

Beth Evans

From: Chris Dwan <chris.dwan@dlpconsultants.co.uk>
Sent: 30 September 2020 15:29
To: Laura.Gardner@newark-sherwooddc.gov.uk
Cc: Alan Staley; Elizabeth Woodhouse; Nottingham Filing
Subject: 2020.09.30.NTTS5224P. FW: 20/00873/FULM - Eakring Road, Bilsthorpe

External Sender: This message originated outside of Keepmoat Homes. Please treat attachments and links with caution.

Hi Laura

We have been asked to provide a response on behalf of our client, Keepmoat Homes, to your below-mentioned query with respect to the suggested S106 obligation potentially preventing occupation of the residential part of the development until the retail provision is operational.

From this regard, the starting point needs to be the allocation policy that is underpinning the potential delivery of the site. The site is allocated in the Newark and Sherwood Allocations and Development Management DPD under Policy Bi/MU/1, for mixed use development providing around 75 dwellings and retail development. The quantum for the retail element is not confirmed by the Policy allocation, albeit precedent for this has been set by the recent outline approval for the site (App Ref No. 17/01139/OUTM), which stated up to 280m² in retail floorspace (this being commensurate to serve local need).

Policy Bi/MU/1 goes on to state that:

“In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on the site will be subject to the following:

- *Appropriate design which addresses the site's gateway location and manages the transition into the main built up area;*
- *Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required;*
- ***Appropriate phasing of retail and residential uses”.*** (DLP emphasis)

In the case of the appropriate phasing of retail and residential uses, the policy wording is loose, without any reference to a defined order of delivery and specifically which elements are expected to come forward first.

The Policy allocation is supported from a phasing perspective by Policy Bi/Ph/1, which states that *“In Bilsthorpe the following sites will include phasing within any Master Plan to accompany any planning application(s):*

- *Bi/Ho/1*
- *Bi/Ho/2*
- *Bi/Mu/1*

Phasing in all cases must be appropriate to the size of the development, reflect on site and infrastructure provision and constraints and not be unviable for the developer to implement”.

The crucial part of this policy within the current submission would appear to be the requirement to *“reflect on site and infrastructure provision and constraints and not be unviable for the developer to implement”.*

As you are aware, the delivery of the residential and retail elements are proposed via separate developers. From this, it is our understanding that a submission for the retail element is due imminently. Crucially, financially, the delivery of the two elements are mutually exclusive in this instance, albeit the delivery of the residential element

will assist with the delivery of the retail element in part, given that the initial part of the road to which the retail element will be accessed by will be provided by Keepmoat, whilst the retail scheme will be able to plug into the wider residential scheme infrastructure from a drainage perspective.

As such, the residential scheme needs to come forward first to facilitate the delivery of the initial infrastructure required to assist in the delivery of the retail unit. However, from a financial perspective, the delivery of the residential part of the allocation will in no way fund the delivery of the retail scheme. Notably, there is no requirement as part of the above-mentioned policy wording for it to do so, nor as demonstrated by the recent viability exercise is there any money available within the context of the residential delivery to assist from this regard.

Bi/MU/1 requires appropriate phasing of retail and residential uses without a defined order. Given that the residential element cannot viably fund the delivery of the retail element, the financial models accordingly require to remain mutually exclusive. What the residential element can however do is provide the necessary infrastructure to assist in delivery, which effectively means that appropriate phasing means the residential development coming forward first. To do so would reflect on site and infrastructure provision and constraints and would not be unviable for the developer to implement. Crucially, the coming forward of the residential part of the mixed use scheme first in no way compromises the potential future delivery of the retail unit. Clearly, there is likely to be a residual spend capacity available within the area to ensure such a development will be commercially viable in its own right, as supported by the evidence base that informed the mixed use allocation and the inclusion of the retail element in the first instance.

Looking more specifically at the suggested imposition of a S106 agreement obligation to prevent the residential coming forward unless or until the retail use comes forward - technically, we do not see how this can possibly work given that Keepmoat do not have any influence over the delivery of the retail element, due to its provision by a separate developer on a part of the site that falls outside of their control and their application redline. Furthermore, we cannot see how the imposition of such a requirement would adhere to the regulations governing planning obligations / paragraph 56 of the NPPF in any case. The delivery of retail unit is not necessary to make the development of the residential scheme acceptable in planning terms nor is it fairly and reasonably related in scale and kind to the development, whilst from a financial perspective, for the reasons outlined above, the suggested imposition of a phasing trigger requirement upon the residential element actually puts at risk the delivery of the overall allocation altogether.

