

Report of the Interim Chief Executive

APPLICATION NUMBER:	25/00612/REG3
LOCATION:	Land East of Stapleford Road Trowell Nottinghamshire
PROPOSAL:	Change of use of land to cricket pitch, including siting of practice nets

A decision on this application was deferred by Committee on 12 November 2025.

1. Purpose of the Report

The application seeks planning permission for the proposed change of use of land to cricket pitch, including siting of practice nets. This application was first brought before Planning Committee on 12 November 2025 with a recommendation to grant conditional planning permission. Members deferred making a decision on the application to allow for further information to be gathered around flooding risks. The original report is included at **Appendix 2**.

It must also be noted Stapleford Town Fund grant which is funding the project needs to be contractually committed by March 2026 and spent by March 2027. The involvement of the ECB will encourage further progress and development on the site, in this rare opportunity for the creation of a new cricket facility. This will increase sports participation in the local area and bring more visitors. Furthermore, the pavilion element is progressing, detailed consultation is ensuring the design will support all functional requirements for the local cricket club and support the local football club.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in Appendix 1.

3. Detail

The application seeks full planning permission to change the use of the land to a cricket pitch, including the siting of practice nets.

This current application is related to the previous Broxtowe Borough Council planning applications at Hickings Lane Recreation Ground, Stapleford regarding the construction of the community leisure pavilion, the installation of the MUGA, replacement of skate park with community garden and the installation of the 3G Artificial Grass Pitch (AGP) (planning reference numbers: 23/00051/REG3, 24/00863/VOC, 24/00175/REG3, 24/00864/VOC). Planning permission for the application 24/00863/VOC was granted on 7 February 2025, with condition 8 stating that "*The development to which this relates shall be carried out in*

accordance with the cricket club relocation plan as approved by the Local Planning Authority 15/04/24".

In addition to this, planning permission for the application 24/00864/VOC was also granted on 7 February 2025, with condition 7 stating that *The AGP shall not be brought into use until the replacement cricket ground identified in the Cricket Club Relocation Plan has been delivered and made available for use. The replacement provision should be provided to an equivalent or better quality and equivalent or greater quality than the playing field to be lost and should comply with Sport England and ECB design guidance.* Therefore, this current planning application (planning reference number: 25/00612/REG3) has been submitted by Broxtowe Borough Council for the relocation of the cricket pitch at Hickings Lane Recreation Ground, Stapleford to the Land East of Stapleford Road, Trowell.

The benefit of the proposal is that the site will form a new location for cricket sport activity, providing a new home for the local cricket club and building a platform for the cricket club to expand, such as increasing the size of the club to include female and younger teams. This will be the primary use of the site, however, since it will adjoin to a Broxtowe Park (Pit Lane Recreation Ground) which is located to side (east) of the site, it will be open to local residents for walking and leisure, when not in use by the cricket club. Thus, it will form an extension to the existing green space of the area for the local residents and will provide a permanent home for Stapleford Cricket Club.

In addition to the proposal resulting in a new home for Stapleford Cricket Club, the adjacent football club can look to utilise the future pavilion plans (phase 2 of the development), resolving outstanding issues with their temporary units on the adjacent site. Therefore, the progression of the cricket pitch development will aim to provide a future location for Trowell Football Club.

The Committee is asked to resolve that planning permission be granted subject to conditions outlined in **Appendix 1**.

4. Financial Implications

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

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**

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:**

Nil.

Appendix 1**1. Details of Application**

1.1 The application seeks full planning permission for a change of use of land to cricket pitch, including siting of practice nets. The existing site is undeveloped open land. The works needed to change the use of land into a cricket pitch include installation of drainage to suit that of a cricket pitch, levelling out of the site, specifically the area of the cricket pitch and the installation of specific turf required for cricket pitches.

1.2 The initial design of the cricket pitch took into consideration the constraints of the site, with initial surveys seeing the potential issues with drainage as the biggest concern, as well as resolving the levels on the site. Further design changes were made to include requirements by the England and Wales Cricket Board (ECB) for a carpark to be included into the designs (the car park is included in phase 2 of the development not this current application). In addition to this, changes to the location of future pavilion (also included in phase 2 of the development and not this current application) and moving the pitch closer to the pavilion was a concern from the Cricket club, therefore, changes were made to accommodate this. The final changes were a result of ball strike surveys that require new fencing to be placed on the east side of the site. Surveys conducted into ball strikes had concluded the requirements for ball stop nets on the east side of the site to protect local walkers on the adjacent park. Hence, it was considered 7m high fencing was deemed most acceptable to also preserve the appearance of the local area and to reduce costs. Overall, the final design of the cricket pitch was considered acceptable by ECB and the local cricket club.

