

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00006/REG3
LOCATION:	Bramcote Leisure Centre, Derby Road, Bramcote Nottinghamshire NG9 3GF
PROPOSAL:	Construct new Leisure Centre on existing car park, along with new temporary car park, and demolition of the existing leisure centre to form new permanent car park.

The application is brought to the Committee as it is a Council application.

1. Purpose of the Report

- 1.1 The application seeks planning permission for the construction of a replacement leisure centre and associated parking, and formation of a temporary parking area to enable the provision of parking to serve the existing centre whilst the new leisure centre is being built.

2. Recommendation

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.

3. Detail

- 3.1 The proposed leisure centre would be located on the existing car park area, to the rear (west) of the existing centre. A temporary car park would be provided, and this would be located to the north of the access, and east of the Foxwood Academy, on the sports playing fields.
- 3.2 The proposed centre would provide facilities over two floors and externally is proposed to be faced with wall panels to the upper sections, buff brick to the lower sections with buff detailed brickwork feature, and blue / black brick stretcher course to the lowest section, generally basement level. Solar panels would be mounted on the roof.
- 3.3 The entrance to the centre would be on the south east elevation, facing the new car park. The parking area, sited between the centre and Derby Road, would provide cycle storage, motorbike parking and a coach / minibus drop off area both for users of the centre (school groups in particular) and for pupils of the Foxwood Academy, to the north of the site.
- 3.4 Internally, the centre would accommodate the reception area and seating, a large 6 lane swimming pool and teaching pool, a spin studio, offices and wet and dry changing facilities. The first floor would accommodate a gym area and a separate exercise hall, as well a tiered spectator area for the swimming area, accessed via stairs and lifts from the ground floor. Plant and the depth of the pool would be accommodated at lower ground level.

4. Financial Implications

4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6 Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

7.1 No background papers.

Appendix

1. Details of the application

- 1.1 The application seeks planning permission for the construction of a replacement leisure centre and associated parking, and formation of a temporary parking area, to enable the provision of parking to serve the existing centre whilst the new leisure centre is being built.
- 1.2 The proposed leisure centre would be located on the existing car park area, to the rear (west) of the existing centre. A temporary car park would be provided, and this would be located to the north of the access, and east of the Foxwood Academy, on the sports playing fields. The temporary car park would be removed and land re-instated once the replacement leisure centre is opened. Part of the site of the temporary car park would be given over to provide on-site BNG.
- 1.3 The proposed centre would provide facilities over two floors and externally is proposed to be faced with wall panels to the upper sections, buff brick to the lower sections with buff detailed brickwork feature, and blue / black brick stretcher course to the lowest section, generally basement level. Solar panels would be mounted on the roof.
- 1.4 The entrance to the centre would be on the south east elevation, facing the new car park. The parking area, sited between the centre and Derby Road, would provide cycle storage, motorbike parking and a coach / minibus drop off area both for users of the centre (school groups in particular) and for pupils of the Foxwood Academy, to the north of the site.
- 1.5 Internally, the centre would accommodate the reception area and seating, a large 6 lane swimming pool and teaching pool, a spin studio, offices and wet and dry changing facilities. first floor would accommodate a gym area and a separate exercise hall, as well a tiered spectator area for the swimming area, accessed via stairs and lifts from the ground floor. Plant and the depth of the pool would be accommodated at lower ground level.

2. Site and surroundings

- 2.1 The application site is located to the north of Derby Road (the A52) with vehicular and pedestrian access off Derby Road. The leisure centre sits to the front of the site, in an elevated position from the road, and comprises a large brick building of one and two storeys. The entrance to the building is on the north east elevation. To the rear of the building are two areas of car parking. There is a 6-a-side hard surfaced pitch to the south west elevation.
- 2.2 To the south west of the leisure centre and west of the car park, the area is heavily tree'd and forms part of Bramcote Park, a Green Infrastructure Asset. To the north of the site, and accessed via the same access as the leisure centre, there is a primary school, Foxwood Academy, which provides

education for SEND pupils. The school building is single storey and positioned at an angle to the access road.

- 2.3 Also to the north, abutting the primary school, there are school sport / playing fields which serve the schools in the immediate area. The playing fields are designated as Green Belt.
- 2.4 The access road continues past the leisure centre and school, into Bramcote Park, and would have historically also served a secondary school to the north of Foxwood Academy, now demolished following its closure and subsequent damage from fire.
- 2.5 To the south of the site, on the opposite side of the A52 Derby Road, are residential properties, part of the settlement of Bramcote. Many of the buildings facing the site are of local interest, with one being a Grade II Listed Building. These properties form the northern boundary of Bramcote Conservation Area, with the core of Bramcote Village to the south.

3. Relevant Planning History

3.1

Planning		
78/00041/OUT	Construct extension to form two squash courts and lounge bar area	PERC
78/00281/FUL	Construct two squash courts and lounge bar	PERC
78/00441/FUL	Construct new plant room and general builders work	PERU
81/00762/FUL	Construct extension to squash changing facilities	PERU
84/00151/FUL	Construct multi purpose sports area with floodlighting	PERU

92/00755/REG3	Construct extension to car park	PERC
94/00729/REG3	Site mini recycling centre	PERU
95/00018/REG3	Construct access tower for leisure flume complex, including external flume tubes	PERC
96/00107/REG3	Roof mounted tower to house lift shaft and pump room for new lift	PERU

4. Relevant Policies and Guidance

4.1 **Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 11: The Historic Environment
- Policy 12: Local Services and Healthy Lifestyles
- Policy 13: Culture, Tourism and Sport
- Policy 14: Managing Travel Demand
- Policy 16: Green Infrastructure, Parks and Open Space
- Policy 17: Biodiversity

4.2 **Part 2 Local Plan 2019**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 3.3: Bramcote East of Coventry Lane
- Policy 8: Development in the Green Belt
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 20: Air Quality

- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets
- Policy 24: The Health and Wellbeing Impacts of Development
- Policy 25: Culture, Tourism and Sport
- Policy 26: Travel Plans
- Policy 28: Green Infrastructure Assets
- Policy 30: Landscape
- Policy 31: Biodiversity Assets

4.3 National Planning Policy Framework (NPPF) 2024

- Section 2: Achieving Sustainable Development
- Section 4: Decision-making
- Section 8: Promoting healthy and safe communities
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 13: Protecting Green Belt land
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

5. Consultations

- 5.1 **County Council Policy:** Would welcome improvements for cyclists as part of the proposals, to keep them separate from traffic on the A52, and the roundabout at Sherwin Arms would benefit from improvement for both cyclists and pedestrians. In respect of archaeology, a scheme of building recording would be recommended to ensure preservation of this structure (leisure centre) by record
- 5.2 **County Council as Highway Authority:** No objections subject to conditions in respect of provision of temporary car park prior to commencement; provision of replacement car park prior to first use; minimum width of access points in parking area. **Planning Officer note** – demolition of the existing leisure would not commence until the new centre is opened in order to continue to provide the facilities. As such, the temporary parking area would need to be retained until such a point that the building is demolished and the new parking area can be provided.
- 5.3 **County Council as Lead Local Flood Authority:** No objections subject to a condition in respect of approval of a surface water drainage scheme prior to commencement
- 5.4 **National Highways:** Initial comments: Holding objection due to concerns in respect of the access from A52; light spill onto the A52; lack of geotechnical assessment; impact on trees close to A52 boundary; Requirement for a Construction Environmental Management Plan (CEMP).

Final comments following receipt of additional information: National Highways remove their objection subject to conditions in respect of Construction Environmental Management Plan (CEMP); and Details to address Geotechnical Risk (relating to excavations adjacent to highway).

- 5.5 **Sport England:** Responding as statutory consultee: as the temporary parking area would be provided on part of a playing field, once the parking has been removed, the field should be re-instated as such. However, contradictory information in the submission states that this area would be enhanced to provide on site habitat following construction, to which Sport England would object as it would result in the loss of this area of playing field. As non-statutory consultee: Welcomes the replacement provision as it would serve the community. Notwithstanding this, have concerns that it would not fully replicate the services provided at the existing centre, in relation to the depth of the pool and provision for spectators, and as such would encourage the Council to continue to work with existing swimming and artistic swimming clubs to seek to address their concerns.

Following the receipt of amended plans and clarification that this part of the sports fields are not currently utilised for pitches and therefore no displaced users, Sport England remove their objection, subject to the areas to be given over to BNG not impacting on the ability of the fields to provide sports pitches. As such the proposal meets exception E3 of their playing fields policy. Sport England request that conditions in respect of re-instatement of the field following removal of the temporary parking area and timetable for works are agreed prior to first use of the leisure centre. This should be accompanied by a Note to Applicant for the re-instatement to be in accordance with Sport England's Technical Design Guidance Note.

- 5.6 **Broxtowe Environmental Health:** No objections subject to conditions to secure Construction Environmental Management Plan (CEMP); details of a lighting scheme (to prevent light pollution); restriction on noise levels from plant; contaminated land watching brief
- 5.7 **Broxtowe Tree Officer:** Caution should be applied to root severance of trees close to the boundary with the A52.
- 5.8 **Broxtowe Parks and Green Spaces Officer:** As no encroachment or loss to adjacent park then no objections. The development has been designed to minimise impact on existing green infrastructure, and where there are impacts these have been adequately compensated. Initially concerned regarding loss of Beech tree in car park but on inspection this tree is in long term decline and would have been considered for removal in a relatively short time in any case. BNG has been satisfied, mitigation for tree removal more than compensates. Several veteran trees near to the southern edge which have tremendous biodiversity benefit, whilst not directly affected by the works, would need to be protected during works to avoid any accidental damage.

- 5.9 **Broxtowe Conservation Officer:** No objections. The existing leisure centre makes a neutral or marginally negative contribution to the character and appearance of both Broom Hill Terrace (listed) and the Bramcote Conservation Area. Consider that the replacement leisure centre amounts to an overall neutral impact. Considers that the design and choice of materials would result in a building of contemporary style, subject to the material design code being conditioned.
- 5.10 **Notts Wildlife Trust:** Initial comments April 2025: Considers that the Preliminary Ecological Appraisal Report (PEAR) as submitted fails to provide the level of detail required to support the application. Concerns include lack of accreditation from those writing the report; discrepancies in respect of distance / situation of Local Nature Reserves (LNR) and Local Wildlife Sites (LWS); lack of detail in respect of habitat to enable assessment and understanding of size and scope; undervalue of landscape connectivity; impact on nearby ancient woodland; lack of impact assessment in respect of Veteran / Ancient trees in the vicinity, and protection of other trees; lack of bat roost assessment; lack of badger survey. Consideration needs to be made to protection of other species such as hedgehogs, great crested newts and other species. An Ecological Impact Assessment (EclA) would be required to be submitted for further review.

In the absence of an EclA, the applicant suggests the imposition of a condition to require the submission of an interim EclA, to cover the period prior to the demolition of the existing centre, and a final EclA once the existing centre has closed and is ready for demolition. Notts Wildlife Trust have been re-consulted on this recommendation and their response will be reported at committee.

