



Mr Charlie Mayer
Arcadis
4 Piccadilly Place
Manchester
M1 3BN

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Full Planning Permission

NOTICE OF DECISION

Application No: 25/01302/FUL

Applicant: National Grid Electricity Transmission Plc

Agent: Mr Charlie Mayer

Proposal: Erection of a 400kV Air Insulated Switchgear (AIS) Substation with one 400/275kV Supergrid Transformer (SGT) and One 400/33kV SGT and Construction of 16 Bays, Gentries, Control and Amenities Building, Permanent Access Road, Diesel Generator, Parking, Drainage, Lighting and CCTV Landscaping and Biodiversity Enhancement and Security Fencing.

Site Address: Land Adjacent To High Marnham Power Station
Power Station Access Fledborough Road High
Marnham Nottinghamshire

The Council have considered the application and hereby **GRANT PLANNING PERMISSION** subject to the conditions which have been imposed for the reasons set out below:

CONDITIONS:

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

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- o Plan ref: PDD-203717-LAY-301 Revision P06 (Location Plan, published 20/11/2025
- o Plan ref: PDD-203717-LAY-330 Revision P03 (Overall Layout), published 27/11/2025
- o Plan ref: PDD-203717-LAY-344 Revision P03 (Block Plan), published 27/11/2025
- o Plan ref: PDD-203717-LAY-333 Revision P03 (Proposed Site Layout Plan), published 27/11/2025
- o Plan ref: PDD-203717-LAY-348 Revision P02 (Access Road Layout, Long Section & Details), published 20/11/2025
- o Plan ref: PDD-203717-LAY-343 Revision P03 (Control and Amenities Building Layout), published 20/11/2025
- o Plan ref: PDD-203717-ELE-322 Revision P02 (Overall Elevations Sheet 1), published 20/11/2025
- o Plan ref: PDD-203717-ELE-323 Revision P02 (Overall Elevations Sheet 2), published 20/11/2025
- o Plan ref: PDD-203717-ELE-324 Revision P03 (Building Elevations Sheet 1), published 20/11/2025
- o Plan ref: PDD-203717-ELE-325 Revision P03 (Building Elevations Sheet 2), published 20/11/2025
- o Plan ref: PDD-203717-ELE-326 Revision P02 (Building Elevations Sheet 3), published 20/11/2025
- o Plan ref: PDD-203717-LAY-331 Revision P02 (External Lighting Layout Plan Sheet 1), published 20/11/2025
- o Plan ref: PDD-203717-LAY-332 Revision P01 (External Lighting Layout Plan Sheet 2), published 20/11/2025

Reason: For the avoidance of doubt and to ensure the development is carried out to an acceptable standard of design in accordance with Policy ST33 of the Bassetlaw Local Plan.

3. There shall be no commencement of the development hereby permitted until a phasing plan showing the location of each Development Phase and including details of the order in which the Development Phases will be commenced has first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details throughout the construction phases of development.

Reason: In the interests of protecting amenity, highways safety, and the local environment in accordance with Policies ST38, 46, ST50 and ST52 of the Bassetlaw Local Plan.

4. There shall be no development of any phase until a Construction Environmental Management Plan (CEMP) has first been submitted to and approved in writing by the Local Planning Authority for that phase.

The CEMP shall include, but shall not be limited to, the following:

- a) The role and responsibilities of an ecological clerk of works (ECoW) or similarly competent person.
- b) Method statements to protect protected and notable species during construction including pre-works checks
- c) Method statements to protect any retained on-site habitats (including how any temporarily impacted habitats will be reinstated)

- d) Details of specific tasks or areas on site that will require ecologist supervision of works
- e) Details of works limits and locations of compounds and lay-down areas
- f) Pollution prevention measures with respect to chemical storage and use, including refuelling
- g) Biosecurity protocols
- h) Details of dust management and suppression
- i) Details of temporary site illumination during the construction period
- j) Use of protective fences, exclusion barriers and warning signs.
- k) Details of ecological surveys (such as nesting bird, badger, and invasive non-native species etc.) that need to be conducted prior to commencement of construction activities.
- l) Details of methods and a timetable for post construction restoration/reinstatement of temporary working areas

Thereafter, the construction of the development shall only be carried out in full accordance with the approved details, unless first agreed in writing by the Local Planning Authority.