1.3 Nottinghamshire County Council (NCC) have plans on implementing a natural flood management scheme on the existing flood attenuation pond. This will improve its effectiveness in collecting overflows from Boundary Brook, reducing the overall maintenance of the pond and developing a natural wetlands area. These plans will create excess soil from the digging of additional ponds, and NCC have requested a location to place the excess soil. The design of the cricket pitch has incorporated this excess soil to have greater impact on the detention basin and storage. Overall, the cricket pitch application and this NCC scheme will be working together to help improve the local area from the impact of flooding.

1.4 In addition to the specific design requirements for the cricket pitch, its key contribution is in regards to the drainage of the site, with the adjacent Boundary Brook resulting in previous flooding. This was raised within the design phase of the project and investigated through site surveys, which led to a drainage design that reduces the flow rate into Boundary Brook from 51.8 litres per second to 4.6 litres per second. This drainage design forms part of the new flood alleviation for the local area, as it captures the rainfall and excess is filtered into a new

detention basin. Although this does not entirely solve the issues of the flooding that has already taken place on Boundary Brook, this proposed drainage design is considered to alleviate the pressures and is a net positive.

- 1.5 Current access to the site is through the east side, this connects to the existing park path and public right of way to the south-east of the site. This current access would not be sufficient for the proposed carpark and for a larger volume of users of the site. Therefore, the proposal includes an access track from the north section of site, connecting to the existing road on Pit Lane. This is then proposed to connect into a new car parking area (as part of phase 2 of the development, not this current planning application) and would form the basis as the main entry into the site.
- 1.6 The area of the works does not cover the whole site, specifically the attenuation pond is left as is, along with much of the south side of the site. Given the nature of the site, it will remain as an open field, with open access to function as an extension to the existing park area, when not used as a cricket pitch. It is considered the proposal is unlikely to have a significant impact on the local surroundings, due to its flat open field nature. The requirements for a cricket pitch have set standards to meet (ECB and cricket regulations). Taking this into account, the most ideal location for the pitch was located to the east side of the site, as this would leave sufficient room for access, additional parking and a pavilion to be in the same regional location (car park and pavilion proposed in phase 2 of the development and not this current application). The location of all the proposed areas on the site avoid touching and adjusting the existing flood attenuation ponds.
- 1.7 To conclude, it is considered the proposed cricket pitch is an opportunity to utilise the existing land to create a new open green space and a new home for Stapleford Cricket club. The proposal provides a greater expansion of sport and promotion of healthy living within the local area. The aspiration of the project is that the site will also accommodate a small pavilion within a future development proposal (phase 2 of the development), which will relieve the burden for the existing pavilion on the football ground to the north of the site. Furthermore, this current cricket pitch application is required to meet the planning conditions of the current works on Hickings Lane Community Pavilion and the new AGP being constructed, which was to find a suitable alternative location for the local cricket club. It is considered the proposal meets these conditions by replacing a well-used cricket ground with a more purpose-built site. It is considered the proposal will aid in filling a gap within the local need for cricket pitches and provide a basis for growth of the sport in an area of lower economic background, with North Stapleford having the second highest levels of deprivation within the Broxtowe Borough.

2. Location and Site Characteristics

2.1 The application site is 3.2 hectares in size, therefore, this is classed as a major planning application as it results in over 1 hectare of non-residential development. The application site, as existing, is open unused land, which was previously used for agricultural purposes. The current site is not level, which will be addressed as part of the proposal, with a flat surface required for cricket pitches to meet the ECB requirements. Furthermore, it is proposed that the site be levelled out for future additions of a carpark and pavilion (phase 2 of the development not included in this planning application). The drainage of the site will also be improved as noted in the submitted Full Indicative Drainage Assessment and Plan.

2.2 To the east of the application site is a Broxtowe Park named Pit Lane Recreation Area, which is linked to the application site through the existing park path and public right of way. To the west of the application site is further undeveloped open land, which then leads to the adjacent road of Stapleford Road. To the north of the application site is a football pitch and allotment gardens, which then leads to the adjacent road of Pit Lane and the residential properties on Trowell Grove beyond. To the south of the application site is Boundary Brook and the residential properties located on the adjacent Field Farm residential development.

