 2762a V3)

Biodiversity Net Gain Condition Assessment (ref: 2762a V2)

Biodiveristy Net Gain Report V2 (ref: 2762a)

Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment

Combined Preliminary Risk Assessment and Ground Investigation Report (ref: 700324-HEX-XX-XX-RP-GE-0001- P01)

Recycling Bin 770l Dimension Drawings

Recycling Bin 1100l Dimension Drawings

Noise Impact Assessment (ref: ADT 3976/ENIA)

Aboricultural Report with Arboricultural Impact Assessment and Arboricultural Method Statement (ref: 2762)

Transport Assessment with Travel Plan in Appendix G (ref: 260617-SK225101_TA01(-02))

Flood Risk Assessment and Drainage Strategy (ref: 700324-HEX-XX-XX-T-C-0003-P03)

Statement of Community Involvement

Waste Management and Recycling Plan (ref: 25026-GT3-00-XX-ST-A- P2)

Transport Note (ref: 260903_SK225101_TN02(-00) (1))

NPPF update letter (ref: L004

Highway Works GA 260914 (ref: SK225101-021)

Reason: For the avoidance of doubt.

3. Prior to the occupation of building(s) hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority as to the position within the development of a minimum of two (2) Electric Vehicle Recharging bays (active) for customers; with infrastructure installed for a further eight (8) bays in future years (passive).

The Electric Vehicle Recharging Points shall be in a prominent position on the site and shall be for the exclusive use of zero emission vehicles. The Electric Vehicle Recharging Points shall be installed prior to occupation of any part of the development and shall be thereafter maintained in the location as approved for the lifetime of the development.

All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of car park users.

Reason: To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

4. Prior to commencement of the development a Construction Dust and Emissions Management Plan (CDEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CDEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site-specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CDEMP unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

5. The proposed development shall not be brought into use until the parking/turning/servicing areas as shown on drawing 25026 - GT3 - 00 - XX - DR - A - 08-0903 - RevP1 have been provided. The parking/turning areas shall be maintained in accordance with the approved plan, and shall not be used for any purpose other than the parking and turning of vehicles.

Reason: In the interest of highway safety in accordance with policy LPD61 of the Local Planning Document (2018).

6. No part of the development hereby permitted shall take place 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:
 - a. the parking of vehicles of site operatives and visitors
 - b. loading and unloading of plant and materials
 - c. storage of plant and materials used in constructing the development
 - d. the erection and maintenance of security hoarding including decorative displays where appropriate

- e. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interest of highway safety in accordance with policy LPD61 of the Local Planning Document (2018).

7. The proposed development shall not be brought into use until the off-site highway works as shown for indicative purposes only on drawing SK225191-021 have been provided.

Reason: In the interest of highway safety in accordance with policy LPD61 of the Local Planning Document (2018).

8. The updated Travel Plan (ref: 260915/SK225101/TP01(-02)), received on the 15 September 2026, is acceptable. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the approved details throughout the monitoring period set out within the Travel Plan.

Reason: To promote sustainable travel and to comply with guidance within the NPPF.

9. Samples of all materials to be used in the construction of the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority before any work to any external surface is carried out. The development shall thereafter be constructed in accordance with the approved details.

Reason: To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).

10. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of landscaping in the interests of amenity in accordance with policy LPD19 of the Local Planning Document (2018).

11. An updated Construction Environmental Management Plan (CEMP) or a Construction Ecological Management Plan (CEcMP), including all avoidance and mitigation recommendations set out within the Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment report, shall be provided to and approved by the Local Planning Authority (LPA) prior to the commencement of works. Works shall then be conducted in accordance with the approved mitigation measures.

Reason: To protect and maintain biodiversity in accordance with relevant wildlife legislation, Chapter 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

12. An Invasive Species Management Plan, including measures to control and prevent the spread of invasive species identified within the Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment report, shall be provided to and approved by the Local Planning Authority (LPA) prior to the commencement of works. Works shall then be conducted in accordance with the approved plan.

Reason: To protect and maintain biodiversity in accordance with relevant wildlife legislation, Chapter 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

13. A Landscape Ecological Management Plan (LEMP), including all compensation and enhancement recommendations set out within the *Preliminary Ecological Appraisal, Daytime Bat Walkover and Baseline Biodiversity Impact Assessment* report, shall be provided to and approved by the LPA prior to the commencement of works. The details as approved shall be implemented.

Reason: To conserve and enhance the site for biodiversity in accordance with Chapter 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

14. Details of a post-construction wildlife sensitive lighting scheme, compliant with Bats and Artificial Lighting at Night (Bat Conservation Trust and Institute of Lighting Professionals, 2023), shall be provided to and approved by the LPA prior to the commencement of works. The details as approved shall be implemented.

Reason: To protect and maintain biodiversity in accordance with relevant wildlife legislation, Chapter 19 of the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

15. Development may not be begun unless:
 - (a) a biodiversity gain plan has been submitted to the planning authority; and

(b) The planning authority has approved the plan.