Reason: To prevent adverse impacts to on-site and off-site biodiversity features during construction of the development, in accordance with Policy ST38 of Bassetlaw District Council Local Plan.

5. There shall be no commencement of the development hereby permitted until a Construction Method Statement (CMS) for the development shall be submitted to and approved in writing by the Local Planning Authority.

The CMS shall include details of:

- o On-site noise reduction methods
- o Layout of the construction access
- o Waste audit
- o Location of and access to the contractors' compound
- o Parking of vehicles of site operatives and visitors
- o Loading and unloading of plant and materials
- o Storage of plant and materials used in constructing the development
- o Erection and retention of security hoarding including decorative displays and facilities for public viewing, where appropriate
- o Wheel washing facilities and suitable surface water drainage to be provided at the entrance to the site
- o Measures for the removal of mud and debris from the highway
- o Site Manager contact details and public complaints procedure

Reason: In the interests of residential amenity and highway safety in accordance with Policies 46 and ST53 of the Bassetlaw Local Plan.

6. There shall be no commencement of the development hereby approved until a Construction Traffic Management and Routing Plan (CTMP) has first been submitted to and approved in writing by the Local Planning Authority.

This shall detail HGV and large vehicle (over 3.5 tonnes) frequencies and routes to and from the site and how this will be communicated to drivers. The CTMP shall include:

- o Monitoring of the approved arrangements during the construction of the development. This will require monitoring/recording of all workforce/deliveries movements and this information to be available to the Local Highway Authority, on

request, so this can be used as a representation for similar future works. (Rolling record of types and numbers - multiply & single occupancy vehicles - no of workers - arrival/departure times etc).

- o Ensuring that all drivers of vehicles under the control of the applicant are made aware of the approved arrangements.
- o The disciplinary steps that will be exercised in the event of a default.
- o Localised Traffic Marshalling arrangements.
- o Appropriate temporary route signage and arrangements to limit movements on undesignated roads. Temporary warning of site access/egress point. These details are to be approved by the Local Highway Authority and erected advising drivers of the vehicle routes agreed/restricted. Any TTRO speed limit reductions or temporary signals.
- o Provision of welfare facilities, hard surfaced & drained car parking spaces, loading and unloading areas, turning, and dedicated material storage within the site.
- o Provision of 2 dedicated car parking spaces fitted with an electric vehicle fast charging point (minimum specification - 7w Mode 3 with Type 2 connector, 230v AC 32 Amp single phase dedicated supply).
- o Out of hours emergency contact details for the principal contractor displayed in a prominent position for public awareness and health and safety reasons.
- o The applicant should include a contingency paragraph in the CTMP which would allow for the Local Planning Authority/Local Highway Authority to request the applicant/operator reviews the routing strategy and implements measures to use other permitted alternative/routes to be agreed with the Local Planning Authority, if problems are being experienced.
- o Measures for escorting and management of Abnormal Indivisible Loads (AIL's).
- o Public Rights of Way management strategy/plan for walking and cycling infrastructure affected.

The development shall be carried out in full accordance with the approved details throughout the construction phase of development.

Reason: To ensure the development does not have a detrimental impact on highways safety, in accordance with Policy ST53 of the Bassetlaw Local Plan and Chapter 9 of the National Planning Policy Framework.

7. The number of vehicles exceeding 3.5 tonnes gross vehicle weight entering/leaving the site in connection with the construction of the development shall not exceed a maximum of 50 HGVs per day (100no. 2-way movements per day).