3. Relevant Planning History

3.1 This current application is related to the previous Broxtowe Borough Council planning applications at Hickings Lane Recreation Ground, Stapleford regarding the construction of the community leisure pavilion, the installation of the MUGA, replacement of skate park with community garden and the installation of the 3G Artificial Grass Pitch (AGP) (planning reference numbers: 23/00051/REG3, 24/00863/VOC, 24/00175/REG3, 24/00864/VOC).

3.2 Planning permission for the application 24/00863/VOC was granted on 7 February 2025, with condition 8 stating that *The development to which this relates shall be carried out in accordance with the cricket club relocation plan as approved by the Local Planning Authority 15/04/24*. In addition to this, planning permission for the application 24/00864/VOC was also granted on 7 February 2025, with condition 7 stating that *The AGP shall not be brought into use until the replacement cricket ground identified in the Cricket Club Relocation Plan has been delivered and made available for use. The replacement provision should be provided to an equivalent or better quality and equivalent or greater quality than the playing field to be lost and should comply with Sport England and ECB design guidance*. Therefore, this current planning application (planning reference number: 25/00612/REG3) has been submitted by Broxtowe Borough Council for the relocation of the cricket pitch

at Hickings Lane Recreation Ground, Stapleford to the Land East of Stapleford Road, Trowell.

4. Relevant Policies and Guidance

4.1 Broxtowe Aligned Core Strategy 2014:

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

- Policy A: Presumption in Favour of Sustainable Development
- Policy 1: Climate Change
- Policy 2: The Spatial Strategy
- Policy 3: The Green Belt
- Policy 10: Design and Enhancing Local Identity
- Policy 12: Local Services and Health Lifestyles
- Policy 13: Culture, Tourism and Sport
- 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 1: Flood Risk
- Policy 8: Development in the Green Belt
- Policy 17: Place-making, Design and Amenity
- Policy 19: Pollution, Hazardous Substances and Ground Conditions
- Policy 25: Culture, Tourism and Sport
- 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 12: Achieving well-designed places
- Section 13: Protecting Green Belt land
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment

5. Re-consultations

5.1 Members deferred making a decision on the application to allow for further information to be gathered around flooding risks. Therefore, a drainage strategy has been produced in order to provide further information and to discharge condition 5, which is noted in full in the conditions section of **Appendix 2**. This was a pre-commencement condition recommended by Nottinghamshire County Council – Local Lead Flood Authority (LLFA). The LLFA were subsequently re-consulted on the application and stated in their final response received on 12 December 2025 *that based on the submitted information they have **no objection** and can recommend the discharge of conditions relating to surface water management.*

5.2 Furthermore, an amended Preliminary Ecological Appraisal Report (PEAR) has been prepared (December 2025) in response to the comments raised by the Nottinghamshire Wildlife Trust (NWT). Therefore, the Broxtowe Ecologist was consulted on the amended PEAR. The Councils' Ecologist raises concerns that further work should be carried out to determine the presence of Great Crested Newts in the vicinity of the location of the proposed Cricket Pitch. Adding that further survey work should be carried out and these surveys are carried out prior to determining if planning permission should be granted. Reference is also made to the relevant circular.

6. Assessment

The main issue relates to whether the impact in regards to flooding and drainage will be acceptable. Considerations regarding ecology will also be addressed as part of the report.

It must be noted that the principle of the proposed change of use of the land to a cricket pitch is acceptable. Considerations regarding Green Belt impact, design, neighbour amenity, the impact upon access (highway safety), ground conditions, landscape, and Biodiversity Net Gain (BNG) were assessed and considered acceptable as part of the initial report, which is noted in **Appendix 2**.

6.1 Flood Risk & Drainage

As stated above in the re-consultation section of the report, Nottinghamshire County Council – Local Lead Flood Authority (LLFA) were subsequently re-consulted on the application as a drainage strategy has been produced, in order to discharge condition 5 (the pre-commencement condition referred to above) and noted in full in the conditions section of **Appendix 2**, which was initially recommended by Nottinghamshire County Council – Local Lead Flood Authority (LLFA).

The LLFA were subsequently re-consulted on the application and stated in their final response received on 12 December 2025 that based on the submitted information they have **no objection** and can recommend the discharge of conditions relating to surface water management. Hence, as the pre-commencement condition has now been discharged, condition 5, noted in full in the conditions section of **Appendix 2**, has been amended to ensure the proposed development will be built in accordance with the submitted information sent to the LLFA which has been discharged. In addition to this, condition 2, noted in full in the conditions section of **Appendix 2**, will be amended to ensure the development will be built in accordance amended drainage plan, flow exceedance plan, drainage standard details and drainage strategy received on 5 December 2025.