- 5.11 13 properties were notified, site notices were posted and a press notice published. A total of 27 responses were received from the wider community, 4 in support, 11 neutral, and 12 objections. One of the objection responses included a link to a petition which, as at 7th April 2025, had 132 signatures. The petition objected to the lack of facilities, included in the below. Comments are summarised as follows:

- Welcomes the building of a new centre
- Lack of adequate spectator viewing areas, needed in order to support galas and other competitive events which contribute financially to the income stream for the leisure centre and for the clubs themselves
- Depth of pool – particularly in respect of clubs such as artistic swimming that need greater pool depths
- Consideration should be made to incorporating a moveable depth pool floor
- First floor ‘dance studio’ should have the ability to be separated to accommodate smaller classes
- Ground floor spin studio could be a multi-function room to enable more diverse range of classes
- Concerns in respect of baby / toddler changing facilities
- Lack of shallow pool for babies / toddlers

- Parking is an issue at the existing facility – can the temporary parking area be a permanent feature for overflow parking
- Design and materials inappropriate for woodland setting
- Loss of 2000 square metres floor space – whilst population increasing
- Loss of employment proposed
- Lack of windows to enable natural light into the pool area
- Lack of business case in respect of refurbishing the existing centre versus building a new centre, thereby having a lower carbon footprint
- Need to ensure the temporary parking area is reinstated to playing fields via condition once development complete
- Lack of health suite facilities
- Lack of consultation with community prior to submission

One letter was also received on behalf of The White Hills Trust, of which Foxwood School is part of. The comments are as follows:

- Safeguarding of pupils: There are windows in the east elevation which may allow for overlooking into classrooms / playgrounds or other areas of the school, which could raise concerns in respect of child safety and privacy. Ask that there are no windows on this elevation, or any windows are of obscure glazing. Also believe it inappropriate that the entrance to the centre be directly opposite the school's main entrance. Contractors must have due regard for the safety of pupils in and around the construction site
- Construction: Traffic management plan in order to prioritise access to the school between the hours of 8am and 4pm, and particularly at the start and end of the day. Sufficient access to parking for those attending Foxwood should be maintained. As some pupils are sensitive to noise consideration should be made to the method and timing of any construction work to minimise disruption to pupils. As the school is also being extended (planned for 2026-2027), a management plan for all construction / contractor access needs to be agreed by all parties. The Travel Assessment was recorded in August and as such out of school term time, the consultants have also not taken into account the expansion of the school
- Temporary Car Park: As the land upon which the temporary car park would be sited is under the White Hills Academy Trust lease, approval would be needed for this use, and as such there is no guarantee that permission would be successful. What alternative measures have been considered?

5.12 Following consultation on amended plans received November 2025, a further two comments were received. Comments raised are as follows:

- Objects to reduction from two exercise studios to one, which would reduce community access to structured exercise
- Concern over light pollution from the new car park toward dwellings opposite

6. Assessment

6.1 Principle

- 6.1.1 Policy 3.3 of the Broxtowe Part 2 Local Plan identifies the site along with the two primary and one secondary schools (and former demolished secondary school) for redevelopment for the same uses. The principle of a replacement leisure centre is therefore acceptable as the facility would be provided within the site allocation area.
- 6.1.2 Policy 24 (Health and Wellbeing Impacts of Development) and Policy 25 (Culture, Tourism and Sport) of the Part 2 Local Plan, Policy 12 (Local Services and Healthy Lifestyles) and Policy 13 (Culture, Tourism and Sport) of the ACS, all seek to ensure that the health and wellbeing of residents is prioritised, and that facilities to ensure this can be achieved, such as sport and leisure, should be provided in a sustainable location and for the benefit of all members of the community.
- 6.1.3 NPPF paragraph 98 (Section 8. Promoting healthy and safe communities) states that planning policies and decisions should plan positively for the provision and use of community facilities (including sports venues and cultural buildings) and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- 6.1.4 The proposal for the new Bramcote Leisure Centre represents a vital upgrade to an established public amenity, providing modern, high-quality services that address the evolving needs of the local community. By maintaining the centre's existing function in the same location, the proposal continues to serve the community without introducing competition for nearby businesses. Instead, it supports the local area by offering essential services that complement other amenities, promoting sustainability and a vibrant, active community. The replacement centre is to be in the same site as the existing, adjacent to Bramcote Park, is close to schools and is in convenient reach of the wider community and would therefore promote health and wellbeing and access to sport and exercise, the proposed development would accord with both the NPPF and local plan policies.

6.2 Design and Layout

- 6.2.1 The proposed building would be sited to the rear of the existing centre and would have facilities over two floors. The scale of the building is acceptable, being not dissimilar in height to the existing. The building would be clad in Kingspan QuadCore Evolution Recess Wall Panels to the upper sections, with black/blue stretcher brick to the lowest part (the plinth), and buff brick with areas of detailing between the two. The building would be contemporary in design, having a flat roof.

- 6.2.2 Due to the topography of the existing car park, where the new building is to be sited, the building would have the appearance of two elements. The reception, changing rooms, spin studio, gym and fitness room would be in the 'east' block, with the swimming pool, which needs to be of a height to accommodate both the depth of the pool and full height above, would be located in the 'west' block to the rear of this. The two elements would be at an angle to each other and the rear element would be stepped down so as to provide interest and to break up the scale and massing.
- 6.2.3 The main entrance would be to the south east elevation, facing the new parking area. The entrance features a recessed entry clad in the black / blue brick used in the plinth of the building to emphasise the entrance whilst providing shelter. The entrance would have full height glazing. To the upper floor, this would have a series of narrow vertical windows to provide light into the gym and fitness rooms.
- 6.2.4 The north east elevation, which would face toward Foxwood Academy and the playing fields beyond, would have no windows at ground floor level. Tall vertical windows would be in two locations to serve the gym on the upper floor, and the pool area. Both sets would have translucent glazing, so as to protect privacy of the users of Foxwood Academy, as well as users of the centre.
- 6.2.5 The south west elevation, which would face the wooded area, would have a series of full height glazing to serve staff and other ancillary rooms at ground floor, and full height glazing at first floor level to serve the gym. These areas of glazing and those to the south east elevation would have Bris Soleil, so as to provide shading and prevent overheating of the interior spaces.
- 6.2.6 The north west elevation, which is to the rear, would have no areas of glazing as this is the service area to the centre and pool.
- 6.2.7 The parking area to the front, which would be sited where the current leisure centre building is, would have parking for vehicles, a covered cycle area and a coach / minibus drop off area. There would be landscaping and paths to the front of the entrance which would provide safe and convenient access to both the centre and allow for drop off and pedestrian access to Foxwood Academy.
- 6.2.8 Whilst the leisure centre construction is underway and the existing centre still in operation, a temporary parking area would be provided to the north of the access, east of Foxwood Academy. A condition to ensure removal of this parking area and re-instatement back to previous condition once the replacement parking area has been completed would need to be imposed.
- 6.2.9 The design and layout of the proposed development is considered to be acceptable, subject to details of materials, surfacing and landscaping.