We welcome your views.

Kind regards

Chris

Chris Dwan
Director
DLP Planning Limited
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Nottingham
NG1 5AF

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From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 29 September 2020 15:21
To: Alan Staley <Alan.Staley@keepmoat.com>
Cc: chris.dwan@dlpconsultants.co.uk; Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Alan,

Thank you for your email. In terms of the division of the 10%, I have specifically asked my colleague in Strategic Housing to comment (I understand she is also intending to comment on the overall housing mix too).

Can you confirm if you have had the opportunity to discuss the potential s106 regarding preventing occupation until the retail provision is operational?

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Alan Staley <Alan.Staley@keepmoat.com>
Sent: 29 September 2020 14:51
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>

Cc: chris.dwan@dlpconsultants.co.uk; Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Subject: 20/00873/FULM - Eakring Road, Bilsthorpe

Laura

Having considered matters internally and, given our requirement to ensure we have a commencement of development early next year, should it ensure Officer support we are willing to make a compromise offer as follows:

- A provision of 10% affordable dwellings
- A Section 106 contribution of £258k for the Council to spend as they best see fit, taking into account the overall planning balance considerations for the scheme.

With respect to the offer of 10% affordable housing provision, this is based on your apparent interpretation of Para 64 of the NPPF requiring a minimum overall onsite provision. As a business we have always interpreted this as an 'expectation' that 10% of the overall affordable housing provision for a site should include an affordable home ownership product. From this regard can you clarify whether, based on your interpretation of the Policy, the 10% provision offered should be made up entirely of affordable homeownership tenure product?

The above is obviously despite the viability clearing demonstrating a lack of residual to cover any S106 costs, and so offers a notable risk from our perspective.

We look forward to your view.

Alan

Alan Staley
Technical Director

t. 0115 8557951 | m. 07974234544 | keepmoat.com



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Alan Staley
Technical Director

t. 0115 8557951 | m. 07974234544 | keepmoat.com





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From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 24 September 2020 10:44
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Cc: chris.dwan@dlpconsultants.co.uk; david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk;
Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Liz,

To be clear, the LPA policy position is 30% not 10%. 10% is the minimum figure referred to in the NPPF.

What would the other S106 contributions be to accompany the 7%? If the offer is less than 10% then the plans will need updating as at the moment they refer to 10% of the units being affordable.

Is there an initial view on the suggested S106 re: the retail element yet?

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 24 September 2020 10:37
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: chris.dwan@dlpconsultants.co.uk; david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk;
Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Good Morning Laura,

As it stand we are offering 4% affordable but as outlined in the NPPF the authority want 10%. The independent assessment also concluded they supported our viability at 4% which confirms our position. We are revisiting the viability to see if we can try to increase the affordable to 7%.

If this is achievable, would this then be supported by the authority as a recommendation of approval? If not, what is the reason this would not be supported?

Kind Regards,

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 23 September 2020 17:20
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Cc: chris.dwan@dlpconsultants.co.uk; david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk;
Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Liz,

I'm not sure I understand the point on issues being previously addressed, we've never managed to resolve the principle issue of removing the retail from the scheme but I would appreciate your comment on the suggested S106 as soon as you've had chance to digest within the team.

In terms of the viability, I can't conclude fully what my recommendation will be until I know what the actual offer is? (I.e. 10% AH as per the plans or 4% as per the viability assessment). The reason for my comment was that paragraph 64 of the NPPF states that planning decisions for major developments should expect at least 10% affordable housing on site (Members actually deferred the outline application on this point – it was first present to them with a 5% affordable offer).

I trust this assists for now.

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 23 September 2020 10:01
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: chris.dwan@dlpconsultants.co.uk; david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk;
Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Good Morning Laura,

As you can understand we are disappointed that despite all of our effort we are not going to Octobers committee based on issues that have either been previously address or independently assessed.

With regards to the viability if the independent review concurs with our viability what is the reason behind not taking the advice of the consultant?

Kind Regards

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 22 September 2020 10:55
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Cc: chris.dwan@dlpconsultants.co.uk; david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk;
Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe
Importance: High

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Liz,

Thank you for the submission of the revised details, I'm yet to look at the detail of the revised layout but on the premise that it has sought to overcome the tandem parking issue then that is clearly a benefit.

Unfortunately there are still fundamental outstanding issues which are preventing me making a recommendation of approval.

