

**BROXTOWE BOROUGH COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 78 (as amended)**

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**Appeal** by **Bloor Homes** against the non-determination of a planning application

By

**Broxtowe Borough Council** for

*“Outline Planning Application for the construction of a residential development of up to 420 residential dwellings and associated open space and infrastructure (With some matters reserved). The proposed development is classified as EIA development under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017”*

**at Land West of Stapleford Lane, Stapleford, Nottinghamshire**

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Planning Inspectorate Reference: 6006412

Council Reference: 25/00371/OUT

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**List of Conditions**

**13.08.2026**



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| 1. | <p>Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 2. | <p>The development hereby permitted shall be commenced before the expiration of two years from the date of approval of the last of the reserved matters to be approved.</p> <p>Reason: To comply with S92 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3. | <p>The development hereby permitted shall be carried out in accordance with drawings received by the Local Planning Authority on the following dates:</p> <ul style="list-style-type: none"> <li>• Illustrative Landscape Masterplan (P23_2379_EN_0007_B_S1 ILMP_R)</li> </ul> <p>Received by the Local Planning Authority on 19 May 2025.</p> <ul style="list-style-type: none"> <li>• Site Location Plan (P23_2379_DE_009_C_01 - Site Location Plan (Outline))</li> <li>• Site Location Plan – Aerial (P23_2379_DE_009_C_03 - Site Location Plan - Aerial (Outline)_LR)</li> <li>• Illustrative Masterplan (P23_2379_DE_014_D_01 - Illustrative Masterplan (Outline)_LR)</li> <li>• Parameter Plan (P23_2379_DE_015E_02 - Parameter Plan (Outline))</li> </ul> <p>Received by the Local Planning Authority on 24 December 2025.</p> <ul style="list-style-type: none"> <li>• B076224 TTE HGN XX DR CH 010001 P03 Four Arm Signalised Junction GA S1.pdf</li> <li>• B076224 TTE HGN XX DR CH 010002 P05 Four Arm Signalised Junction GA S2.pdf</li> <li>• B076224 TTE HGN XX DR CH 010021 P03 Four Arm Signalised Tracking S1.pdf</li> <li>• B076224 TTE HML XX DR CH 010012 P02 Four Arm Signalised Geometry S2.pdf</li> <li>• B076224 TTE HGN XX DR CH 010023 P02 Four Arm Signalised Tracking S3.pdf</li> </ul> |

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|    | <ul style="list-style-type: none"> <li>• B076224 TTE HML XX DR CH 010011 P02 Four Arm Signalised Geometry S1.pdf</li> <li>• B076224 TTE HGN XX DR CH 010022 P03 Four Arm Signalised Tracking S2.pdf</li> </ul> <p>Received by the Local Planning Authority 28 April 2026.</p> <p>Reason: For the avoidance of doubt.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 4. | <p>Before any site clearance or development is commenced on each phase, detailed drawings and particulars showing the following (the 'Reserved Matters') shall be submitted to and approved by the Local Planning Authority:</p> <ul style="list-style-type: none"> <li>(a) Appearance;</li> <li>(b) Landscaping;</li> <li>(c) Layout;</li> <li>(d) Scale.</li> </ul> <p>The development shall be carried out strictly in accordance with the approved details.</p> <p>Reason: The application was submitted in outline only and no such details were provided. The development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory and in accordance with the aims of the NPPF, Policy 3.2, 15, 17 and 31 of the Broxtowe Part 2 Local Plan (2019) and Policy 2, 8, 10, 16 and 17 of the Broxtowe Aligned Core Strategy (2014) and in the Interests of Highway safety.</p>                                                                                                                                                                                                                            |
| 5. | <p>No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set out by the approved Flood Risk Assessment (FRA) and Drainage Strategy ref ADC2897-RP-D, dated March 2025 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 occupation of the first dwelling of each phase. The submitted scheme shall:</p> <ul style="list-style-type: none"> <li>• Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that the design is in accordance with CIRIA C753 and NPPF Policy F8.</li> <li>• 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.</li> <li>• 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</li> </ul> |