6.3 Amenity

- 6.3.1 Aside from Foxwood Academy, the SEND primary school directly adjacent to the site, there are no other properties in the immediate vicinity of the site that would result in a detrimental impact on amenity.
- 6.3.2 The Foxwood Academy school is to the north of the proposed building. The main body of the school is a flat roof building, roughly square in shape, and at a 45-degree angle to the access road. The school has been extended and includes a pitch roof extension sited adjacent to the access into the school grounds, and a detached annex to the other side of the school access. The school has a parking area to the front, off this access, and play / outdoor areas to the west (adjacent to the southern boundary) and to the north.
- 6.3.3 Currently, the rear of the school (west) where the outdoor play areas are sited, are not overlooked except from the existing leisure centre car park. Views are possible from this area into the site but are screened in part by landscaping within the school curtilage on this boundary.
- 6.3.4 The proposed building, whilst having its north east elevation facing the school, would not have windows at ground floor, and whilst windows are proposed at first floor level to serve the gym area, these windows are annotated as being translucent. A condition can be imposed to secure these windows to have obscure glazing, to be retained for the lifetime of the development. As such it is considered that the leisure centre would not have any significant impact on the privacy of the users of the school grounds.
- 6.3.5 Whilst the proposed building would be of two floors, and south of the school, it is considered that, as the south west elevation of the school is angled away from the proposed building (that is, not directly facing) there would be no significant impact on the amenities of the users of the school site in terms of loss of light, loss of privacy or sense of enclosure.

6.4 Access and Impact on Highway

- 6.4.1 It is proposed to utilise the existing access / egress to Derby Road, with no amendments. In principle, this is acceptable as the use of the site as a leisure centre is the same as the existing use.
- 6.4.2 Internally to the proposed site, the layout is considered to make best use of the topography and allows for safe and convenient access to all users, and of a benefit to those accessing Foxwood Academy. Provision has been made to allow for school drop off and safe pedestrian route from the parking area to the school. Facilities for cycle storage and safe access would be included, and is close to public transport routes, thereby promoting sustainable modes of transport to the site.
- 6.4.3 The site access is on to Derby Road (A52) which is a dual carriageway and a trunk road. Given the importance of this road as a strategic highway, National

Highways would need to be satisfied that the development would not, through means of access, volume of traffic, light spill, and proximity of trees close to the boundary (which may be impacted during development), have an adverse impact on the safety of users of the A52.

- 6.4.4 A Transport Assessment (TA) has been submitted, which includes details of a Travel Plan. The TA concludes that it is not expected that there would be a material change in traffic movements between the existing and the proposed. The TA suggests the agreement of a Travel Plan can be secured by condition.
- 6.4.5 Following the receipt of updated information submitted, National Highways have removed their holding objection and recommend conditions in respect of agreement of Construction Environmental Management Plan (CEMP) and details to address Geotechnical Risk (relating to excavations adjacent to highway).
- 6.4.6 The temporary parking area, located to the west of the school, north of the access, would include provision for coach drop off and would have a temporary permeable surface. The parking area would need to be removed, and the land reinstated to allow for its former use as part of the school playing fields once the permanent parking area has been completed. A condition to secure this would need to be imposed.
- 6.4.7 In summary, subject to appropriate conditions, it is considered that the development would not have a significant impact on highway safety or on highway infrastructure.
- 6.5 Impact on Biodiversity Assets including Biodiversity Net Gain, and on Green Infrastructure Assets
- 6.5.1 There is statutory requirement for developments (where not otherwise exempt) to provide a 10% minimum Biodiversity Net Gain (BNG). It is proposed that an overall BNG of 31.2% can be achieved on site and would be secured by condition. The proposed area for BNG would be adjacent to the school playing field and to the area to be used as temporary parking.
- 6.5.2 Outside of the requirement to provide BNG as part of the development, impact on existing biodiversity assets would need to be assessed. The site is enclosed, to the south and west, by several very mature trees within a woodland, with further trees to the entrance (south) and along the access road (east). The woodland forms part of Bramcote Park, and as such the surrounds are identified as important biodiversity assets, and the Park is also allocated as a Green Infrastructure Asset.
- 6.5.3 The woods and the park combined, as well as the site itself, would have varied habitats for flora and fauna within and as such the development would

need to protect and enhance any habitats and safeguard protected species that may live or forage in the surrounds.

6.5.4 A Preliminary Ecological Appraisal Report (PEAR) was submitted with the application. Initial comments from the Notts Wildlife Trust are reported in the consultation section, where they concluded that the report was not satisfactory in content. Advice was to submit an Ecological Impact Assessment (EclA) so as to provide a better understanding of what is on site and what would need to be protected. An EclA has not been submitted, however it is recommended that a pre-commencement condition be imposed to require an interim EclA to be submitted and agreed, with a final EclA once the existing centre is ready to be demolished. This is considered acceptable as an exception, in order to ensure that consideration of the application is not held up unnecessarily.

