

Beth Evans

From: Elizabeth Woodhouse
Sent: 19 August 2020 18:23
To: Laura.Gardner@newark-sherwooddc.gov.uk
Cc: David Potter (david.potter@geoffperryassoc.co.uk); Nicolle Skett (Nicolle.Skett@geoffperryassoc.co.uk); Chris Dwan; Rob Hannan (Robert.Hannan@keepmoat.com)
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe
Attachments: A871_17A_PARKING DIMS (LAYOUT REV N).pdf; FW: Eakring Road, Bilsthorpe; Bilsthorpe - Sales statement.pdf; Bilsthorpe - Market Research Report.pdf

Good Afternoon Laura,

Hope you are well.

Apologies for getting a response back to you sooner, I needed to get the relevant information to support our justifications. I have used the headings and summarised below each one.

Site allocation

We have a statement from the Retail purchaser which outlines their intentions now the full application been submitted along with their timescales. I have attached an email from our land department.

Housing Mix

We have attached a statement to justify the evidence behind the proposed housing mix for this scheme. It demonstrates the market need for 3 & 4 bed housing as we appeal to the wider market enticing people into Bilsthorpe, whilst also offering an affordable market housing family size options for the residents that already live within the area, considering the average earnings outlined. The range included as part of the proposed mix offer some of our most popular house-types and have all been successfully used at other Keepmoat developments elsewhere within the region. To help demonstrate the considered and informed approach followed in establishing the proposed mix and property types included in the proposed scheme, I have attached both the sales statement and market research report.

This has been highlighted more recently since there has been a shift in priority with working from home and the demand for 3 to 4 bed properties has increased as they offer more flexible spaces with additional room.

From a land perspective, we have had a lot of interests from RP's on this schemes for the affordable housing, whom have shown particular interest due to the range of 2beds included in the offer. These are RPs we have dealt with recently on previous schemes and generally they have been requesting a predominant 2bed housing mix affordable provision.

Landscape

Northern boundary: We will look into the northern boundary to try and soften that edge. We have also received the landscape comments which we will review all together.

Dwelling design

Keepmoat Homes is a reputable National Housebuilder and we pride ourselves on providing high calibre, affordable housing. Our focus is solely on the consumer wanting a balance between value and quality. We allow the opportunity for young people, couples and families to make that step onto the property ladder. As a result, our portfolio of house types differs to larger housebuilders due to our target market.

While the styles of our homes vary, they all demonstrate our innovative design philosophy. Creating practical, stylish and spacious homes that are perfectly suited to the demands of modern living with flexible spaces.

As a National housebuilder we know our market needs which has been lead from a sales perspective and since the National design space standards are not part of NSDC policy we did not consider this would be an issue. Although NSDC have not adopted the NDSS policy, we can demonstrate that the majority of the proposed types are NDSS 85% area compliant with several types meeting 100% criteria. As detailed above, the range proposed as part of the scheme have all been selected taking into account the target market and also due to the recent popularity and sales success of the house-types in question.

Additionally, we have incorporated 2 beds dwellings into the scheme, which although they are to be allocated to Housing Associations they will still contribute to the housing market needs and are being provided in direct response to the general requirements outlined by the potential RP's.

Ultimately, the mix and house-types put forward have been informed by a very considered evidence base approach and we are accordingly confident that the proposal will be very well received by the local housing market. We consider that the Keepmoat product is perfect for the site location and Bilsthorpe as an area in general and we look forward delivering a scheme that will benefit the area whilst making an important contribution to the wider District housing need.

Parking provision

All spaces comply to parking standards please see detail attached.

Ecology

Resolved

Hopefully we have satisfied your concerns.

Should you need any further information please do not hesitate to get in touch.

Kind Regards,

Liz

From: David Potter <david.potter@geoffperryassoc.co.uk>
Sent: 22 June 2020 15:23
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>; Geoff Perry <geoff.perry@geoffperryassoc.co.uk>
Cc: Sabrina Thomas <sabrina.thomas@geoffperryassoc.co.uk>; Ben Carter <ben.carter@geoffperryassoc.co.uk>; Grace Partridge <grace.partridge@geoffperryassoc.co.uk>; Emily Woodvine <Emily.Woodvine@geoffperryassoc.co.uk>; Nicolle Skett <Nicolle.Skett@geoffperryassoc.co.uk>
Subject: FW: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Elizabeth, please see below comments from the case officer regarding the site at Bilsthorpe

David Potter
Design Associate

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From: Gaynor Perry <Gaynor.Perry@geoffperryassoc.co.uk>

Sent: 22 June 2020 15:19

To: David Potter <david.potter@geoffperryassoc.co.uk>

Subject: FW: 20/00873/FULM - Eakring Road, Bilshorpe

From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>

Sent: 22 June 2020 15:06

To: Sinead Rose <sinead.rose@geoffperryassoc.co.uk>

Subject: 20/00873/FULM - Eakring Road, Bilshorpe

Dear Mrs Rose,

Further to the couple of consultee responses I have already sent on I thought it would be beneficial to outline my initial observations on the application in the interests of transparency.