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|    | <p>outfall arrangements and any private drainage assets. No surcharge shown in a 1 in 1 year.</p> <p>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.</p> <ul style="list-style-type: none"> <li>- No surcharge shown in a 1 in 1 year.</li> <li>- No flooding shown in a 1 in 30 year.</li> <li>- For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.</li> </ul> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Details of Severn Trent Water approval for connections to existing network and any adoption of site drainage infrastructure.</li> <li>• Evidence of approval for drainage infrastructure crossing third party land where applicable.</li> <li>• 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.</li> <li>• 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.</li> </ul> <p><i>Reason: Reason: To ensure the development is in accordance with Policy 1 of the Broxtowe Aligned Core Strategy (2014) and Policy 1 of Broxtowe Part 2 Local Plan (2019).</i></p> |
| 6. | <p>a) No part of the development on each phase of the 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> <ul style="list-style-type: none"> <li>(i) All necessary remedial measures have been completed in accordance with details approved in writing by the Local Planning Authority; and</li> <li>(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.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|    | <p>Reason: In the interest of public health and safety and in accordance with policy 17 of the Part 2 Local Plan 2019.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 7. | <p>No development hereby approved shall take place on each phase 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"> <li>a) The means of access for construction traffic;</li> <li>b) parking provision for site operatives and visitors;</li> <li>c) the loading and unloading of plant and materials;</li> <li>d) the storage of plant and materials used in construction / demolition the development;</li> <li>e) a scheme for the recycling/disposal of waste resulting from construction / demolition works / site clearance;</li> <li>f) details of dust and noise suppression to be used during the site preparation, ground works and construction phases and:</li> <li>g) hours of construction;</li> <li>h) wheel washing facilities.</li> </ul> <p>The approved statement shall be adhered to throughout the construction period.</p> <p>Reason: In the interest of highway safety and residential amenity and in accordance with policy 17 of the Part 2 Local Plan 2019.</p>                                                                                                                                                                                                                                    |
| 8. | <p>No development shall take place on each phase until an Archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved by the Local Planning Authority.</p> <p>The mitigation strategy will include appropriate Written Schemes of Investigation for evaluation trenching and provision for further mitigation work. These schemes shall include the following:</p> <ul style="list-style-type: none"> <li>1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).</li> <li>2. A methodology and timetable of site investigation and recording</li> <li>3. Provision for site analysis</li> <li>4. Provision for publication and dissemination of analysis and records</li> <li>5. Provision for archive deposition</li> <li>6. Nomination of a competent person/organisation to undertake the work.</li> </ul> <p>The scheme of archaeological investigation must only be undertaken in accordance with the approved details.</p> <p><i>Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework, Policy 11 of the Broxtowe Aligned Core Strategy (2014) and Policy 23 of the Broxtowe Part 2 Local Plan (2019).</i></p> |