To clarify, the Local Planning Authority have received updated drainage details which includes: an amended drainage plan, flow exceedance plan, drainage standard details and drainage strategy prepared by BWB Consulting Ltd on behalf of the applicant. The LLFA have assessed this updated information and have confirmed they raise no objections and can recommend the discharge of conditions relating to surface water management. The proposed discharge rate for the developable area has been limited to 4.6 l/s as requested by the LLFA (which includes a substantial betterment to QBar rate) for rainfall events up to the 100 years plus a 40% climate change allowance for the developable area. Furthermore, the detention basin will result in an attenuation volume 326m3. To conclude, in accordance with the above, it is considered the proposal will result in an acceptable impact in regards to flooding and drainage.

6.2 Ecology

As noted above in the re-consultations section of the report, the Broxtowe Ecologist has reviewed the amended Preliminary Ecological Appraisal Report (PEAR) (December 2025) in response to the comments raised by the Nottinghamshire Wildlife Trust (NWT). As stated above in the re-consultations section of the report, the Broxtowe Ecologist confirmed that she still has reservations about the potential presence of GCN in this location. The Ecologist has stated that it is essential that the presence (or not) of GCN is confirmed on site and survey carried out where necessary..

However, as noted in the late items for the initial committee report at the Planning Committee on 12 November 2025:

Comments have been received in respect of the potential presence of Great Crested Newts (GCN) in the Nottingham Canal, which is a disused canal located north of the application site, and separated from it by the Pit Lane Recreation Area, the mainline railway line, and fields.

Given the distance between the two sites, at almost 200m, and the extent of the canal network, the potential for the presence of Great Crested Newts at the site, which is a grassed field, would be remote as they would more likely be present at the nearest part of Boundary Brook to the canal, further to the north east. Notwithstanding this, and in order to ensure the protection of the protected species should they be present on or directly adjacent to the site, a condition is to be added to the recommendation as follows:

Prior to the commencement of the development hereby approved, the site shall be inspected by a qualified ecologist for the presence of Great Crested Newts (GCN) and should any evidence be found, a full survey shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority. The survey should include details of any mitigation measures that may be required to protect, or measures proposed for the relocation of, any Great Crested Newts found on the site.

Reason: To ensure safeguarding of protected species in accordance with Policy 17 of the Broxtowe Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Part 2 Local Plan (2019)

To conclude, Broxtowe Borough Council are currently in the process of providing the information required to discharge the above condition, which is condition 8 in the conditions section of **Appendix 1**.

7. **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 Duty and comments raised in the representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

Recommendation

The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions:

1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <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>
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2.	<p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <p>Received by the Local Planning Authority on 15 August 2025:</p> <ul style="list-style-type: none">• Site Location Plan (1:2500)• Proposed Site Plan (1:1250)• Proposed Levels (1:1250) (Drawing Number: GMA0930.47-1 Rev3) <p>Received by the Local Planning Authority on 5 December 2025:</p> <ul style="list-style-type: none">• Proposed Drainage Layout (Drawing Number: 0500, Revision: P02)• Flow Exceedance Plan (Drawing Number: 0501, Revision: P02)• Drainage Standard Details (Drawing Number: 0511, Revision: P03)• Drainage Standard Details (Drawing Number: 0512, Revision: P02)• Drainage Strategy (Reference: 256189-BWB-HDG-ZZ-RP-CD-0001) <p>Reason: For the avoidance of doubt.</p>
3.	<p>No part of the development hereby approved shall commence until an amended Preliminary Ecological Appraisal Report (PEAR) is submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development.</p> <p>Reason: In the interests of safeguarding and enhancing biodiversity in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 17 of the Broxtowe Aligned Core Strategy (2014).</p>
4.	<p>Prior to first use, details of the practice nets, ball stopping nets and fencing are to be submitted to and approved in writing by the Local Planning Authority and thereafter shall be installed and retained for the lifetime of the development.</p>