Clearly we are awaiting comments from NCC Highways on the latest revisions but I understand they are being worked on and so await Dave Albans comments.

For me, the biggest issues remains the principle of development (i.e. omitting the retail element) and the viability case.

I have been discussing with legal colleagues re: the principle and if there is a way around it and they have suggested that a S106 could be entered into to prevent the residential coming forward unless or until the retail use comes forward. My concern is that this would not be reasonable given that you have no control on when / how the retail unit comes on site. You as the applicant would therefore not be able to comply with the obligation. Unless of course you would be willing to take that risk and enter into the agreement but I appreciate that is unlikely to be palatable.

On the viability matter, I managed to briefly catch up with Chris this morning (he was on the way to a meeting so due to call back this afternoon). Notwithstanding his more detailed comments the biggest discrepancy for me is that the viability case presents 4% affordable housing and limited contributions whereas the plans and application submission presents 10% affordable housing. Perhaps you could clarify exactly what is being proposed? From an Officer perspective I would not be able to recommend approval for less than 10%.

On the basis of the above I am not in a position to take the application to October Committee with a positive recommendation (reports are due today). I shall await your response on the above matters before proceeding with a recommendation but as it currently stands I would be recommending refusal on the principle of development issue at the very least.

I trust this updates you on the current position but please do not hesitate to contact me to discuss.

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk

From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 21 September 2020 15:33
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>; Lisa Hughes <Lisa.Hughes@newark-sherwooddc.gov.uk>
Cc: chris.dwan@dlpconsultants.co.uk; David Potter (david.potter@geoffperryassoc.co.uk) <david.potter@geoffperryassoc.co.uk>; Nicolle Skett <Nicolle.Skett@geoffperryassoc.co.uk>; Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Good Afternoon Laura,

I understand you have been catching up from annual leave but would appreciate an update on the submitted layout and viability please.

I am struggling to access the online portal to check if anything else has been uploaded.

I have added all updated layouts for completeness on the We Transfer link;
<https://we.tl/t-tiHGpWgStq>

If you can provide us with an update that would be appreciated.

Kind Regards,

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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From: Elizabeth Woodhouse
Sent: 21 September 2020 11:36
To: Laura.Gardner@newark-sherwooddc.gov.uk; lisa.hughes@nsdc.info
Cc: chris.dwan@dlpconsultants.co.uk; David Potter (david.potter@geoffperryassoc.co.uk)

<david.potter@geoffperryassoc.co.uk>; Nicolle Skett <Nicolle.Skett@geoffperryassoc.co.uk>

Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Good Morning Laura,

Hope you are well and enjoyed your break.

I can imagine you are catching up on your emails but I wanted to check you had received my email on the 11th September with the revised layout addressing the 3 tandem parking issue. I have re-attached for ease.

Can you please confirm this now satisfies your concern and the layout is now approved.

We are still outstanding the viability comments which I have also chased in your absences.

As you can understand we are still aiming for Octobers committee and would appreciate your response on this.

Kind Regards

Liz

From: Elizabeth Woodhouse

Sent: 11 September 2020 15:58

To: Laura.Gardner@newark-sherwooddc.gov.uk; lisa.hughes@nsdc.info

Cc: chris.dwan@dlpconsultants.co.uk; Alan Staley (Alan.Staley@keepmoat.com) <Alan.Staley@keepmoat.com>;

David Potter (david.potter@geoffperryassoc.co.uk) <david.potter@geoffperryassoc.co.uk>; Nicolle Skett

(Nicolle.Skett@geoffperryassoc.co.uk) <Nicolle.Skett@geoffperryassoc.co.uk>

Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Good afternoon,

Further to our discussion on Wednesday, please see attached revised layout addressing your concerns with the 3 tandem parking issue.

Hopefully this should now satisfy your concern. Should you need any further clarification please let us know.

Kind Regards,

Liz

From: Elizabeth Woodhouse

Sent: 09 September 2020 11:19

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

Cc: 'chris.dwan@dlpconsultants.co.uk' <chris.dwan@dlpconsultants.co.uk>

Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Hi Laura,

Ok, any idea when you're likely to get these?

Ideally I need our planning consultant involved, if I put in a TEAMs meeting at 12.30pm or 1pm for 10 minutes would that be ok?

Kind Regards,

Liz

From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 09 September 2020 10:59
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Liz,

Still awaiting the viability comments I'm afraid.