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| 9.  | <p>Prior to the commencement of development on each phase, an Arboricultural Method Statement and tree protection measures, to BS5837, shall be submitted to and approved in writing by the Local Planning Authority. This should demonstrate how all existing boundary trees and hedgerows to be retained will be protected during the construction period. The development shall thereafter be carried out only in accordance with the approved details.</p> <p><i>Reason: To ensure protection during construction works of trees and hedgerows which are to be retained on or near the site in order to ensure that the character and amenity of the area are not impaired, in order to comply with Policy 17 - Biodiversity of the Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 10. | <p>No development shall take place until details of and a timetable for the undergrounding of the on-site overhead pylons on site has been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policies 10 and 17 of the Broxtowe Aligned Core Strategy (2014) and Policies 17 and 31 of the Broxtowe Part 2 Local Plan (2019).</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 11. | <p>No development shall take place (including ground works and vegetation clearance) until a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The CEMP (Biodiversity) shall include the following:</p> <ul style="list-style-type: none"> <li>a) Risk assessment of potentially damaging construction activities.</li> <li>b) Identification of "biodiversity protection zones"</li> <li>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (to include consideration of lighting) (may be provided as a set of method statements).</li> <li>d) The location and timing of sensitive works to avoid harm to biodiversity features.</li> <li>e) The times during construction when specialist ecologists need to be present on site to oversee works.</li> <li>f) Responsible persons and lines of communication.</li> <li>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</li> <li>h) Use of protective fences, exclusion barriers and warning signs.</li> </ul> <p><i>Reason: In the interests of protecting existing environmental features and habitats during the construction period in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</i></p> |
| 12. | <p>No part of the development hereby permitted shall be brought into use unless or until plans detailing the location of new bus stops and a temporary turning facility within the site have been made to the satisfaction of the Local Planning</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|     | <p>Authority, which must include a bus stop(s) within the land covered by the application and shall include any of the following: real time bus stop flags, poles &amp; displays including low voltage power source to the real time information pole location; polycarbonate bus shelter; solar or electrical lighting in bus shelter; raised kerbs; enforceable bus stop clearway; lowered access kerbs; additional hard stand (3.7 metres depth x 8 metres width if required), black top dressing (tarmacadam) and the above to be installed to an agreed timescale. If bus stops are not installed prior to bus services operating the developer will be responsible for the cost of any temporary infrastructure arrangements.</p> <p>Reason: In the interest of highway safety and residential amenity and in accordance with policy 17 of the Part 2 Local Plan 2019.</p> |
| 13. | <p>No part of the development hereby permitted shall be brought into use unless or until the details of a scheme for provision of free integrated bus and tram passes to residents of the development upon occupation are submitted and approved by the Local Planning Authority. The scheme should include details of the bus pass(es) including period of validity or equivalent, the area of coverage, arrangements for promoting the passes, application and monitoring arrangements.</p> <p>Reason: In the interest of highway safety and residential amenity and in accordance with policy 17 of the Part 2 Local Plan 2019.</p>                                                                                                                                                                                                                                           |
| 14. | <p>Prior to the commencement of the development, a detailed Landscape and Ecological Management Plan shall be submitted to and approved and by the Local Planning Authority. The Landscape and Ecological Management Plan shall be in accordance with the enhancement measures contained within ES Chapter 7 (section 7.5) and the EA (4.9 Habitats and 4.17 Species) and shall be implemented in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of securing an environmental net gain in accordance with Policy 17 - Biodiversity of the Broxtowe Aligned Core Strategy Part 1 Local Plan 2014 and Policy 31 - Biodiversity Assets of the Broxtowe Part 2 Local Plan 2019.</i></p>                                                                                                    |
| 15. | <p>No development shall commence until general arrangement plan(s) to a scale of 1:200 showing details of the walking / cycling infrastructure including works to the adopted highway have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted in accordance with guidance contained in LTN 1/20 on Cycle Infrastructure Design and Manual for Streets and where applicable indicate proposals for:</p> <ul style="list-style-type: none"> <li>• Existing levels of the finished highway tying into building threshold levels;</li> <li>• Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works;</li> <li>• Signing, street furniture, street trees and pits;</li> <li>• Structures on or adjacent to the highway ;</li> </ul>                                                        |

