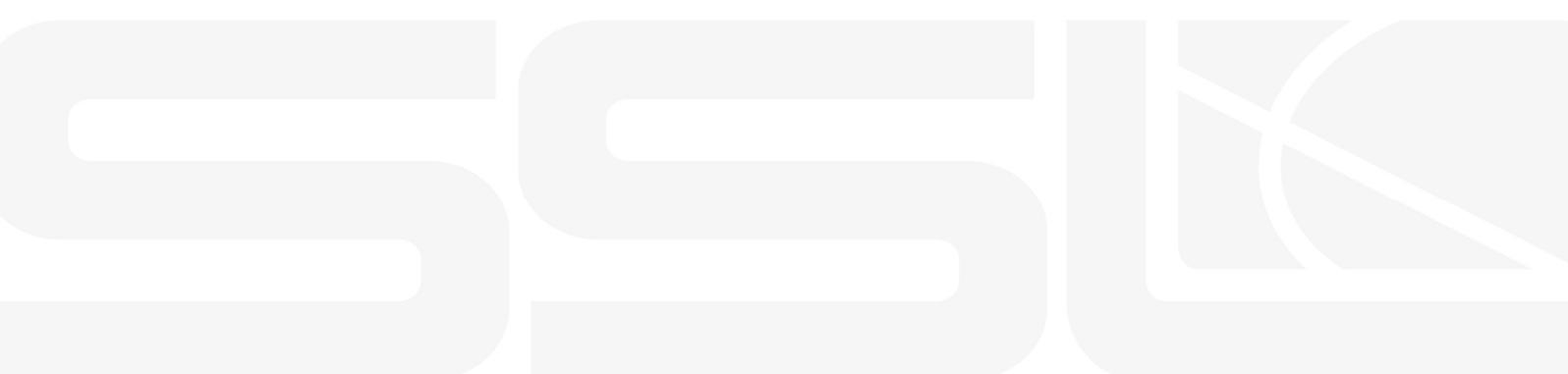


**24.11.2025**

## Sutton Lawn/Sutton Community Academy

Removal of 1no. 3G Artificial Grass Pitches (AGP) and creation of 2no. 3G Artificial Grass Pitches (AGP) with perimeter fencing, hardstanding areas, storage containers, floodlights and access footpaths

### Discharge of Planning Conditions



Document Control			
<b>Project</b>	Sutton Community Academy Sutton Lawn Pleasure Ground Lawn Avenue Sutton in Ashfield Nottinghamshire NG17 5FU		
<b>SSL project code</b>	SIS049		
<b>Document title</b>	Discharge of Planning Conditions		
<b>Document control</b>	<b>Revision</b>	<b>By</b>	<b>Date</b>
	First Issue	ME	13/11/2025

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SSL have been commissioned to complete site-specific survey works to date and collate further site information and details in order to assist in the discharge of the planning conditions placed on the permitted application for the removal of 1no. 3G Artificial Grass Pitches and Creation of 2no. 3G Artificial Grass Pitches with Perimeter Fencing, Hardstanding Areas, Storage Containers, Floodlights, Access Footpaths and Overflow Car Park at:

Sutton Community Academy  
Sutton Lawn Pleasure Ground  
Lawn Avenue  
Sutton in Ashfield  
Nottinghamshire  
NG17 5FU

This statement and supporting information are to be considered in order to discharge the planning informative 15 in relation to the planning application V/2024/0379.

### Informative 15

15.IMPORTANT: 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 conditions application) to and approved 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.

### Response –

It is the intention of the applicant to install the Biodiversity Net Gain mitigation within 3 years of completion of the development. All biodiversity mitigation measures shall be fully implemented as a single, comprehensive phase of works.

The expiration of the 3 years will commence following the completion of the proposed development.

The 30 years for which the biodiversity must be secured and maintained will not begin until installation of the biodiversity mitigation has been completed and the Local Planning Authority will be informed in writing at the time of completion.

Please also refer to the attached:

- Appendix K - Statutory BNG Metric Calculation - On-Site
- Appendix L - Statutory BNG Metric Cover Report
- Appendix M - Soft Landscaping Scheme REV02
- Appendix O – HMMP
- Biodiversity\_gain\_plan
- Sutton Lawn - BNG Metric Condition Assessments 02.05.25