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.

16. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment, received 29/09/2026 and the Statutory Metric Calculation Tool, received by the Local Planning Authority 29/09/2026.

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.

17. The development shall not commence until a Habitat Management and Monitoring Plan in respect of any on-site biodiversity gain (the onsite HMMP), prepared in accordance with the approved Bio-diversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) 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;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the Local Planning Authority.

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.

18. Notice in writing shall be given to the Council when the on-site HMMP works have started.

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.

19. No occupation of the development shall take place until:

- (a) the habitat creation and enhancement works set out in the approved on-site HMMP have been completed; and
- (b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

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

20. The created and/or enhanced habitat specified in the approved on-site HMMP shall be managed and maintained in accordance with the approved on-site 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

21. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved on-site 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

22. Prior to the commencement of development, a Local Labour Agreement shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented.

Reason: To comply with policy LPD48.

- 23 Development shall proceed in accordance with the approved Arboricultural Report, Arboricultural Method Statement and Tree Protection Plan as received on the 21st July 2026. The tree protection fencing shall be in situ prior to the development hereby approved commencing and retained for the lifetime of the development.

Reason: To ensure trees are protected and to comply with guidance within the NPPF.

- 24 No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy 700324-HEX-XX-XX-T-C-0003, July 2026, HEXA., 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 Sustainable Drainage Systems (SuDS) as a primary means of surface water management. Design should be in accordance with CIRIA C753, Policy F8 of the National Planning Policy Framework (2026) and the National Standards for Sustainable Drainage Systems (SuDS) 2025, applying a 'SuDS approach', so that:
 - The surface water drainage system should incorporate attenuation at multiple points across the development, rather than a single attenuation feature located prior to the point of discharge, unless justification is provided.

- At least the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site to surface waters or piped drainage systems.
- Surface water and groundwater is protected by managing the quality of the surface water runoff to adequately address water quality risks from the development. Benefits are maximised for amenity through the creation of multi-functional places and landscapes.
- Benefits are maximised for biodiversity throughout the development lifecycle.
- *There would be a need to include above ground SUDS features e.g. rainwater garden or rainwater garden planters, over and above mitigation identified in the submitted drainage strategy.*

Evidence shall be provided that the approach to managing runoff from 'everyday' rainfall has been developed alongside and in support of the management of runoff quality and the delivery of amenity and biodiversity benefits.

Note: The LLFA does not consider oversized pipes or box culverts as sustainable drainage.

- 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 details of a proven outfall from site in accordance with the drainage hierarchy. The following options should be considered in order of preference, as stated in the National Standards for Sustainable Drainage Systems (SuDS) 2025:
 - Priority 1: collected for non-potable use
 - Priority 2: infiltrated to ground
 - Priority 3: discharged to an above ground surface water body
 - Priority 4: discharged to a surface water sewer, or another piped surface water drainage system
 - Priority 5: discharged to a combined sewer
- 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.

- No surcharge shown in a 1 in 1 year.
- No flooding shown in a 1 in 30 year.

- 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.

Informatives:

1. The developer is encouraged to consider upgrading the EV charging facilities to incorporate mode 3 charging capability as this will help future proof the development and improve its sustainability. A suitable electrical socket can be provided to allow 'Mode 3' charging of an electric vehicle, allowing Smart charging of electric vehicles.
2. All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).
3. Sustainable Drainage Systems (SuDS) involve a range of techniques and can be implemented on all sites. SuDS are a requirement for all major development as set out within paragraph 181 and 182 of the NPPF.
4. The LLFA does not consider oversized pipes or box culverts as SuDS. Should infiltration not be feasible at the site, alternative SuDS should be used, with a preference for above ground solutions.
5. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. SuDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.
6. The proposed development requires you to undertake works within the public highway which is land subject to the provisions of the Highways Act 1980 and therefore land over which you have no control. In order to undertake these works,

you will be required to obtain a licence. Please contact licences@viaem.co.uk for further details.

7. With regards to condition 16, the biodiversity gain plan must include:
 - (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 - (b) the pre-development biodiversity value of the onsite habitat;
 - (c) the post-development biodiversity value of the onsite habitat;
 - (d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
 - (e) any biodiversity credits purchased for the development;
 - (f) any such other matters as the Secretary of State may by regulations specify; and
 - (g) timings for implementation.
8. With regards to the discharge of conditions 16 (BNG Gains Plan) and 17 (BNG Habitat Management and Monitoring Plan), please be aware that a Section 106 Legal Agreement may be required in order to secure the required details and monitoring fee, as part of the discharge if condition application.
9. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England 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.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Gedling Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the

overall plan), and before each phase of development may be begun (phase plans).]

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

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.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been

made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 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 the conditions 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 Lead Flood Authority need to be re-consulted with any changes to the submitted and approved details of any FRA or Drainage Strategy which has been provided. Any deviation from the principles agreed in the approved documents may lead to us objecting to the discharge of conditions. We will provide you with bespoke comments within 21 days of receiving a formal consultation.