The applicant shall retain a rolling daily record of all vehicle movements (HGV's, LGV's and cars) to and from the site until the scheme is complete. These records shall include details of the origin/destination/purpose of attendance and be supplied to the Local Planning Authority within 10 working days of a request.

Reason: To ensure the development does not have a detrimental impact on highways safety, in accordance with Policy ST53 of the Bassetlaw Local Plan and Chapter 9 of the National Planning Policy Framework.

8. All vehicles transporting materials to and from the site shall be fully covered with sheeting or otherwise sealed prior to them leaving the application site and entering the public highway for the lifetime of the development.

Reason: To ensure the development does not have a detrimental impact on highways safety, in accordance with Policy ST53 of the Bassetlaw Local Plan and Chapter 9 of the National Planning Policy Framework.

9. No development of any phase shall commence until a Construction Surface Water Drainage Plan has first been submitted to and approved in writing by the Local Planning Authority for that phase. The Plan shall set out measures to control surface water runoff and prevent pollutant leachate into groundwater and the local aquatic environment from the site. The development shall be carried out in full accordance with the approved details throughout the construction phase of development.

Reason: To ensure suitable temporary drainage is provided and that the site does not pose any risk to the local water environment, in accordance with Policies 47, ST50 and ST51 of the Bassetlaw Local Plan and Chapters 14 and 15 of the National Planning Policy Framework.

10. No development of any phase shall commence until a Soil Management Plan has first been submitted to and approved in writing by the Local Planning Authority for that phase. The SMP shall detail the soil resource present (including Best and Most Versatile land) and how it will be carefully handled, transported, stockpiled and re-used to protect and conserve the soil resources for future use. The development shall be carried out in accordance with the approved details throughout the construction phase of development.

Reason: To protect Best and Most Versatile land, in accordance with Policy ST49 of the Bassetlaw Local Plan and Paragraph 187 of the National Planning Policy Framework.

11. A verification report demonstrating the completion of works in accordance with the CL:ARE Definition of Waste: Development Industry Code of Practice and Condition 12 of this decision notice, and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority prior to the first operational phase of the development. The report shall include results of sampling and testing to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any risk to human health or the local water environment, in accordance with Policies 47 and ST51 of the Bassetlaw Local Plan and Chapters 12, 14 and 15 of the National Planning Policy Framework.

12. There shall be no commencement of any phase of the development hereby permitted until a Site Waste Management Plan has first been submitted to and approved in writing by the Local Planning Authority for that phase. The Plan shall detail how all waste generated from the construction and operation of the development will be managed, minimised, segregated, disposed of and re-used and/or recycled.

The development shall be carried out in accordance with the approved details throughout the construction phase of development.

Reason: In the interests of protecting amenity and the local environment, in accordance with Policies 46 and 47 of the Bassetlaw Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

13. No development of any phase shall commence until a programme for archaeological evaluation has first been submitted to and approved in writing by the Local Planning Authority for that phase.

The programme shall detail the scope of proposed evaluation work, its timings, and objectives and be drawn up by and thereafter undertaken by suitably experienced archaeologists from a professionally accredited archaeological organisation. The programme should make provision for the Local Planning Authority's archaeological advisors to be informed of works and to be allowed access to the site. The findings of the evaluation shall thereafter be published and submitted in writing to the Local Planning Authority.

Reason: In the interests of bettering the understanding of the site's history and archaeology, in accordance with Policy 41 of the Bassetlaw Local Plan and Chapter 16 of the National Planning Policy Framework.

14. No development of any phase shall take place other than in accordance with an Archaeological Mitigation Strategy (AMS) which shall first be submitted to and approved in writing by the Local Planning Authority following the completion of the archaeological evaluation in accordance with Condition 13 of this Decision Notice. The AMS shall include provision for any mitigation or monitoring work, as informed by the archaeological evaluation, to be carried out by a suitably qualified archaeologist or archaeological organisation and shall include provision for the excavation/preservation of archaeological features as appropriate to their level of significance, to be approved in writing by the Local Planning Authority.

