

28/01/2026



Ashfield District Council

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UNITED KINGDOM

28 January 2026

Project/File: 333102286/A3/HH

Ashfield District Council
Development Management
Urban Road
Kirkby-In-Ashfield
Nottingham
NG17 8DA

VIA PLANNING PORTAL
Ref. PP-14140118

Dear Sir / Madam,

**LAND AT MANSFIELD ROAD, ANNESLEY, NOTTINGHAMSHIRE
DISCHARGE OF CONDITION 15 ATTACHED TO OUTLINE PLANNING PERMISSION REF:
V/2022/0360**

On behalf of our client, Sherwood Property Unit Trust (PLP) ('the Applicant'), we are pleased to submit an application for the discharge of Condition 15 attached to Outline planning permission reference V/2022/0360. The approved development comprises:

Outline application with all matters reserved except for access, for a logistics campus (B8), creation of a new access onto Willow Drive, associated earthworks, new structural green infrastructure and landscaping and other infrastructure works.

Condition 15 states that:

No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority.

The CEMP (Biodiversity) shall include the following: -

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones"*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (to include consideration of lighting) (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*

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*h) Use of protective fences, exclusion barriers and warning signs.
The approved CEMP (Biodiversity) shall be adhered to and implemented
throughout the construction period strictly in accordance with the approved details,
unless otherwise agreed in writing by the Local Planning Authority.*

The submitted Construction Environmental Management Plan (CEMP:Biodiversity) Rev A dated December 2025 and prepared by FPCR outlines the ecological management measures proposed to be undertaken during the construction phase of the development and provides sufficient information to successfully discharge condition 15 on a site-wide basis.

I trust the enclosed information will enable the above condition to be discharged promptly, but please do not hesitate to let me know should you require any additional information at this stage.

Yours sincerely

Hardeep Hunjan
STANTEC UK LIMITED

Hardeep Hunjan
Planning Associate