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Monday, 7 March 2022

Dear Member,

Please find attached the Schedule of Communication to be considered at the 15 March 2022, Planning Committee.

Yours Sincerely

**Catharine Saxton
Democratic Services Officer**

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 21/02533/FUL Hill House, Epperstone	Local Residents (3)	11.03.22	Comments received in support of the proposal: <ul style="list-style-type: none"> • This beautifully designed contemporary home would be a welcome addition to the village. A truly outstanding design that is innovative and forward looking. • We are very enthusiastic about this attractive, innovative, high quality but sensitive proposal. The innovative use of materials and landscaping will enhance existing views from surrounding properties. • We are impressed by the sustainable nature of the design and see this as an example of how to improve the environmental and ecological impact of new build designs. • This proposal would be an exciting architectural addition to our diverse and varied village that will serve as an aspirational environmental build that does not significantly impact surrounding views. • The proposal would not significantly impact views from the footpath or surrounding area due to the screening. • The innovative and eco-friendly proposal introduces a touch of "grand design" which could raise the profile of Epperstone as a forward thinking village. 	The content of the comments are noted.

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			It should be seen as a potential asset to the area.	
5 21/02533/FUL Hill House, Epperstone	Local Resident (1)	11.3.22	Comments received in objection to the proposal: <ul style="list-style-type: none"> • This proposal is too large, modern and unsuitable for the Conservation area • Comments submitted in support of the application are known to the applicant. 	The content of the letter are noted.
5 21/02533/FUL Hill House, Epperstone	Applicant	14.3.22	Email from the Applicant to Members of Planning Committee explaining the proposal in detail and addressing concerns raised by some members at the Feb meeting. The Letter provides some background information on the applicant's and why they want to build this type of property in addition to how the proposal has evolved through negotiations and liaisons with experts in the field.	The content of the letter/email are noted.
Agenda Page 3 21/02094/OUTM) Mansfield Road, Edwinstowe	Neighbouring Party	04.03.2022	Additional comments have been received summarised as follows: <ul style="list-style-type: none"> • Strongly object as over 1000 properties will be built and the village cannot sustain the volume of traffic / impacts on infrastructure; 	Noted. These matters have already been addressed in the agenda papers.
6 (21/02094/OUTM)	NHS Nottingham and	07.03.2022	Since the proposed number of dwellings for this application is below 65, the CCG will not	Noted, the S106 will no longer need to secure a monetary health contribution.

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Mansfield Road, Edwinstowe	Nottinghamshire CCG		be requesting a Section 106 contribution in this instance as it is below the threshold agreed.	
6 (21/02094/OUTM) Mansfield Road, Edwinstowe	Agent	08.03.2022	A revised indicative framework plan has been received and as saved as Appendix 1 .	The plan is for indicative purposes only but continues to show that there would be no development outside of the village envelope and is therefore appropriate. The exact detailing of the landscape buffer would come through the reserved matters submission but there is sufficient scope to achieve a buffer as envisaged by the policy allocation.
6 (21/02094/OUTM) Mansfield Road, Edwinstowe	Neighbouring Party	12.03.2022	Additional comments have been received summarised as follows: <ul style="list-style-type: none"> • Adverse impact on infrastructure • Adverse highway safety impacts • Loss of farmland 	Noted. These matters have already been addressed in the agenda papers.
6 (21/02094/OUTM) Mansfield Road, Edwinstowe	Neighbouring Party	14.03.2022	Preference for bungalows and preference for Thoresby Drive to remain blocked and not used by walkers and cyclists for security reasons.	Noted. These matters have already been addressed in the agenda papers.
6 (21/02094/OUTM) Mansfield Road, Edwinstowe	Anonymous	14.03.2022	No to this proposal on highway safety grounds	Noted. This matters have already been addressed in the agenda papers.
6 21/02528/FUL Shady Oaks, Spalford	Neighbour	08.03.2022	Contributed to and fully support comments made by Spalford Parish Meetings and object in terms of :- <ul style="list-style-type: none"> • Flood risk; 	Noted and considered within the Officer Report.