An archaeological management plan will be required for any archaeological features preserved in-situ. A written report detailing the results and post investigation assessments of any archaeological works shall thereafter be submitted to the Local Planning Authority and for local publication within a timeframe to be first approved in writing by the Local Planning Authority. No development of any phase shall take place other than in accordance with the approved AMS.

Reason: In the interests of bettering the understanding of the site's history and archaeology, in accordance with Policy 41 of the Bassetlaw Local Plan and Chapter 16 of the National Planning Policy Framework.

15. There shall be no commencement of the development hereby permitted until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has first been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP
- b) 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
- c) 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
- d) the monitoring methodology and frequency in respect of the created or enhanced habitat

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

16. The operational phase of development shall not commence until:

- a) the habitat creation and enhancement works set out in the approved Habitat Management and Monitoring Plan (HMMP) have first been completed; and
- b) a completion report, evidencing the completed habitat enhancements, has first 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 in writing to the Local Planning Authority in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

17. No development of any phase shall commence until a scheme that includes the following components to deal with the risks associated with contamination of the site have each first been submitted to and approved in writing by the Local Planning Authority for that phase:

- 1) A preliminary risk assessment which has identified all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved prior to the first use of the development.

Reason: To ensure that the site does not pose any risk to human health or the local water environment, in accordance with Policies 47 and ST51 of the Bassetlaw Local Plan and Chapters 12, 14 and 15 of the National Planning Policy Framework.

18. Prior to the operational phase of the development hereby permitted, a contaminated land verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall first be submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved prior to the first use of the development.

Reason: To ensure that the site does not pose any risk to human health or the local water environment, in accordance with Policies 47 and ST51 of the Bassetlaw Local Plan and Chapters 12, 14 and 15 of the National Planning Policy Framework.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified in the scheme approved pursuant to Condition 17, it must be reported immediately to the Local Planning Authority. Thereafter, an appropriate investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation strategy must be prepared and submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved prior to the operational phase of the development.

Reason: To ensure that the site does not pose any risk to human health or the local water environment, in accordance with Policies 47 and ST51 of the Bassetlaw Local Plan and Chapters 12, 14 and 15 of the National Planning Policy Framework.

20. Piling using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority and on the basis of a robust foundation risk assessment that shall be first submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not harm groundwater resources in line with Policy ST51 of the Bassetlaw Local Plan and Paragraphs 196 and 198 of the National Planning Policy Framework.

21. Prior to the installation of any surface water drainage system for the operational phase of the development, a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment and Drainage Strategy (ref: B2441B05-JAC-HM-XX-RP-C-02317 Version P03, dated 11/11/2025), shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- o 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.
- o 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.
- o Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.
- o No surcharge shown in a 1 in 1 year.
- o No flooding shown in a 1 in 30 year.
- o For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.
- o 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.
- o Details of STW approval for connections to existing network and any adoption of site drainage infrastructure.
- o Evidence of approval for drainage infrastructure crossing third party land where applicable.

- o 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.

The scheme shall be implemented in full accordance with the approved details prior to completion of the development.

Reason: To ensure the appropriate management of flood risk and provide a sustainable surface water drainage strategy, in accordance with Policy ST50 of the Bassetlaw Local Plan and Chapter 14 of the National Planning Policy Framework.

22. No development of any phase shall commence until full details of the permanent foul water drainage have first been submitted to and approved in writing by the Local Planning Authority for that phase. These details shall include the location, type, design, size, capacity, and maintenance and emptying schedule of a foul water cesspool. The development shall be carried out in full accordance with the approved details prior to its first use.

Reason: To ensure the appropriate provision of foul water drainage, in accordance with Policy ST50 of the Bassetlaw Local Plan and Chapter 14 of the National Planning Policy Framework.

