

TOWN AND COUNTRY PLANNING ACT

HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

DISTRICT:	Ashfield	Date Received	23/12/2025
OFFICER:	Sophie Sales		
PROPOSAL:	Application to vary condition 4 - drainage plans, 5 - remediation scheme, 6 - site boundary treatment and external lighting, 8 - delivery times, 10 - noise assessment, 12 - highway access works, of planning permission v/2022/0869	D.C. No.	V/2025/0712
LOCATION:	Former Hucknall Town Football Club, Watnall Road, Hucknall, Nottinghamshire, NG15 7LP		
APPLICANT:	Lidl Gb Ltd C/O Agent		

Condition 12 of V/2022/0869 reads

12. Details of the highways access works shall be submitted to and approved in writing by the Local Planning Authority and be fully implemented prior to the store opening. For avoidance of doubt, these works include the following:

- a) The site access and the junction with Watnall Road, as indicatively shown on VN91493/ D110 Rev E, to include a right turn ghost island with two pedestrian refuges with demountable street furniture.*
- b) The improvements to the A611 roundabout, as indicatively shown on VN91493/ D110 Rev E.*
- c) A 2.7 metre shared route to the west of the access.*

This condition was discharged by application V/2025/0317 on 22nd July 2025. The applicant is now seeking to reword condition 12 of V/2022/0869 to:

The highways access works as approved under application ref: V/2025/0317 and shown on the approved Proposed Access Plan and S278 General Arrangement Plan shall be fully implemented prior to the store opening. For avoidance of doubt, these works include the following:

- a) The site access and the junction with Watnall Road, as indicatively shown on VN91493/ D110 Rev E, to include a right turn ghost island with two pedestrian refuges with demountable street furniture.*
- b) The improvements to the A611 roundabout, as indicatively shown on VN91493/ D110 Rev E.*
- c) A 2.7 metre shared route to the west of the access*

In response to the amended wording for condition 12, it is unclear which drawing this refers to as drawing numbers have not been provided.

Please note that a section 278 under the Highways Act 1980 has been agreed by the Highway Authority and delivered by the applicant. The approved General Arrangement drawing for the site access is Ref: 22178-IN-908 Rev L

Therefore, further clarification is required as to which drawings the applicant is referring to so that this application can be fully reviewed.

EAS HDC – NCC

05/02/2026