- Site allocation - As was already raised as a concern at pre-application stage the application for solely residential development clearly cannot present an appropriate phasing with any retail development envisaged by the site allocation;
- Housing Mix – My initial concern with the housing mix is that in the market sector there would be no 2 bed units but the affordable sector (notwithstanding a significant under-provision) would be totally reliant on 2 beds. I would therefore suggest that some of the three bed units should be given over to the affordable sector and the 2 beds incorporated within the market provision. We are currently in the process of updating the Councils Housing Needs Survey and clearly if the results of this are available during the life of the application I will share the implications with the presented housing mix asap;
- Landscape Character – again raised as a concern at pre-application stage is the intention for the northern boundary to feature principle elevations and their associated turning heads which will introduce significant areas of hardstanding. The policy allocation specifically requires a consideration of how the development will integrate into the open countryside and my concern with the arrangement presented is that there would be little to no space available for a landscape buffer. I would strongly recommend that if the current arrangement is pursued then the application will need to be accompanied by a landscape and visual impact assessment which we would then seek to have independently assessed (with the associated costs being passed to the applicant);
- Landscaping – In association with the above and further ecology comments below, I would strongly suggest that full landscaping plans are drawn for consideration prior to the decision being issued;
- Dwelling design – As you will no doubt be aware, the government has complied ‘national minimum space standards.’ Whilst we as an authority have not adopted these standards, there are nevertheless a good indication of the level of space presented by each house type. In the case of the 11 house types presented in this application, all but one of the 3 beds and the 2 bed would fall short of the national standards, some by as much as 23%. The Design and Access Statement presents Keepmoat Homes as a leading house builder and so this is disappointing to note. I would appreciate your comment on the matter;
- Parking provision – Whilst the overall number and position of spaces is not disputed, there are a significant level of the proposed 4 bed dwellings which have been presented with their three parking spaces in tandem with one another. This is not an acceptable solution and is likely to be raised as a cause of concern from NCC Highways when their comments come through. (I’ll also spotted a small error on the parking plan where plots 8 and 9 have been labelled the wrong way around);
- Parking spaces – I did notice that the spaces aren’t uniform in size and some of them are disproportionately smaller, from my measurements I think they would be big enough to fit a car on but perhaps you could confirm that this has been considered and this is the correct assumption?

- Amenity – there are a couple of cases of internal amenity distances which are considered to fall short of what we would normally expect (albeit our policies do not detail specific distances). Namely the distance between plots 102 and 97 would be under 20m and the distance between the side and rear of plots 2 and 20 would be just 11m. This should be reviewed with the aim of achieving at least 20m in a back to back relationship and at least 12m in a side gable to rear relationship;
- Ecology – I have already passed on the detailed comments of Notts Wildlife Trust but to confirm I concur entirely with their comments and additional ecology work will need to be done before the application is determined. Namely bat and bird surveys in the optimum survey window but also consideration of the application in the context of the potential Special Protection Area;
- Developer Contributions – We have already started to get requests through for contributions (e.g. £101,146 for a healthcare contribution). The affordable housing contribution expected for a site of this size would also be 31 on site units which is clearly above what has been presented for consideration. I understand that a viability assessment is underway (and was due to be submitted today). To clarify, the independent review of this assessment will be at the cost of the applicant;
- Conditions – On the basis of the above areas of concern I am in not in a position to suggest a positive recommendation at this stage. However, if the issues can be resolved and we do get to a positive recommendation then new legislation means that pre-commencement conditions must be agreed prior to issue. You may have seen the comments of our environmental health officer who has suggested a contaminated land condition be imposed to any forthcoming permission. Please can you agree your client would accept this in principle? I will advise of any other pre-commencement conditions as and when we get to that stage.

I'm sure you'll appreciate that the above forms solely my initial Officer assessment and is not representative of a formal decision of the LPA. I will of course advise of any further consultee comments that come forward as and when they do.

Please do not hesitate to contact me to discuss the above.

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
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 Planning Development
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Thank You.