6.5.5 In respect of trees immediately adjacent to or within the application site, a Tree Survey submitted with the application has identified that three individual trees would need to be removed, these being two trees identified as being in poor condition and located directly outside the existing building entrance, and one to the north western end of the existing car park, which would be within the footprint of the proposed building. Part of a small group of Silver Birches, north of the access and within the playing fields / school site, would need to be removed in order to facilitate access into the temporary parking area, west of the school buildings. Whilst some tree works to the other trees would be necessary the retained trees would be protected throughout construction.

6.6 Loss of Playing Fields (temporary parking area)

6.7.1 A temporary parking area would be made available on adjoining land which is identified as playing fields associated with the schools in the area. It is proposed that the land would be re-instated with enhanced grassland following the removal of the parking area, with this area being identified as potential space for BNG enhancements (enhanced grassland, created mixed woodland to the edge). However, Sport England raised an objection to this as this would result in the loss of this area of the playing field. Amended plans and proposals have addressed this objection by replotting the temporary parking area, clarifying current level of use, and ensuring any BNG areas would not interfere with the provision of areas that could be used for sports pitches.

6.7 Impact on Green Belt

6.7.1 The Green Belt wraps round the site, to the south west (Bramcote Park) and to the north east (east and north of Foxwood). Whilst the leisure centre and car park would not encroach onto the Green Belt, the temporary parking area, to the north east of the access, would be created on the playing fields, which are within the Green Belt.

6.7.2 Section 13 of the NPPF seeks to protect Green Belt Land. However, there are some exceptions in respect of proposals affecting the Green Belt. It is considered that, as the car park would be temporary, would not include built development, and the land would be re-instated once the development is complete, paragraph 154 h) v. would be relevant as this allows for development provided that it preserves the openness and does not conflict with the purposes of including land within it.

6.8 Impact on Designated and Non-designated Heritage Assets

6.8.1 The Bramcote Conservation Area and Broom Hill Terrace (listed building) are to the south of the site, separated from it by the A52, a busy three lane dual carriageway. The Conservation Officer notes that the existing centre makes a neutral or marginally negative contribution to the that character and appearance of these assets. Given the distance between the new centre, which would be set further away from the A52, and the nearest heritage assets, it is considered that the proposed development would have an overall neutral impact.

6.9 Other Matters

6.9.1 Concerns were raised as a result of neighbour consultation in respect of lack of poolside spectator area (as per the existing centre) for events such as galas, and the depth of the pool so as to ensure clubs such as Artistic Swimming can be accommodated, as this club would need a minimum depth of 2 metres. Amended plans and revised Design and Access Statement received now include a spectator area, and the deep end of the pool increased to 2 metres.

6.9.2 Other comments in respect of the internal layout include only one fitness / dance room provided, there should be two or a dividable room so as to accommodate more than one class at a time; lack of health suite facilities; loss of employment; and reduction in overall floorspace compared to the existing centre. It is considered that these matters would be for the operators of the leisure centre to address and would not be considered planning matters that would carry significant weight.

6.10 Sustainability

6.10.1 A comment was raised as to why the existing leisure centre could not be re-purposed / refurbished in order to lower the carbon footprint. Whilst in general the re-use of buildings would be welcomed, it should be acknowledged that the existing centre is 60 years old, facing numerous maintenance issues, and at the end of its useful life. The building has a complex floor plan, as a result of many extensions over its lifetime. The Design and Access Statement

considers that a complex floor plan results in a building that is thermally inefficient. Furthermore, if the existing building were to be re-used, this would result in its closure for a significant period of time and be unavailable for use by the community.

- 6.10.2 The replacement leisure centre would be built in a way that reduces the carbon consumption during construction, through design. The new building would be more energy efficient, would have solar panels to the roof. Many of the parking spaces would be provided with Electric Vehicle Charging Points.

7. Planning Balance

- 7.1 The principle of the replacement leisure centre is acceptable as it would accord with the site allocation for replacement schools and leisure centre as required by Policy 3.3 of the P2LP. The leisure centre would also help to ensure that the health and wellbeing of the community is prioritised and avoid the loss of a community facility. This carries significant weight. The design and layout makes best use of the site and topography, and would not have any significant impact on amenity. The proposal would achieve a 31% increase in biodiversity within the site. These are significant benefits. The new building would be more efficient in terms of energy use thus bringing down running costs. There would be no significant impact on the road network above that occurring presently. There would be no detriment to the openness of the Green Belt, or on designated and non-designated heritage assets. There would be an impact in respect of the loss of part of the playing / sports field, however this would be a temporary loss which would be mitigated for by requiring the reinstatement of the land post completion of the leisure centre. On balance, and subject to appropriate planning conditions, it is considered that the proposed leisure centre is acceptable.

8. Conclusion

It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<u>Recommendation</u>	
	<p>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:</p> <p>(i) the following conditions:</p>
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with drawings numbered:</p> <ul style="list-style-type: none"> • BRM-BOX-03-00-D-A-0300-Ground Floor Plan-A3-C05 • BRM-BOX-03-01-D-A-0301-First Floor Plan-A3-C05 • BRM-BOX-03-B1-D-A-0302-Below Deck Plan-A3-C05 • BRM-BOX-03-R1-D-A-0303-Roof Plan-A3-C05 • BRM-BOX-03-XX-D-A-0320-South and East Elevations-A3-C05 • BRM-BOX-03-XX-D-A-0321-North and West Elevations-A3-C05 • BRM-BOX-03-XX-D-A-0350-Existing Site Sections-A3-C02 • BRM-BOX-03-XX-D-A-0351-Proposed Site Sections-A3-C02 • BRM-BOX-XX-00-D-A-0310-Site Plan-A3-C09 • BRM-BOX-XX-00-D-A-0330-Existing Location & Site Plan-A3-C04 <p>received by the Local Planning Authority on 17.10.25.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No building operations shall be carried out until details, including samples, of the manufacturer, type and colour of the external materials to be used in facing elevations have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>