23. There shall be no commencement of the development hereby permitted until a baseline condition survey of Main Street, High Marnham has first been undertaken. The survey shall include a plan, along with photographic evidence detailing the existing condition of its surface, any verges, fences, and any trees and hedgerows. The survey shall extend from the access/junction for a minimum of 215 metres (the Sight Stopping Distance (SSD) according to the speed limit of the road) in both directions, according to the speed limit of the road.

Reason: To ensure the development does not have a detrimental impact on highways safety, in accordance with Policy ST53 of the Bassetlaw Local Plan and Chapter 9 of the National Planning Policy Framework.

24. Within 3 months of the completion of the development, a second road condition survey for the same area of highway pursuant to Condition 23 of this Decision Notice shall be submitted to and approved in writing by the Local Planning Authority.

This shall report any defects and/or damage reasonably attributed to the construction of the development and propose a scheme of remedial works. The remedial works shall be carried out at the applicant's expense and in accordance with the approved details within 3 months of the first operation of the development.

On completion of the construction works, the applicant shall cleanse the whole public highway including emptying and recharging road gullies for 215 metres either side the main access to the site.

Reason: To ensure the development does not have a detrimental impact on highways safety, in accordance with Policy ST53 of the Bassetlaw Local Plan and Chapter 9 of the National Planning Policy Framework.

25. There shall be no commencement of the development hereby permitted until an Arboricultural Method Statement has first been submitted to and approved in writing by the Local Planning Authority. The AMS shall detail all tree protection measures to be installed

on-site and shall be informed by the Arboricultural Impact Assessment (Appendix S of the Environmental Appraisal Report, dated 19/11/2025). The development shall be carried out in accordance with the approved details throughout the construction phase of development.

Reason: To ensure the protection of existing trees and hedgerows within the site, in accordance with Policy ST39 of the Bassetlaw Local Plan.

26. Prior to the commencement of works on the substation compound, the construction access road shall first be completed to binder course.

Reason: To ensure construction traffic can safely enter the site and does not prevent the free flow of traffic on the local highway network, in accordance with Policy ST53 of the Bassetlaw Local Plan and Chapter 9 of the National Planning Policy Framework.

27. There shall be no commencement of any above ground works until details of all external materials to be used in the development have been first submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approval details prior to its first use.

Reason: To ensure a satisfactory visual appearance in accordance with Policies ST33 and ST35 of the Bassetlaw Local Plan and Chapter 12 of the National Planning Policy Framework.

28. No development shall take place (including vegetation/site clearance) until a Precautionary Working Method Statement (PWMS) for nest birds has first been submitted to and approved in writing by the Local Planning Authority.

The approved PWMS shall be implemented in full according to the specified timescales, unless otherwise first agreed in writing by the Local Planning Authority.

Where vegetation removal within the nesting bird season cannot be avoided, a suitably qualified Ecological Clerk of Works will complete an ecological watching brief comprising nesting bird checks within 24 hours prior to removal. If nesting birds are present, an appropriate exclusion zone shall be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones whilst nesting birds are present.

Reason: in the interests of protecting ecology and biodiversity in accordance with Policy ST38 of the Bassetlaw Local Plan and Chapter 15 of the National Planning Policy Framework.

29. Should any invasive species, as identified under the Wildlife and Countryside Act 1981, be identified on-site, an invasive non-native species protocol shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation removal works. The protocol shall detail the containment, control and removal of the invasive non-native species and the measures shall be carried out in accordance with the approved scheme.

Reason: It is an offence under the Wildlife and Countryside Act 1981 to introduce plant or cause to grow wild any plant listed on Schedule 9 Part 2 of the Act and prevent further spread of the plant which would have a negative impact on biodiversity and existing or proposed landscape features.

30. Prior to installation, a faunal species enhancement strategy shall first be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of all physical measures to be introduced within the site to promote faunal species activities (such as bird and bat boxes, invertebrate hotels, small mammal habitat creation etc.). The development shall be carried out in full accordance with the approved details prior to its first use.

