

Hi all,

For indexing please.

Kind Regards,
Lara Murray

Technical Planning Officer
Ashfield District Council
Urban Road
Kirkby In Ashfield
NG17 8DA

Tel: (01623)457441
Email: lara.murray@ashfield.gov.uk

You will appreciate that the above comments are made at officer level only and do not prejudice any decision taken at a later date by the Council.

From: Beverley.Rhodes <Beverley.Rhodes@ashfield.gov.uk>
Sent: 23 December 2025 16:36
To: Lara.Murray <Lara.Murray@ashfield.gov.uk>
Subject: RE: V/2025/0707

Thanks Lara, I agree it is exempt from BNG but I would still recommend we have a Biodiversity Dear Lara, Enhancement condition for bird, bat and bee bricks. Was the biodiversity enhancement condition placed with the outline planning application. May I have a copy of that condition or a the planning number thanks Beverley

See condition below

“Prior to any construction above foundations level, a scheme of biodiversity enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, as a minimum, the incorporation of integrated (inbuilt) features within the new building for roosting bats and nesting swifts and the provision of hedgehog gaps in garden boundary fences. The enhancement scheme shall be implemented in accordance with the agreed details as construction proceeds and completed prior to the first occupation of the development.”

From: Lara.Murray <Lara.Murray@ashfield.gov.uk>
Sent: 23 December 2025 16:28

To: Beverley.Rhodes <Beverley.Rhodes@ashfield.gov.uk>
Subject: RE: V/2025/0707

Hi Beverley,

This one is familiar as it originally came in as a reserved matters which had a condition for BNG enhancements.

As they couldn't meet the requirements on the plot they have withdrawn the previous application and resubmitted as a full application for just the one plot. The application has always been for a self-build so it makes more sense for them to apply under a new application.

As such it is exempt from BNG as it is a self-built dwelling.

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From: Beverley.Rhodes <Beverley.Rhodes@ashfield.gov.uk>
Sent: 23 December 2025 12:01
To: Planning.Admin <planning.admin@ashfield.gov.uk>
Subject: RE: V/2025/0707

Dear Lara, Do you have any more information on this application. The site seems familiar but all I have is a bird box and site plan?

Thnaks Beverley Rhodes Ecologist?

From: planning.admin@ashfield.gov.uk <planning.admin@ashfield.gov.uk>
Sent: 17 December 2025 16:51
To: Beverley.Rhodes <Beverley.Rhodes@ashfield.gov.uk>; AssureEmail <AssureEmail@ashfield.gov.uk>
Subject: V/2025/0707
Importance: High