4.	<p>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; 200.23021-ACE-ZZ-ZZ-RP-C-0001 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:</p> <ul style="list-style-type: none"> • Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 175. • Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area. • Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. <ul style="list-style-type: none"> • 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. <ul style="list-style-type: none"> - 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. <p><i>Reason: In the interests of ensuring the development does not result in an increased flood risk in accordance with the aims of Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of the Broxtowe Part 2 Local Plan (2019).</i></p>
5.	<p>Prior to the commencement of the development hereby approved, details of a Construction / Demolition Method Statement shall have</p>

	<p>been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none"> a) A Construction Traffic Management Plan (CTMP) including construction phasing; b) HGV routing plans; c) Construction traffic arrival and departure times; d) Delivery times to avoid peak traffic hours; e) Parking provision for site operatives and visitors; f) The loading and unloading of plant and materials including details of hours of loading / unloading; g) The storage of plant and materials used in construction / demolition of the development; h) A scheme for the recycling / disposal of waste resulting from construction / development works; i) Details of dust and noise suppression to be used during the construction period; j) A scheme for the identification and safe removal of asbestos containing material; and k) Assurance that all construction vehicles exit the site in forward gear. <p>The approved statement shall be adhered to throughout the construction / demolition period.</p> <p><i>Reason: In the interests of highway safety and residential amenity, in accordance with the aims of Policy 19 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
6.	<p>Prior to the commencement of any excavation works and landscaping works, geotechnical submissions shall be submitted to and agreed in writing by the Local Planning Authority (in consultation with National Highways for the A52 Trunk Road).</p> <p>The Submission shall address the outstanding geotechnical and related drainage matters identified within National Highways' review of the Ground Investigation Report (GIR) document ref. STW6608-RO1-Rev_B (November 2025) and shall include, but not be limited to:</p> <ul style="list-style-type: none"> a. Cross-sections and elevations showing the relationship between the proposed works and retaining wall and National Highways associated assets, together with confirmation of how these interfaces will be managed to ensure no adverse loading, settlement or stability impacts occur and confirmation of the National Highways boundary. b. Identification of the structural responsibility and programme for asset inspection and maintenance purposes of the retaining wall.

	<p>Confirmation of the ownership of the trees (to be removed) to the rear of the retaining wall.</p> <p>c. Surface-water management strategy for the proposed hardstanding and porous pavement, including whether infiltration is proposed. The submission shall include evidence demonstrating that any infiltrating water will not migrate toward, accumulate behind, or otherwise affect the retaining wall or associated earthworks.</p> <p>d. Details of any excavation works required for:</p> <ul style="list-style-type: none"> – removal of the existing leisure centre foundations; and/or – installation of drainage infrastructure serving the new car park. <p>This shall include an assessment of potential impacts on the retaining wall and National Highways associated assets. The development shall thereafter be carried out strictly in accordance with the approved details, and no deviation shall take place without the prior written approval of the Local Planning Authority, in consultation with National Highways.</p> <p><i>Reason: To mitigate any adverse impact from the development on the A52 Trunk Road in accordance with DfT Circular 01/2022 and in the interests of Highway Safety in accordance with Policy 10 of the Aligned Core Strategy (2014).</i></p>
7.	<p>Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021.</p> <p>The effect of the relevant paragraphs 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:</p> <ul style="list-style-type: none"> a. a Biodiversity Gain Plan has been submitted to the planning authority, and b. the planning authority has approved the plan. <p>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 Broxtowe Borough Council.</p> <p>Key Requirements:</p> <p>A Biodiversity Gain Plan (BGP) must be submitted to the Local Planning Authority, in writing no earlier than the day after planning permission has been granted and should be in accordance with the</p>

BNG Metric received by the Local Planning Authority on 11 November 2025, prepared by Stuart McPherson.

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 value of that gain in relation to the development;**
- (e) any biodiversity credits purchased for the development; and**
- (f) any such other matters as the Secretary of State may by regulations specify.**

When calculating the post-development biodiversity value of a habitat, the planning authority can only take into account an increase in biodiversity value post development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

Template available here;

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

The development shall not commence until a Habitat and Monitoring Management Plan (HMMP) has been submitted to ensure that the development meets all the requirements of the Biodiversity Gain Plan (BGP).

The Habitat Management and Monitoring Plan (the HMMP) must include:

