

19.11.2025

18th November 2025

Ashfield District Council
Council Offices
Urban Road
Kirkby in Ashfield
Nottinghamshire
NG17 8DA

Jones Lang LaSalle Ltd
Landmark 1 Oxford Street Manchester
M1 4PB

██████████
jll.co.uk

Our ref: OAK BNG Condition

11th November 2025

Dear Alex Bonser,

Application for approval of details reserved by the statutory Biodiversity Net Gain (BNG) condition attached to planning permission ref: V/2024/0463:

'Proposed Demolition and Redevelopment to Provide a New Educational Building with Sports Hall, Outdoor Sports Provision, Associated Parking and Landscaping.'

We write on behalf of our client(s) Wilmott Dixon in respect of the above site.

An application has been submitted today via Planning Portal (ref: PP-XXXX) seeking approval of details required by the statutory BNG condition attached to the planning consent for the above site (V/2024/0463) which was approved on 22nd October 2025.

Statutory BNG condition: *The statutory Biodiversity Net Gain objective of 10% applies to this planning permission and development cannot commence until a Biodiversity Gain Plan has been submitted (as a Discharge of Condition Application) to and approved in writing by Ashfield District Council.*

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.*

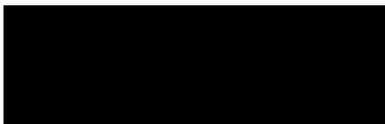
The information submitted to satisfy the Informative in respect of the above planning application V/2024/0463 is set out in the table below.

Condition	Information submitted
Statutory BNG condition	<ul style="list-style-type: none">- Biodiversity Gain Plan - Outwood Academy V10 (SQ-3474)- Outwood Academy - Habitat Management and Monitoring Plan v1 (SQ-3525)

I trust the information enclosed within this application is sufficient to satisfy statutory BNG condition relating to planning application ref: V/2024/0463 and would be grateful for your written confirmation of this in due course.

The planning fee of £383.00 service charge has been paid online by credit card via the Planning Portal.

Should you have queries, please do not hesitate to contact me.



Clarissa Forshaw-Murphy
Planner