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|     | <ul style="list-style-type: none"> <li>• Extent of any stopping up, diversion or dedication of new highway (including all public rights of way shown on the definitive map and statement) The development or any phase of the development, whichever is the sooner, shall not be occupied until the walking and cycling infrastructure for the development or phase of development has been constructed and completed in accordance with the approved details.</li> </ul> <p>Reason: To comply with the guidance in LTN 1/20 on Cycle Infrastructure Design and in Manual for Streets and in accordance with policy 17 of the Paet 2 Local Plan 2019.</p>                                                                                                                                                                             |
| 16. | <p>No development shall commence until all details of the site access points including links to existing and proposed Public Rights of Way for pedestrians and cyclists in accordance with Parameter Plan P23_2379_DE_015B_01 have been submitted to and approved in writing by the Local Planning Authority. The development or any phase of the development, whichever is the sooner, shall not be occupied until the means of access for pedestrians and/or cyclists for the development or phase of development have been constructed in accordance with the approved details which shall thereafter be retained for access purposes only.</p> <p>Reason: In the interest of highway safety and in accordance with policy 17 of the Part 2 Local Plan 2019.</p>                                                                   |
| 17. | <p>No development shall commence on each phase until details of the cycle parking have been submitted to and approved in writing by the Local Planning Authority. The cycle parking provision shall accord with the guidance in LTN 1/20 on Cycle Infrastructure Design as a minimum unless local cycle parking standards are greater. The development or any phase of the development, whichever is the sooner, shall not be occupied until the cycle parking has been constructed and completed in accordance with the approved details and shall thereafter be kept free of obstruction and permanently available for the parking of cycles only.</p> <p>To comply with the guidance in LTN 1/20 on Cycle Infrastructure Design as a minimum and in accordance with policy 17 of the Part 2 Local Plan 2019.</p>                   |
| 18. | <p>No part of the development hereby permitted shall be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals (including targets, a timetable and enforcement mechanism) to promote travel by sustainable modes and shall include arrangements for monitoring of progress of the proposals. The Travel Plan shall be implemented in accordance with the timetable set out in the Travel Plan.</p> <p><i>Reason: In the interests of highway safety and the environment to encourage use of more sustainable modes of transport than the car and in accordance with Policy 17 - Place-making, Design and Amenity of the Broxtowe Part 2 Local Plan (2019) and Part 9 - Promoting Sustainable Transport of the NPPF 2024.</i></p> |

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| 19. | <p>No part of the development shall be brought into use until a scheme detailing the developments adherence to Secured by Design principles for each phase has been submitted to and approved in writing by the Local Planning Authority. All measures detailed in the scheme shall thereafter be implemented and within an agreed timeframe which shall be set out in the submitted details.</p> <p><i>Reason: To reduce the potential for crime in accordance within Part 8 – Promoting healthy and safe communities of the National Planning Policy Framework 2024.</i></p>                                                                                                                     |
| 20. | <p>The dwellings shall not be brought into use within each phase until, a scheme detailing the developments adherence to design principles contained within the Councils Reduction of Carbon in New Development Supplementary Planning Document (2025) has been submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with the approved details.</p> <p><i>Reason: In the interests of securing sustainable development in accordance with the aims of Policy 1 - Climate Change of the Aligned Core Strategy Part 1 Local Plan 2014 and the Councils Reduction of Carbon in New Development Supplementary Planning Document (2025).</i></p> |
| 21. | <p>The developer shall provide certification that the noise mitigation measures contained within section 7 of the Hoare Lea noise report have been installed in the relevant plots overlooking the railway sidings to the west and Stapleford Road to the East prior to occupation.</p> <p>Reason: To protect occupants from excessive environmental noise and in accordance with Policy 17 of the Part 2 Local Plan 2019.</p>                                                                                                                                                                                                                                                                     |
| 22. | <p>Off-Site Highway Mitigation Schemes</p> <p>[Insertion of a condition requiring submission/implementation of off-site highways mitigation proposed in the Appellants Transport Assessment – exact wording to be confirmed following completion of modelling exercise and consideration of evidence]</p>                                                                                                                                                                                                                                                                                                                                                                                          |
| 23. | <p>Statutory Biodiversity – Deemed Condition</p> <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</p>                                                                                                                                                                                                                                                                                                                                                 |

and in England is deemed to have been granted subject to the condition (the biodiversity gain condition) that development may not begin unless:

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

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

**Key Requirements:**

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 BNG Metric received by the Local Planning Authority on 2 April 2025, prepared by FPCR.

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,

Template available here;

<https://publications.naturalengland.org.uk/publication/5813530037846016>

Notice in writing shall be given to the Council when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.

No part of the development hereby approved shall be occupied until:

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

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

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.

*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.*