I will try and give you a call later today but I have meeting at 3 which I'm tied up in prep for.

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 09 September 2020 09:17
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: chris.dwan@dlpconsultants.co.uk; Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Hi Laura,

The main idea of the meeting is to discuss the concern you have around the tandem parking and the draft SPD.

Have you had an update on the viability?

I will copy Dave into any emails with regards to the highway details submitted.

Kind Regards,

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 09 September 2020 09:05
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Cc: chris.dwan@dlpconsultants.co.uk
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Liz,

Its more that I don't see the benefit of a meeting, I'm waiting on the viability consultant response; comments from Env Health colleagues on the noise report and comments from Housing colleagues on the housing mix. I'm not going to be able to offer anything in terms of likely recommendation until I've had those comments and discussed with my manager.

If the highways issues could be resolved in my absence (feel free to copy Dave in) then that will clearly assist.

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 09 September 2020 08:25
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: chris.dwan@dlpconsultants.co.uk
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Hi Laura,

I know you are busy but we are all pushing for Octobers committee and if we do not get a solution to these issues swiftly we have no chance of meeting that date. Is there any chance of a TEAMS meeting today for 10minutes to run through the outstanding issues? We can then ensure all drawings are updated if required and submitted for your return.

Ideally any time between 11-2.30.

Kind regards,

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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From: Elizabeth Woodhouse
Sent: 08 September 2020 17:53
To: Laura.Gardner@newark-sherwooddc.gov.uk
Cc: sinead.rose@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; david.potter@geoffperryassoc.co.uk; Rob Hannan <Robert.Hannan@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Hi Laura,

Understood, when are you back off leave? I might give you a call tomorrow to quickly run go over the tandem parking, if you have any particular areas of concern? It will give us something to review in the meantime.

Thank you for send across this document, I will have a look into this too.

Kind Regards,

Liz

From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 08 September 2020 17:45
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Cc: sinead.rose@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; david.potter@geoffperryassoc.co.uk; Rob Hannan <Robert.Hannan@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Liz,

I'm on annual leave from Thursday lunchtime and really going to struggle to fit anything in the diary before then unfortunately due to a number of other matters that need finalising before I go.

Re: the parking standards please see Item 9 in the following link:

<https://democracy.newark-sherwooddc.gov.uk/ieListDocuments.aspx?CId=141&MId=484>

If we catch up when I'm back from leave then hopefully there will be a further update on the highways points by then too?

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 08 September 2020 17:39
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: sinead.rose@geoffperryassoc.co.uk; Chris Dwan <chris.dwan@dlpconsultants.co.uk>; David Potter <david.potter@geoffperryassoc.co.uk> <david.potter@geoffperryassoc.co.uk>; Rob Hannan <Robert.Hannan@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Hi Laura,

The green amenity space has been calculated through the western boundary as well as the norther buffer and land around the pond. There is also an established landscape buffer along Eakring Road that will also contribute to the landscape features of the development.

Highways – Noted the recent comments this afternoon; we will submit the details in due course, hopefully we should have comments back if any on the travel plan by then.

With regards to the retail element, we have explained and supplied evidence from the consultant that the Reserved matters application will be submitted. This was scheduled for the end of August, but I will get confirmation from retail purchaser when this will be submitted for your assurance. Additionally, we have demonstrated bay parking where we can and without changing the layout we are going struggle to omit all of the tandem parking. Are you able to send through the draft documents on the SPD for parking standards?

Since there are still a few issues outstanding, are we able to arrange a TEAMS meeting on Friday to discuss please?

Kind Regards,

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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

Sent: 07 September 2020 15:43

To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>

Cc: sinead.rose@geoffperryassoc.co.uk

Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Liz,

Can you confirm where on the plan you've made up the 1,483m² of amenity green space? Other than the small area of landscaping on the northern boundary I can't see where it would be (unless you are including the land around the attenuation pond?) Updated landscaping plans can either be provided during the application of through condition if the application were to be approved.

I've asked NCC Highways to confirm whether the pedestrian crossing details could be agreed at a later date (probably through a s106 rather than a condition). The Travel Plan amendments could also probably be dealt with through condition (note NCC comments requiring free bus travel etc.)