- (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,**

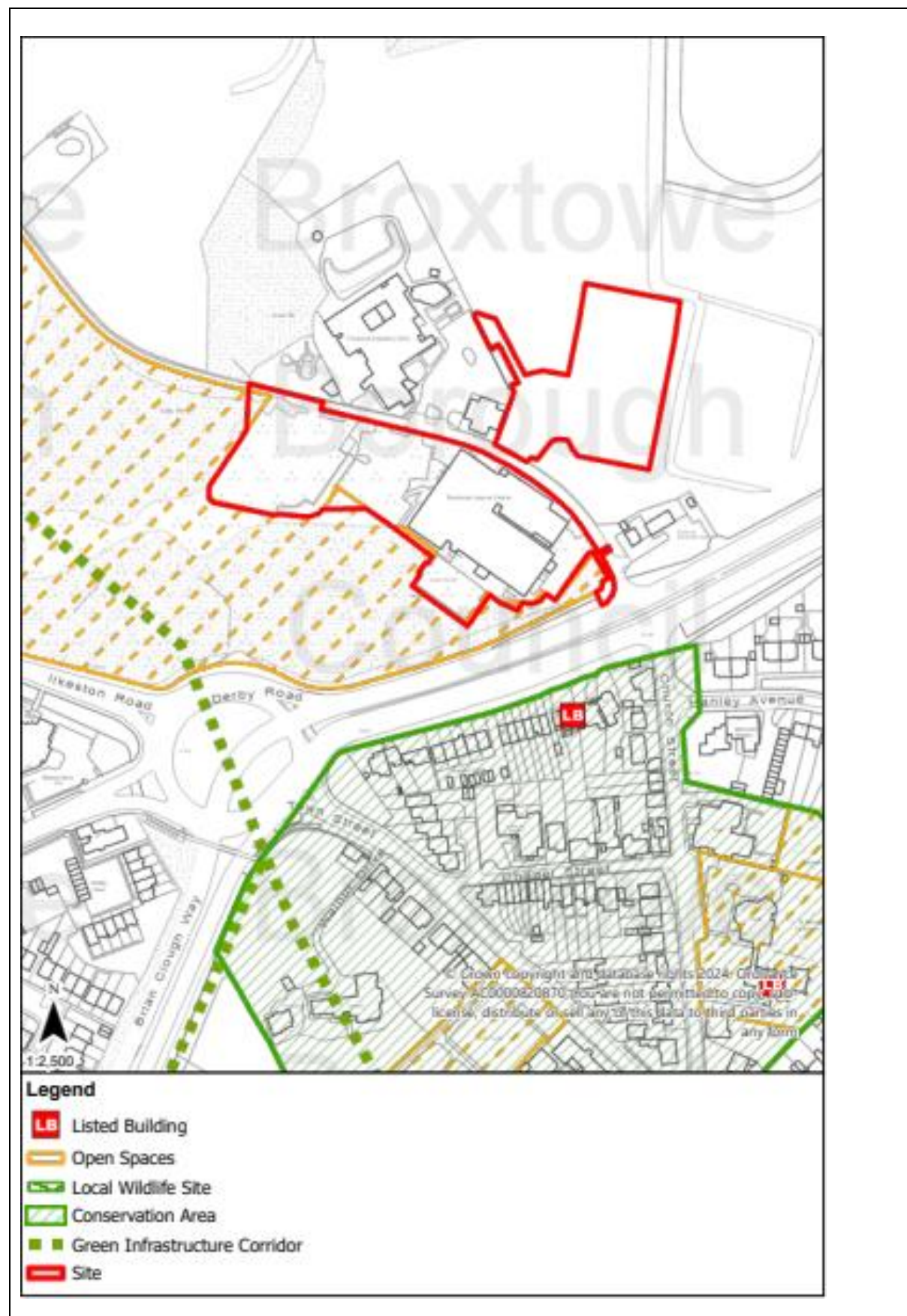
	<p>Template available here;</p> <p>https://publications.naturalengland.org.uk/publication/5813530037846016 Notice in writing shall be given to the Council when the:</p> <p>(a) HMMP has been implemented; and</p> <p>(b) habitat creation and enhancement works as set out in the HMMP have been completed.</p> <p>No part of the development hereby approved shall be occupied until:</p> <p>(a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and</p> <p>(b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority</p> <p>The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.</p> <p>Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP. Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</p> <p><i>Reason: To ensure the development delivers a biodiversity net gain on or off site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</i></p>
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8.	<p>a) No above-ground works shall commence until an interim Ecological Impact Assessment (EcIA) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The interim EcIA shall be prepared by a suitably qualified ecologist and shall include:</p> <ol style="list-style-type: none">1. An assessment of existing ecological conditions and habitats on and adjacent to the site;2. Identification of any protected, priority or notable species and habitats likely to be affected by the development;3. An assessment of potential direct, indirect and cumulative impacts arising from the development;4. Details of avoidance, mitigation, compensation and enhancement measures, including any measures necessary to achieve a net gain in biodiversity; and5. A timetable for implementation and long-term monitoring and management of ecological measures. <p>All works shall thereafter be carried out in full accordance with the approved EcIA, and all avoidance, mitigation, compensation and enhancement measures shall be implemented as approved.</p> <p>b) Prior to demolition of the existing leisure centre facility, the final Ecological Impact Assessment (EcIA) shall be submitted and approved in writing by the Local Planning Authority. This is to allow the full seasonal surveys to be carried out in order to ensure full compliance. This shall comply with all items within Part a) of the condition.</p> <p><i>Reason: In accordance with the aims of Policy 17 of the Broxtowe Aligned Core Strategy 2014 and Policy 31 of the Broxtowe Part 2 Local Plan 2019.</i></p>
9.	<p>Prior to demolition of the existing leisure centre, a scheme of building recording (minimum Level 3) shall first be carried out and submitted to the Local Planning Authority.</p> <p><i>Reason: In accordance with the aims of Policy 11 of the Broxtowe Aligned Core Strategy 2014 and Policy 23 of the Broxtowe Part 2 Local Plan 2019.</i></p>

10.	<p>No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <p>(a) numbers, types, sizes and positions of proposed trees and shrubs (b) proposed boundary treatments (c) proposed hard surfacing treatment (d) planting, seeding/turfing of other soft landscape areas</p> <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014)</i></p>
11.	<p>Prior to first use of the new leisure centre, details including a timetable for the cessation of use of the temporary parking area and reinstatement of that area shall first have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p><i>Reason: In the interests of safeguarding the Green Belt and protecting the use as a sports pitch, enhancing opportunities for biodiversity, and in the interests of highway safety in accordance with Policies 3, 10, 12 and 17 of the Broxtowe Aligned Core Strategy 2014 and Policies 8, 17, 23, 24 and 31 of the Broxtowe Part 2 Local Plan.</i></p>
12.	<p>Prior to closure of the existing parking area to the north west of the existing leisure centre, the temporary car park to the north of the existing access shall be made available for use in accordance with approved plan BRM-BOX-XX-00-D-A-0310-Site Plan-A3-C09</p> <p><i>Reason: In the interests of highway safety and to prevent unauthorised parking in the area, in accordance with Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014)</i></p>
13.	<p>The development hereby approved shall be carried out in accordance with ecus Bramcote Leisure Centre, Bramcote – BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement September 2024.</p>