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			<ul style="list-style-type: none"> • Effect upon the nature of open/rural countryside; • Impact upon Spalford amenity; • Impact of immediate size of population expansion on Spalford; • Oversupply of existing caravans in the area; • Lack of fit with NSDC strategic planning policies; • Brick and mortar has been refused; • Spalford has nothing but a post box; and • The impact on roads that are not properly maintained. 	
<p>7 21/02528/FUL Shady Oaks, Spalford</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Agenda Page 5</p>	<p>Neighbour</p>	<p>09.03.2022</p>	<ul style="list-style-type: none"> • Complaint that only a mere 5 minutes is being allowed for village residents to present their views to the Committee meeting; • General feeling that the views of residents are not being taken seriously; and • Council decisions have been taken in advance behind closed doors; • This letter should be brought to the attention of the full council; • Allowing the application will greatly affect property valuations and residents would suffer financial loss as a result of the Council's action and 	<p>Noted and most comments have been considered within the Officer report. Neither the applicant (nor objectors) are able to present their views verbally to the Committee meeting at all. The views of residents have been summarised within the officer report and will be taken into account when the decision is made by the Planning Committee.</p>

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<p>Agenda Page 6</p>			<p>the Council should expect claims of council tax reductions from all residents of Spalford and adjacent villages;</p> <ul style="list-style-type: none"> • The Council has a duty of care to all of the council tax paying Spalford residents; • Existing infrastructure is no suitable, there is no multiple use sewerage system, I hope the Council has taken good advice on the cost implications; • Village roads are not wide enough and if additional load is added through multiple caravans and large towing vehicles turning for access, the damage to verges by encroachment during vehicles passing and the lack of road drainage will be greatly exacerbated; • Increase in size and volume of traffic and sudden large population explosion growth will require pedestrian pavements and street lighting. The Council needs to set aside sufficient funding to finance these requirements and these additional financial burdens must fall entirely on the existing budget of the Council as it would be immoral to pass any of these costs onto existing 	

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			<p>Spalford residents. It is not possible to publish the remaining contents of this letter due to equality/defamation issues.</p>	
<p>7 22/00168/FULM Southwell Racecourse, Station Road</p>	<p>Local Resident (1)</p>	<p>14.03.2022</p>	<ul style="list-style-type: none"> - Arena Leisure is seeking to double the number of evening race meetings at Southwell Racecourse. This will add significantly to the volume of traffic through the village in the evening, notwithstanding the efforts made by Arena to direct racegoers and horseboxes to the appropriate access routes. This increases the risk of accidents involving the elderly, young children and equestrians, especially as the village has greatly increased in size since the racecourse was founded and indeed since Arena began its development of the site. - This will also result in a significant increase in light pollution with a consequent impact on local ecosystems and wildlife. - The increased volume of traffic on Station Road will effectively prevent village use of Rolleston Station, which can only be accessed on foot. This road is unlit, single track and has no pedestrian walkway. - The Arena's intention seems to be to develop Southwell Racecourse into an important racing destination. I recognize that this should contribute to the local economy 	<p>Noted and considered within the Officer Report.</p>

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			and on that basis will be welcomed. - However, I think it should also be recognized that the original racecourse was a much smaller and less busy venue, with which the existing road infrastructure could cope adequately. The expansion of the racecourse therefore requires appropriate investment to improve the local transport infrastructure so that the increased volumes of traffic can be accommodated.	



- KEY**
- SITE LOCATION (2.39 HA)
 - PROPOSED AREA FOR RESIDENTIAL DEVELOPMENT (GROSS 1.31 HA) UP TO 50 DWELLINGS @ 38 DPH
 - PUBLIC OPEN SPACE (0.70 HA)
 - ↔ VEHICULAR ACCESS POINT
 - ↔ INDICATIVE PEDESTRIAN / CYCLE LINK AND VEHICULAR EMERGENCY ACCESS
 - └ CORNER TURNING BUILDING (SUBJECT TO DETAILED DESIGN)
 - ✱ INDICATIVE LOCATION FOR CHILDREN'S PLAY AREA
- GREEN INFRASTRUCTURE**
- AVENUE TREE PLANTING
 - INDICATIVE NEW TREE AND HEDGEROW PLANTING (SUBJECT TO LANDSCAPE STRATEGY)
 - INDICATIVE NEW BUFFER PLANTING TO STRENGTHEN EXISTING HEDGEROW (SUBJECT TO LANDSCAPE STRATEGY)
 - EXISTING TREES AND HEDGEROWS (SUBJECT TO TREE SURVEY)
 - INDICATIVE LOCATION OF ATTENUATION BASIN (SUBJECT TO DRAINAGE REPORT)
 - MAINTAINED VISUAL CONNECTION (AS PART OF THE LANDSCAPE STRATEGY)

LAND NORTH OF MANSFIELD ROAD, EDWINSTOWE - FRAMEWORK PLAN