Just by way of an update I'm currently waiting on:

- Env Health comments on noise survey submitted last week;
- NCC Highways comments on parking space dimensions / aforementioned procedure for off site works;
- Comments from Strategic Housing Officer on evidence provided for housing mix;
- Response from viability consultant (expected this week);

Notwithstanding the outcome of the above responses, from an officer perspective I still have concerns regarding the overall principle of development noting the omission of the retail element and also that the revised plans have failed to address the issue of tandem parking for the majority of the 4 bed units (this is incidentally a matter being addressed through a drafted supplementary planning document on parking standards).

Please be aware these are solely my Officer comments at this stage and are not a binding decision of the Council.

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 04 September 2020 15:58
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Hi Laura,

No problem, I am on leave Monday but I will have my phone with me.

Depending on the layout feedback, I will get the landscaping updated which will address the tree officers comments. This will definitely help to emphasis the green space to the northern boundary and POS so if you want this updated now I can get this turned around in a few days if you need.

We have instructed the engineers to get the detailed design done for the pedestrian crossing, bus stop and footpath. Will you require a copy of this or will be conditioned?

Thanks,

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 04 September 2020 14:55
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Liz,

My intention is to go through everything on Monday so I'll get back to you then.

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 04 September 2020 11:31
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Hi Laura,

I thought I had send this across last week I have just checked and it was in my outbox, I have sent this across now.

Highways travel plan – this was issued on the 2nd July, have you received further comments on this?
Highways wider issues - are you referring to the pedestrian crossing, bus stop and footway details?

Kind Regards,

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 04 September 2020 11:13
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Cc: david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Liz,

Thank you for this.

Can you confirm if there is any intention to provide a further response to the wider Highways issues raised or the Travel Plan comments?

Also when will the noise survey be submitted?

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 04 September 2020 09:33
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; Alan Staley <Alan.Staley@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Good Morning Laura,

Apologies on the delay, I needed further clarification on this.

This scheme was originally based on the outline approved layout, we went through the pre-app stage and since we have increased the number we had to submit a full application. We also note there is a play area off Crompton Road, to the south of the site, a short walk away.

We have updated the layout incorporating all comments as previously highlighted, please see attached. We comply with the on-site provision for both the Children and Young people: 1854m² and the Amenity green space: 1483m² outlined in the Newark and Sherwood SPD. Unfortunately, due to the linear formation of the POS, it will not be physically feasible to incorporate a LEAP or LAP into this area.

Additionally, as you are aware, the application submission includes a viability case, requiring a reduction to the suite of planning obligations requested, the principle of which is already established by the outline approval already in place and the reduced S106 package that was agreed as part of this. Accordingly, incorporating play equipment on site or any further contributions in lieu of on-site provision will clearly be unviable in the context of the overall scheme delivery, unless this is provided for by a further reduction in obligation requirements elsewhere. From this regard, we are open to the Council distributing the reduced S106 pot as they best see fit.

Should you wish to discuss or need further information please do not hesitate to give me a call.

Kind Regards

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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

Sent: 01 September 2020 11:33

To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>

Cc: david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk; sinead.rose@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; Rob Hannan <Robert.Hannan@keepmoat.com>

Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Liz,

Could you provide a further update on this one please?

Re your later email on committee dates / recommendation, I'm afraid I'm not in a position to confirm my recommendation yet as there are too many outstanding matters to strike a balance. The October extension is a back stop in case it does have to go to committee but until I know the recommendation I'm afraid this too is uncertain.

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 24 August 2020 11:47
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk; sinead.rose@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; Rob Hannan <Robert.Hannan@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Good Morning Laura,

Apologies, I thought I had responded to this email on Friday.

We are finalising a proposal for the POS / Play equipment to get across to you later today, once we have feedback we can update the layout accordingly.

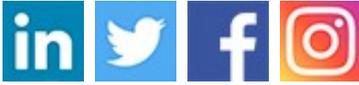
Kind Regards

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com





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From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 21 August 2020 07:55
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Cc: david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk; sinead.rose@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; Rob Hannan <Robert.Hannan@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Thanks Liz, when will the revised layout be received?

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 20 August 2020 17:52
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk; sinead.rose@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; Rob Hannan <Robert.Hannan@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

Hi Laura,

Apologies I should have clarified each point.

Amenity – We have taken the comments on board and have adjusted the layout accordingly.

Parking Provision – Where possible we have demonstrated bay park parking to 4 beds to avoid tandem parking, however there are instances whereby it's is not achievable. Additionally NCC comment referred to the depth of the parking spaces which we have addressed in the detail previously attached.

Hopefully this should satisfy your concerns but please let me know if you require any further information.