Reason: In the interests of faunal biodiversity, in accordance with Policy ST38 of the Bassetlaw Local Plan and Chapter 15 of the National Planning Policy Framework.

31. Notwithstanding the submitted information, prior to installation full details of a hard and soft landscaping strategy and management plan shall first be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following information:

Proposed Soft Landscape Details

- a) Measures for ground preparation and cultivation
- b) Earthworks and ground profiling, including proposed earth bunds, finish levels and contours
- c) Details and locations of all planting to include native species, seed mixes, location, size, planting density and number and protection measures during establishment
- d) Details of any Sustainable Urban Drainage (SUDs) features to be incorporated into the landscape (e.g. swales, ponds, underground storage crates)

Proposed Hard Landscape Details

- e) Specification of materials for all hard surfaces including vehicular and working areas
- f) Details of all new hard boundary treatments
- g) Details of all proposed site security measures
- h) Details of CCTV infrastructure and locations

Implementation and Retention

- i) An implementation programme setting out timescales for the completion of all landscape works
- j) A Landscape Management Plan, stating management responsibilities and a schedule of retention and monitoring operations for all landscaped areas for a minimum of 10 years following implementation

The development shall be carried out in full accordance with the approved details prior to the operational phase of the development or during the first available planting season (whichever is sooner) and shall be retained and maintained as such thereafter.

Reason: To provide and maintain visual and ecological enhancements to the site, in accordance with Policies ST33 and ST35 of the Bassetlaw Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

32. Prior to installation, full details of all external lighting to be used within the development shall first be submitted to and approved in writing by the Local Planning Authority. The details shall include specifications for the lighting proposed, its location and

position within the site, height and levels of illumination proposed. The details shall also specify that any external lighting includes cowling, or other similar device, to ensure that the lighting only illuminates the site directly. The development shall be carried out in accordance with the approved details prior to its first operation, and shall retained as such thereafter.

Reason: In the interests of safeguarding amenity, landscape character and protected species, in accordance with Policy ST35, ST38 and 46 of the Bassetlaw Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

33. Except in case of emergency, construction operations should not take place on site other than between the hours of:

- o 08:00 - 18:00 Monday to Friday
- o 08:00 - 13:00 on Saturdays
- o No working on Sundays or Public Holidays

At times when operations are not permitted, work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority should be notified at the earliest opportunity of the occurrence of any such emergency, and a schedule of essential work shall be provided.

Reason: In the interest of residential amenity in accordance with Policies 46 and ST53 of the Bassetlaw Local Plan.

34. The development shall be carried out in accordance with the ecological control and monitoring measures set out in Section 4.3 of the Environmental Appraisal Report (dated 19/11/2025) throughout the construction and operational phases of development.

Reason: In the interests of protected designated habitat sites, protected species and biodiversity, in accordance with Policy ST38 of the Bassetlaw Local Plan and Chapter 15 of the National Planning Policy Framework.

35. The development shall be carried out in accordance with the flood risk control measures set out in Sections 8.3 and 8.5 of the Environmental Appraisal Report (dated 19/11/2025) throughout the construction and operational phases of development.

Reason: To ensure the appropriate management of flood risk and the local aquatic environment, in accordance with Policy ST50 of the Bassetlaw Local Plan and Chapter 14 of the National Planning Policy Framework.

36. The development shall be carried out in accordance with the contaminated land control and monitoring measures set out in Sections 9.3 and 9.5 of the Environmental Appraisal Report (dated 19/11/2025) throughout the construction and operational phases of development.

Reason: To ensure that the site does not pose any risk to human health or the local water environment, in accordance with Policies 47 and ST51 of the Bassetlaw Local Plan and Chapters 12, 14 and 15 of the National Planning Policy Framework.