	<p>Reason: To ensure a satisfactory standard of external appearance and public safety in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</p>
5.	<p>The development hereby permitted shall be carried out in accordance with the detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy agreed in writing with Nottinghamshire County Council as the Lead Local Flood Authority (LLFA) on 12 December 2025. The scheme shall be implemented in accordance with the approved details prior to completion of the development.</p> <p>Reason: A detailed surface water management plan is required to ensure that the development is in accordance with the NPPF, Policy 1 of the Broxtowe Part 2 Local Plan (2019) and Policy 1 of the Aligned Core Strategy (2014). 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.</p>
6.	<p>a) No part of the development hereby approved shall be commenced until an investigative survey of the site has been carried out and a report submitted to and approved in writing by the Local Planning Authority. The survey must have regard for any potential ground and water contamination, the potential for gas emissions and any associated risk to the public, buildings and/or the environment. The report shall include details of any necessary remedial measures to be taken to address any contamination or other identified problems.</p> <p>b) No building to be erected pursuant to this permission shall be occupied or brought into use until:-</p> <p class="list-item-l1">(i) All necessary remedial measures have been completed in accordance with details approved in writing by the local planning authority; and</p> <p class="list-item-l1">(ii) It has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full and that they have rendered the site free from risk to human health from the contaminants identified.</p>

	<p><i>Reason: In the interest of public health and safety in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
7.	<p>No development hereby approved shall take place until a Construction / Demolition Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:</p> <ul style="list-style-type: none">a) The means of access for construction traffic;b) parking provision for site operatives and visitors;c) the loading and unloading of plant and materials;d) the storage of plant and materials used in construction / demolition the development;e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance ; andf) details of dust and noise suppression to be used during the construction phase. <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: To protect the amenity of neighbouring residents in accordance with the aims of with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
8.	<p>Prior to the commencement of the development hereby approved, the site shall be inspected by a qualified ecologist for the presence of Great Crested Newts (GCN) and should any evidence be found, a full survey shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority. The survey should include details of any mitigation measures that may be required to protect, or measures proposed for the relocation of, any Great Crested Newts found on the site.</p> <p><i>Reason: To ensure safeguarding of protected species in accordance with Policy 17 of the Broxtowe Aligned Core Strategy (2014) and Policy 31 of the Broxtowe Part 2 Local Plan (2019).</i></p>
9.	<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> <ol style="list-style-type: none">1) A Biodiversity Gain Plan has been submitted to the planning authority, and2) 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><i>Reason: To ensure the development delivers a biodiversity net gain on site in accordance with the relevant paragraphs of Schedule 7A of the Town and Country Planning Act 1990.</i></p>
10.	<p>The site shall not be used for cricket matches or practice or other associated activities except between 08.00-21.00 hours Monday to Sundays, Bank Holidays and other public holidays without the prior agreement in writing of the Local Planning Authority.</p> <p><i>Reason: To protect nearby residents from excessive operational noise in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
11.	<p>The use shall not be commenced until a noise management plan which covers operational noise has been submitted to and approved in writing by the Local Planning Authority and shall thereafter be carried out in accordance with the approved details.</p> <p><i>Reason: To protect nearby residents from excessive operational noise in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</i></p>
12.	<p>No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.</p>

	<p>Reason: To protect nearby occupants from excessive construction noise and vibration in accordance with the aims of Policy 19 of the Broxtowe Part 2 Local Plan (2019).</p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
2.	<ul style="list-style-type: none">• There should be no disturbance to the surface of the footpath without prior authorisation from the Rights of Way team.• No development/breaking of the ground shall commence that obstructs the public right of way until such time as an application has been made to the LPA to divert/extinguish the path• The safety of the public using the path should be observed at all times. A Temporary Closure of the Footpath may be granted to facilitate public safety during the construction phase subject to certain conditions. Further information and costs may be obtained by contacting the Rights of Way section. The applicant should be made aware that at least 5 weeks' notice is required to process the closure and an alternative route on should be provided if possible.• No materials or contractor's vehicles should be stored/parked on the path that prevent access to or along the path at any time (unless a temporary closure of the path has been applied for and granted).• Structures cannot be constructed on the line of the right of way without the prior authorisation of the Rights of way team. It should be noted that structures can only be authorised under certain criteria and such permission is not guaranteed.• Where the right of way runs across the site, there are currently open fields on either side with no adjacent boundary. This open aspect should be retained as far as is practicable as part of any development, with good practice design principles applied to either ensure that the route does not become enclosed and/or is incorporated it as part of a greenspace corridor. See NCC development guide.• The existing boundary hedge/tree line directly bordering the development is the responsibility of the current owner/occupier of the land. On the assumption that this boundary is to be retained it should be made clear to all new property owners that they are