	<i>Reason: To safeguard the future health of retained trees in accordance with Policy 31 of the Broxtowe Local Plan Part 2 (2019) and Policy 17 of the Aligned Core Strategy (2014).</i>
14.	<p>The lighting scheme for the new development shall be designed and operated to ensure that light intrusion into any neighbouring residential windows shall not exceed 5 Ev (lux) measured as vertical luminance in the hours 07:00 to 22:00 and shall not exceed 2 Ev(lux) measured as vertical luminance in the hours between 22:00 and 07:00.</p> <p>The lighting scheme floodlighting shall be designed and operated to have full horizontal cut-off such that the Upward Waste Light Ratio does not exceed 5%.</p> <p><i>Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 19 of the Broxtowe Local Plan Part 2 (2019).</i></p>
15.	<p>The rating level of the cumulative sound emitted from any fixed plant associated with the development shall not exceed 49dBA measured as a 15minute LAeq at the nearest sound sensitive premises. All measurements shall be made in accordance with the methodology of BS4142: 2014 Methods for rating and assessing industrial and commercial sound and/or its subsequent amendments.</p> <p>Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property.</p> <p><i>Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 19 of the Broxtowe Local Plan Part 2 (2019).</i></p>
16.	<p>If during the works land contamination is encountered, then this contamination shall be fully assessed and an appropriate remediation scheme shall be submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 19 of the Broxtowe Local Plan Part 2 (2019).</i></p>
17.	<p>The approved landscaping where not required by condition 6 above shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the</p>

	<p>satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: Limited details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Local Plan Part 2 (2019) and Policy 10 of the Aligned Core Strategy (2014)</i></p>
	NOTES TO APPLICANT
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The County Council as Lead Local Flood Authority ask 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 the LLFA objecting to the discharge of conditions. The LLFA will provide you with bespoke comments within 21 days of receiving a formal consultation.
3.	Sport England advise that it is recommended that a restoration scheme for playing field land is undertaken by a specialist turf consultant. The applicant should be aiming to ensure that any new or replacement playing field is fit for its intended purpose and should be in accordance with Sport England's technical Design Guidance Note entitled "Natural Turf for Sport" (2025).

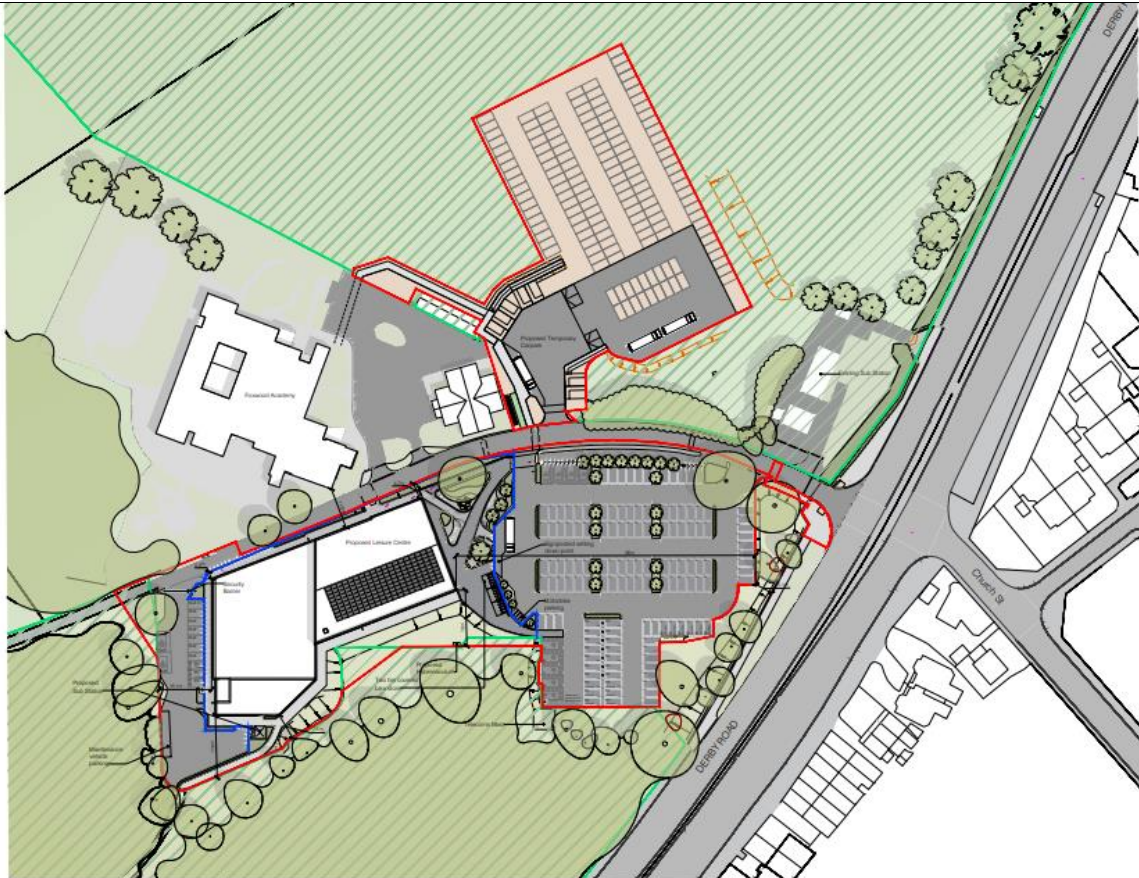
Map

Proposed front (east) and side (south) elevations

Proposed front (east) and side (south) elevations

Proposed rear (west) and side (north) elevations





Proposed site layout