Kind Regards

Liz

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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From: Laura.Gardner@newark-sherwooddc.gov.uk <Laura.Gardner@newark-sherwooddc.gov.uk>
Sent: 20 August 2020 10:09
To: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Cc: david.potter@geoffperryassoc.co.uk; Nicolle.Skett@geoffperryassoc.co.uk; sinead.rose@geoffperryassoc.co.uk; chris.dwan@dlpconsultants.co.uk; Rob Hannan <Robert.Hannan@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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Hi Liz,

Thank you for your email, I note the responses misses out a couple of my initial points as highlighted below. Is there still an intention to respond to these separately?

There is also the response to the wider transport and travel plan issues?

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
Senior Planner
Planning Development
Newark and Sherwood District Council
Tel: 01636 655907
Fax: 01636 655899
E-mail: laura.gardner@newark-sherwooddc.gov.uk



From: Elizabeth Woodhouse <Elizabeth.Woodhouse@keepmoat.com>
Sent: 19 August 2020 18:23
To: Laura Gardner <Laura.Gardner@newark-sherwooddc.gov.uk>
Cc: David Potter (david.potter@geoffperryassoc.co.uk) <david.potter@geoffperryassoc.co.uk>; Nicolle Skett (Nicolle.Skett@geoffperryassoc.co.uk) <Nicolle.Skett@geoffperryassoc.co.uk>; Chris Dwan <chris.dwan@dlpconsultants.co.uk>; Rob Hannan <Robert.Hannan@keepmoat.com>
Subject: RE: 20/00873/FULM - Eakring Road, Bilsthorpe

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

Elizabeth Woodhouse
Architectural Technician

t. 0115 855 7930 | m. 07966198483 | keepmoat.com



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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

T: 01922 744900

M: 07487 693502

E: david.potter@geoffperryassoc.co.uk



Geoff Perry Associates Limited
The Shrubbery, 28 Erdington Road, Aldridge, West Midlands, WS9 8UH

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, Bilsthorpe

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, Bilsthorpe

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.

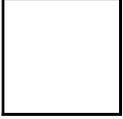
I’m sure you’ll appreciate that the above forms solely my initial Officer assessment and is not representative of a formal decision of the LPA. I will of course advise of any further consultee comments that come forward as and when they do.

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

Kind regards,

Miss Laura Gardner BSc (Hons) MSc, MRTPI
 Senior Planner
 Planning Development
 Newark and Sherwood District Council
 Tel: 01636 655907
 Fax: 01636 655899
 E-mail: laura.gardner@newark-sherwooddc.gov.uk

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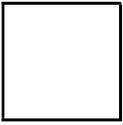
Thank You.

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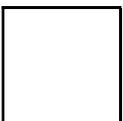


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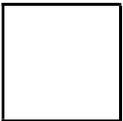
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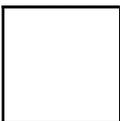
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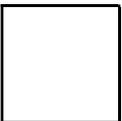
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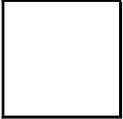
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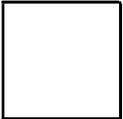


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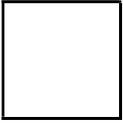
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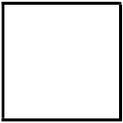
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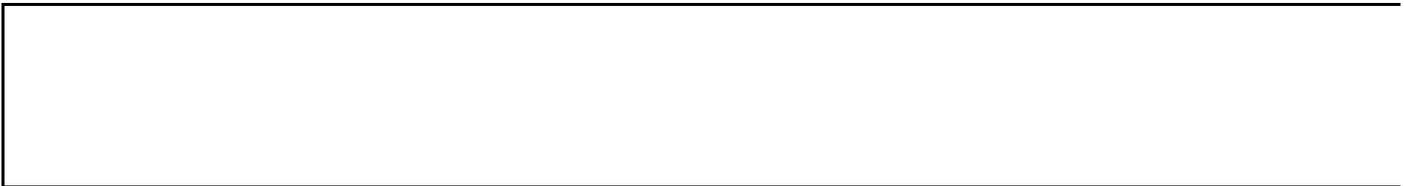
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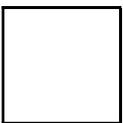


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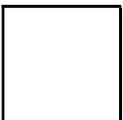
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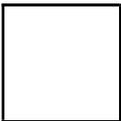
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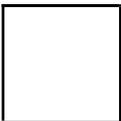
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