	<p>responsible for the maintenance of that boundary, including the hedge/tree line ensuing that it is cut back so as not to interfere with right of way.</p>
3.	<p>Nottinghamshire 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 us objecting to the discharge of conditions. We will provide you with bespoke comments within 21 days of receiving a formal consultation.</p>
4.	<p>The Environment Agency wish to highlight that the community downstream have been affected by multiple flood events in recent years. This application has the potential to support the betterment of flood risk for this community through the holding back or slowing of flow down the Boundary Brook towards the community. We are aware that Nottinghamshire County Council are working on measures within close proximity to this scheme and recommend that liaison is undertaken to discuss possible collaboration.</p>
5.	<p>The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.</p> <p>Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-</p>

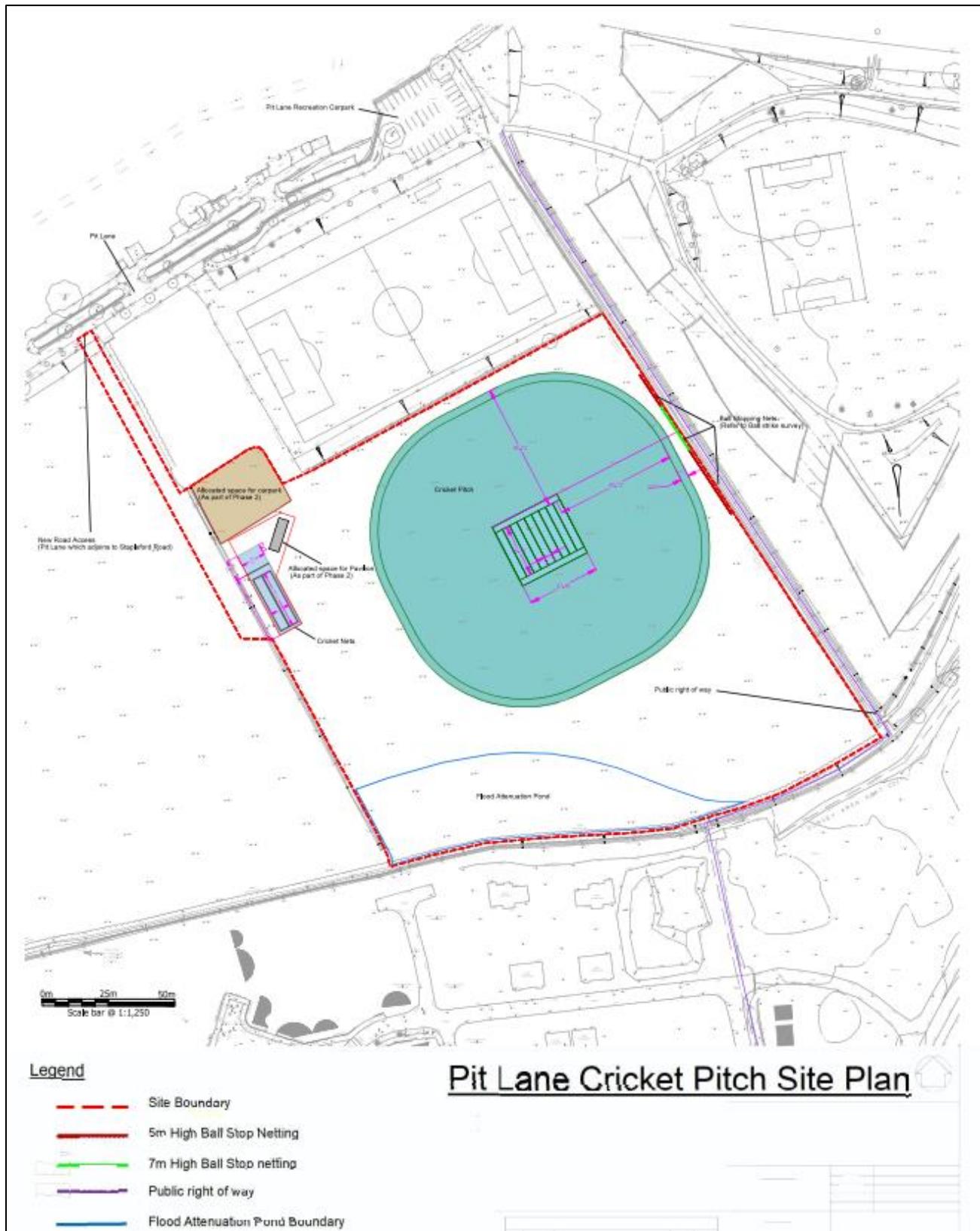
	<p>on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk)</p> <p>In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.</p> <p>If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here - https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements</p> <p>If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK</p>
6.	No materials produced as a result of the sites operational activities, development or clearance shall be burned on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust emissions whilst the activities are in operation. This is necessary to protect nearby residents from excessive air pollution.

