

Development Management  
Planning Department  
Rushcliffe Borough Council  
Rushcliffe Arena  
Rugby Road  
West Bridgford  
Nottingham  
NG2 7YG

Monday 26<sup>th</sup> July 2021

Dear Sir or Madam,

**RE: DISCHARGE OF CONDITIONS (18/02515/FUL) 12, 13, 14**  
**LAND OFF BUNNY LANE, KEYWORTH NOTTINGHAMSHIRE NG12 5LP**  
**APPLICANT: BLOOR HOMES LTD**

Following recent email exchanges and meetings, please find submitted a Discharge of Conditions Application on the Planning Portal (PP-10059976) on behalf of Bloor Homes Ltd. The application seeks approval from Rushcliffe Borough Council ('RBC') for the following conditions to be discharged:

**Condition 12**

*Prior to the commencement of the development hereby permitted a scheme of on plot (excluding private rear gardens) and public open space landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include:*

- *Planting plans;*
- *Written specifications including cultivation and other operations associated with tree, plant and grass establishment;*
- *A schedule of plants noting species, plant sizes and proposed numbers/densities;*
- *Existing landscape features such as trees, hedges and ponds to be retained accurately plotted (where appropriate);*
- *Existing and proposed finished levels (to include details of grading and contouring of earthworks and details showing the relationship of proposed mounding to existing vegetation and surrounding landform where appropriate);*
- *A timetable/phasing for implementation and completion of the landscaping scheme;*
- *A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas (including a scheme for protecting 4m emergency link along plots 221 200-201)*
- *Details of how the landscape proposals comply and compliment with the ecological requirements under condition 14; and*
- *Details of the footpath/cyclepath connections within the wider site area and to Croft Road and Bunny Lane and the fields to the north.*

*The approved scheme shall be carried out in accordance with the approved details and implemented and completed in accordance with the approved timetable. If within a period of five years from the date of the soft planting pursuant to this condition that soft planting is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, shall*

Bloor Homes Midlands is a division of Bloor Homes Limited. 7 Calico Business Park, Sandy Way, Amington, Tamworth, Staffordshire B77 4BF  
T 01827 302000 F 01827 302001. mids@bloorhomes.com

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*be replaced by planting as originally approved, unless the Local Planning Authority gives its written approval to any variation. This replacement variation shall be undertaken before the end of the first available planting season (October to March inclusive for bare root plants), following the removal, uprooting, destruction, or death of the original trees or plants.*

As you are aware, Bloor Homes Ltd submitted detailed landscaping plans (Dwg.nos M127-L5-001K, M127-L5-002J, M127-L5-003J, M127-L5-004G, M127-L5-005G and M127-L5-006I) and a Landscape Management Plan ('LMP') which was received by RBC on the 23<sup>rd</sup> October 2020 and 19<sup>th</sup> November 2020 respectively. Following receipt of the Council's letter dated 25<sup>th</sup> May 2021 (planning ref: 20/02100/DISCON) we have reviewed the Landscape Officer's, Sustainability Officer's, and Community Development Manager's comments and made all the recommended changes.

We have also taken the opportunity to revise the information shown on the landscaping drawings to seek to regularise the proposed regrading and contouring of the northern public open space area to accommodate surplus arisings (some 9,750m<sup>3</sup>) from the construction areas, per bullet point 6 of Condition 12. Retaining these surplus arisings within the public open space will avoid this material having to be exported from site to tip, which we estimate would result in some 1,200 two HGV movements to and from the site (assuming an 8m<sup>3</sup> load per HGV). Clearly it would be preferable from an environmental perspective to retain these surplus arisings on site as proposed. As requested, we have sought advice from our heritage, ecology and arboricultural advisers to confirm there are no issues from their perspective in retaining the materials on site- relevant correspondence is included in the submitted material.