37. The development shall be carried out in accordance with the noise control measures set out in Sections 10.3 and 10.4 of the Environmental Appraisal Report (dated 19/11/2025) throughout the construction and operational phases of development.

Reason: To protect the aural environment, in accordance with Policy 46 of the Bassetlaw Local Plan and Chapter 15 of the National Planning Policy Framework.

38. The development shall be carried out in accordance with the highways safety construction control measures set out in Section 11.4 of the Environmental Appraisal Report (dated 19/11/2025) throughout the construction and operational phases of development.

Reason: To ensure the development does not have a detrimental impact on highways safety, in accordance with Policy ST53 of the Bassetlaw Local Plan and Chapter 9 of the National Planning Policy Framework.

39. The development shall be carried out in accordance with the soil and materials management construction control measures set out in Section 12.3 of the Environmental Appraisal Report (dated 19/11/2025) throughout the construction and operational phases of development.

Reason: To ensure the appropriate management of best and most versatile land and that the site does not pose any risk to human health, in accordance with Policies 47 and ST49 of the Bassetlaw Local Plan.

40. The development shall be carried out in accordance with the pollution control measures set out in Sections 13.3 and 13.5 of the Environmental Appraisal Report (dated 19/11/2025) throughout the construction and operational phases of development.

Reason: In the interests of protecting amenity, in accordance with Policy 46 of the Bassetlaw Local Plan and Chapter 15 of the National Planning Policy Framework.

NOTES

1 IMPORTANT INFORMATION - Biodiversity Net Gain

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

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

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

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

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

Information on how to prepare and submit a Biodiversity Gain Plan can be found at <https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>.

The Effect of Section 73D of the Town and Country Planning Act 1990

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

Those circumstances are that the conditions subject to which the Section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

If any conditions attached to the new planning permission granted under Section 73 do affect the post development biodiversity value, then a Biodiversity Gain Plan for the new permission must be submitted and approved prior to the commencement of the permission.

2 Pre-Commencement Conditions

Part 6 Section 35(1)(a)(ii) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) requires that local planning authorities provide written reasons in the decision notice for imposing planning conditions that require particular matters to be approved before development can start. Some of the conditions of this permission require(s) matters to be approved before development starts. In this instance the conditions are justified because:

- (i) The details required under the abovementioned conditions are fundamental to the acceptability of the subsequent building works.
- (ii) The details required under the abovementioned conditions are necessary to ensure that public safety and/or amenity are protected during the subsequent building works.

3 Other Regulatory Requirements

The applicant is advised that this decision relates to planning permission only and other approvals may be required by other departments of the Council, County Council or other relevant bodies/statutory undertakers. It is the applicant's responsibility to ensure they have the correct approvals in place prior to commencement.

STATEMENT

The Local Planning Authority has worked positively and proactively with the applicant to seek solutions to problems arising from the application and as such planning permission/consent is granted on the basis of amendments to the originally submitted application.

Date: **23 June 2026**

Abbie Marwood
Head of Planning and Place

Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached

Grant of Planning Permission

Application Number: 25/01302/FUL

This permission/approval/consent is given only under the Town and Country Planning Acts. It does not give approval under the Building Regulations.

If you are aggrieved by the decision of the District Planning Authority to grant permission/approval/consent subject to conditions, then you can appeal to the Secretary of State for the Environment.

If you want to appeal and your application was not for *householder development, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. An appeal in respect of an advertisement application must be made within eight weeks.

If you wish to appeal for a *householder development, you must do so within 12 weeks of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider the appeals solely because the local planning authority based its decision on a direction given by him.

If either the District Planning Authority or the Secretary of State for the Environment grants permission/approval/consent subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonable beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions by the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

* Householder application means – (a) an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, **but does not include** – an application for change of use; an application to change the number of dwellings in a building.

Other Acts and non-planning legislation may apply for example Right to Light or Party Wall Act etc. 1996, it is your responsibility to comply.