Site Map (Not to Scale) – 25/00612/REG3 – Land East of Stapleford Road, Trowell**Legend**

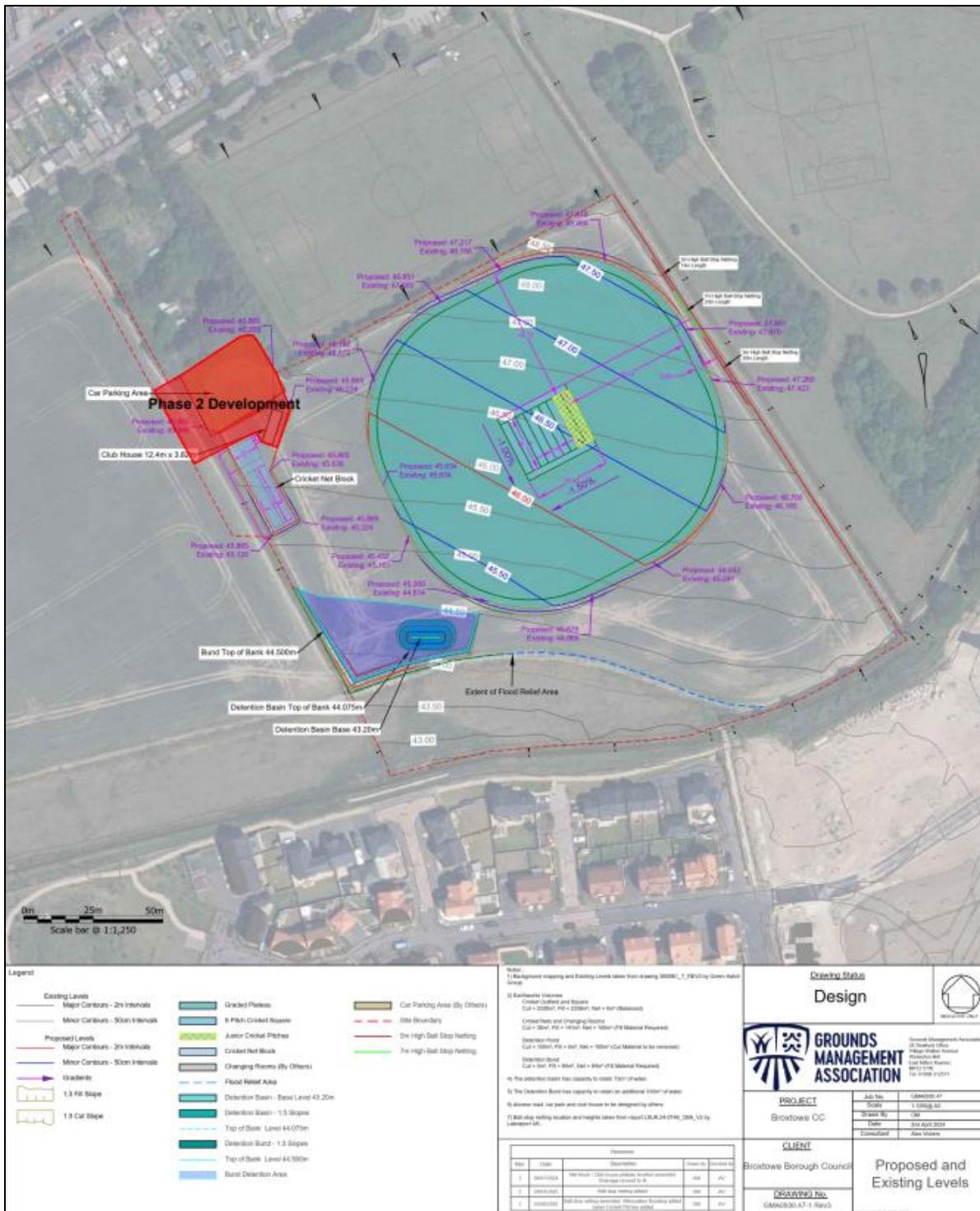
- Open Spaces
- Flood Zone 2
- Flood Zone 3
- Green Belt
- GI Corridor Buffer
- Green Infrastructure Corridor