Please find submitted as part of this DoC application the following for your consideration:

- Drwg.no MI127-LS-001t (Site Landscaping);
- Drwg.no MI127-LS-002s (Site Landscaping);
- Drwg.no MI127-LS-003p (Site Landscaping);
- Drwg.no MI127-LS-004m (Site Landscaping);
- Drwg.no MI127-LS-005o (Site Landscaping);
- Drwg.no MI127-LS-006q (Site Landscaping and Specification);
- Drwg.no MI127-LS-009 (Site Landscaping and Play Area);
- Drwg.no MI127-LS-010b (Site Landscaping and Play Area);
- Drwg.no MI127-LS-011 (Site Landscaping and Screening);
- Drwg.no MI127-LS-TREE DIST
- Overall Plan
- Keyworth Landscape Management Plan
- MI127-EN-130B (Misc Engineering + Cut and Fill Sheet 1)
- MI127-EN-132D (Misc Engineering + Cut and Fill Sheet 2)

### **Condition 13**

*Prior to the occupation of any dwelling hereby approved, details of the equipped play area and natural play area shall be submitted to the Local Planning Authority for written approval. Each area shall include a minimum of 5 pieces of equipment/play features with ancillary equipment. The equipment in the equipped play area shall replicate, rocking, sliding, swinging, rotating and imaginative play and be designed taking into account the Fields Trust National Playing Fields Association General Principles Guidance and the topography of the site. The total area of equipped play should be a minimum of 0.13*

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*hectares. The development shall be implemented in accordance with the approved details and the play area and their provision shall be in accordance with the phasing submitted and approved in condition 4.*

As part of the same Discharge of Conditions application as above (planning ref: 20/02100/DISCON), Bloor Homes Ltd. submitted play area designs and equipment (Dwg.nos MI127-LS-009 and MI127-LS-010) for RBC's consideration. Following receipt of the decision notice and review of the Community Development Manager's (Derek Hayden) comments, we sent revised play area designs directly to Derek Hayden. In an email dated 17<sup>th</sup> June 2021, Derek confirmed the scheme was acceptable with regards to play provision. Please find submitted as part of this DoC application the following plans to satisfy this condition:

- Dwg.no MI127-LS-009 (Site Landscaping and Play Area);
- Drwg.no MI127-LS-010b (Site Landscaping and Play Area)

#### **Condition 14**

*No development shall take place until a Landscape and Ecology Management Plan (LEMP) is submitted to and approved in writing by the local planning authority. The LEMP shall have full regard to the mitigation and enhancements together with the summary and conclusions of the Ecological Assessment dated October 2018 (6633.EcoAss.vf1) by Ecology Solutions Ltd (or as amended/updated as part of the discharge of other conditions) and shall include:*

- *Details of habitat creations and enhancement of hedgerows;*
- *Bird and bat boxes shall be integrated into the building fabric (the former targeting house sparrow, starling and swift) into the fabric of a proportion (circa 20%) of the proposed dwellings/their garages;*
- *Ongoing management of the SUDS and landscaped areas for the benefit of wildlife and biodiversity;*
- *The plan will detail the formal management agreement, aftercare and monitoring of the retained and newly created habitats on the site and shall their ongoing maintenance;*
- *A pre-commencement walkover survey for badgers by an appropriate ecologist; and*
- *If the Ash tree, with potential as a bat roost is to be removed, it should be surveyed by an appropriate ecologist prior to works and any recommendations followed.*

*The development shall be undertaken in accordance with the approved LEMP.*

Bloor Homes Ltd received the Decision Notice for the DoC application (planning ref: 20/02101/DISCON) on 26<sup>th</sup> May 2021 that confirmed condition 14 was satisfactory, however could not be discharged due to the subsequent NMA applications that had been submitted (planning refs: 20/01721/NMA; 20/02432/NMA; 21/00553/NMA; 21/00685/NMA). The LEMP has since been updated to account for the NMA applications for consistency purposes. The appended Landscape Plan has been updated in the LEMP, but the content within the report remains applicable to the amended landscape proposals. Please find submitted as part of this DoC application 6633.LEMP.vf3 for RBC's consideration.

I trust this information submitted for this application is sufficient to satisfy conditions 12, 13 and 14. I look forward to receiving confirmation of the validation of this discharge of conditions application. If you require further information, please do not hesitate to contact me.

Yours faithfully,



**Kate Fell MRTPI**  
**Planning Manager**

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