

PLANNING COMMITTEE – 7 SEPTEMBER 2021

Application No:	16/00506/OUTM	
Proposal:	Outline planning application for a phased residential development of up to 1,800 dwellings; a mixed use Local Centre of up to 0.75ha to include up to 535sqm of food retail (not exceeding 420sqm) and non-food retail (not exceeding 115sqm), food and drink uses (not exceeding 115sqm), community uses (not exceeding 1,413sqm); sports pavilion up to 252sqm; primary school (2.2ha) with school expansion land (0.8ha); formal and informal open space including sports pitches, pocket parks, structural landscaping / greenspace and drainage infrastructure; principal means of access, internal roads and associated works. All other matters to be reserved.	
Location:	Land at Fernwood South	
Applicant:	Anne Dew - Persimmon Homes East Midlands	
Registered:	20.04.2016	Target Date: 10.08.2016
	Extension of Time Agreed in Principle	
Website Link:	<u>16/00506/OUTM Outline planning application for a phased residential development of up to 1,800 dwellings; a mixed use Local Centre of up to 0.75ha to include up to 535sqm of A1 food retail (not exceeding 420sqm) and non-food retail (not exceeding 115sqm), A3 food and drink uses (not exceeding 115sqm), D1 community uses (not exceeding 1,413sqm); sports pavilion up to 252sqm; primary school (2.2ha) with school expansion land (0.8ha); formal and informal open space including sports pitches, pocket parks, structural landscaping / greenspace and drainage infrastructure; principal means of access, internal roads and associated works. All other matters to be reserved. Land At Fernwood South Nottinghamshire (newark-sherwooddc.gov.uk)</u>	

Update Position

Members will recall that this application has been presented on four occasions in the past. The first was on 13 September 2016 with an Officer recommendation of approval. The second, was on 24 July 2018 where Officers outlined the original viability case presented by the applicant as well as outlining the changes which had occurred between 13 September 2016 and 24 July 2018 in respect of Section 106 negotiations and other changes in material planning considerations. The third was on 5 February 2019 where Officers presented a 'sense check' of their recommendation in the context of the revised NPPF. The most recent was on 6 October 2020 where the applicant presented updated financial appraisals to make amendments to some of the triggers in the S106.

Previous committee reports can be found at the following links (albeit the original 2016 report is not available online):

24 July 2018:

[Agenda for Planning Committee on Tuesday, 24th July, 2018, 3.00 pm - Newark and Sherwood District Council \(newark-sherwooddc.gov.uk\)](https://www.newark-sherwooddc.gov.uk)

5 February 2019:

[Agenda for Planning Committee on Tuesday, 5th February, 2019, 4.00 pm - Newark and Sherwood District Council \(newark-sherwooddc.gov.uk\)](https://www.newark-sherwooddc.gov.uk)

6 October 2020:

[Agenda for Planning Committee on Tuesday, 6th October, 2020, 2.00 pm - Newark and Sherwood District Council \(newark-sherwooddc.gov.uk\)](https://www.newark-sherwooddc.gov.uk)

At the outset it should be stated that on all occasions Members have resolved to approve the application subject to conditions and the sealing of the Section 106 agreement. The decision is yet to be issued due to discussions in relation to the S106.

The reason for bringing the application before Members again is that it has come to light that the minutes for the latest meeting did not explicitly refer to the schedule of communication received after agenda print. Specifically comments from Nottinghamshire County Council which requested that the bus stop infrastructure monies should be added into the Section 106 rather than be controlled by condition. This was agreed by Officers as a reasonable request and therefore the Section 106 discussions have been proceeding on this basis. For clarity the developer contributions table included at Appendix 2 has been updated accordingly.

Members will note that the NPPF has been updated since the previous report was presented but Officers do not consider that the changes have a material impact on the consideration presented by the October 2020 report.

The other minor amendment is a change to the description of development to remove reference to previous Use Class Orders. This does not change the substance of the application and is purely for clarity.

RECOMMENDATION

That planning permission is approved subject to the conditions outlined in Appendix 1 and subject to the sealing of a legal agreement to secure the contributions set out in Appendix 2.

Background Papers - Application case file and links above.

For further information, including to request a copy of the original 2016 report, please contact Laura Gardner on extension 5907.

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Lisa Hughes
Business Manager – Planning Development