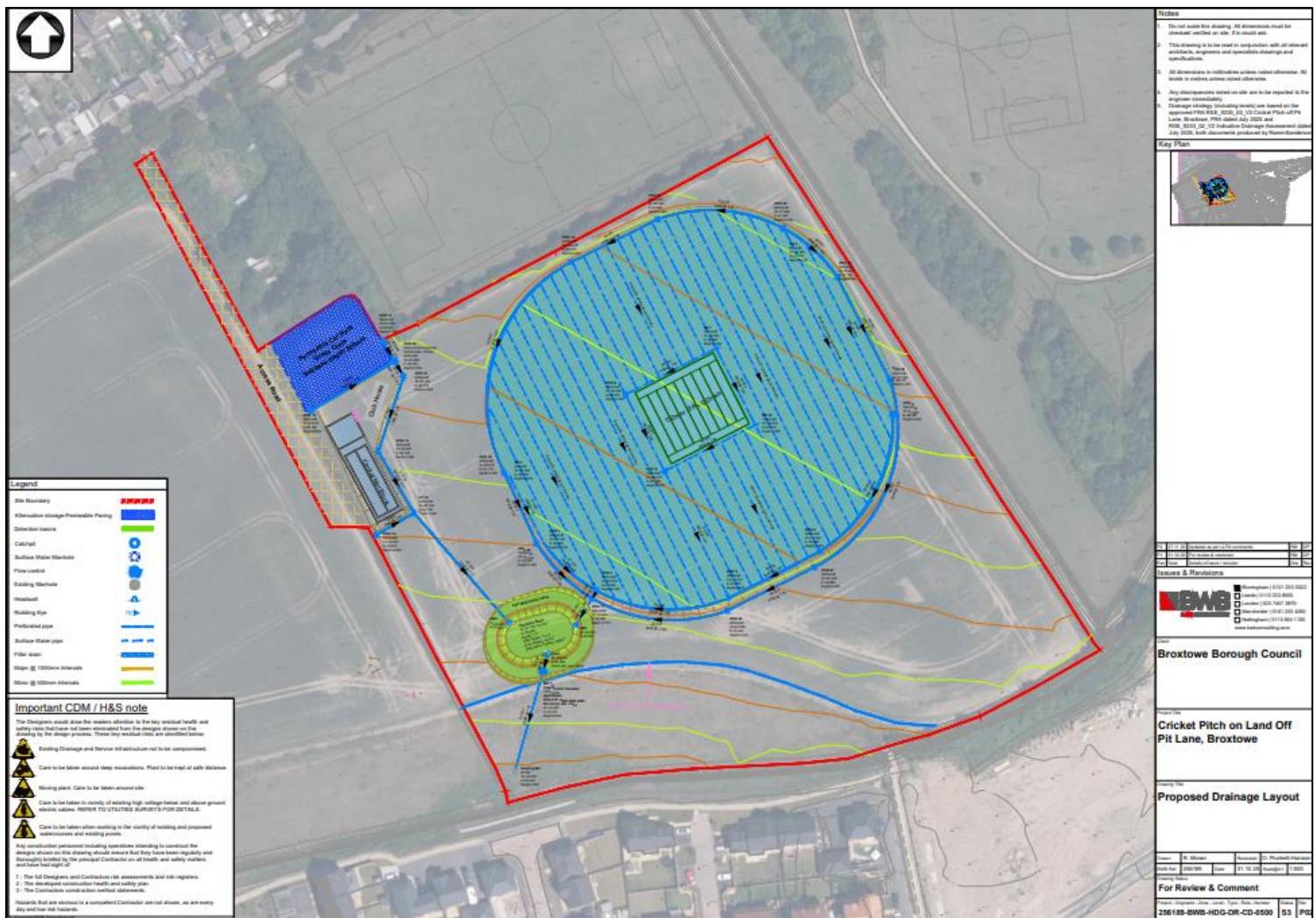
Public Rights of Way

- Byway open to all traffic
- Bridleway
- Footpath
- Site

Proposed Site Plan (Not to Scale)

Proposed Levels (Not to Scale)



Proposed Drainage Plan (Not to Scale)

Proposed Flow Exceedance Plan (Not to Scale)

