

PLANNING COMMITTEE - 13 September 2016

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
4	Neighbouring Party	08.09.2016	The proposed roundabout at the top of Shire Lane will affect the access to Airfield Cottages. The masterplan does not identify existing driveways.	<p>Noted.</p> <p>Officers have sought assistance from the applicant and NCC Highways in responding to this point. In any event the existing access is shown as retained on the detailed technical drawings of the works to that junction.</p> <p>It has been confirmed that the proposed Shire Lane roundabout works do acknowledge the existence of the existing accesses to Airfield Cottages. It is important to note that to the south of the proposed roundabout the width of Great North Road will be the same under future conditions as exists today.</p> <p>The presence of a roundabout junction to the north of Airfield Cottages will serve to reduce the speed of vehicles approaching from this direction. This is considered to be a safety enhancement when compared to existing conditions.</p> <p>For the avoidance of any doubt, officers recommend an additional condition that requires a scheme to be submitted by the applicant prior to implementation of these highways works to demonstrate how reasonable access will be maintained for affected properties. Detailed wording to be delegated to Business Manager in consultation with Chair and Vice Chair.</p>
4	Neighbouring Parties from Claypole		In acknowledgement that Claypole PC will not be able to address Members at the meeting, 6 no. of additional representations have been received since agenda print from residents within Claypole	Noted. The comments raised have already been covered through the discussion of the printed agenda papers.

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			<p>village. The issues raised can be summarised as follows:</p> <ul style="list-style-type: none">• The road layout with seven junctions is inappropriate• Travel time to Newark will increase and there will be additional issues associated with the school run• Additional pressure put on hospitals which are already struggling – Grantham is now closed at night and it looks like Newark will close in the near future• The submitted TA fails to properly reflect what happens in the real world and instead relies too heavily on modelling• Suggestion of revised road layout from Claypole should be carried forward• Alternatively Hollowdyke Lane could be used as a long term access solution for traffic requiring access to Claypole, Stubton, Dry Doddington etc.• The impact on residents quality of life will be significant• The school should be re-sited as suggested by Claypole PC	

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			<ul style="list-style-type: none"> • The main access to the A1 south goes past the school which is a safety issue • The development traffic impacts should be considered in the context of the development of the business park and the creating of the Newark south relief road • There is a risk of accidents occurring if access is not properly considered - the potential impact in terms of peoples health and quality of life must not be underestimated • Shire Lane is the only access for Claypole residents to Newark and the A1 • Residents of the new site wanting to reach the A17 are likely to use Shire Lane and Claypole as a 'rat-run' which already happens when there are accidents on the A1 • The pollution from the volume of traffic will affect the children in school • The school and medical facilities will not have any build out 	

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			<p>priority and so increase the demand on current facilities</p> <ul style="list-style-type: none"> • This will add of local traffic problems before the relief road has been completed • The proposed development will add 6-8000 vehicles to the local currently overstretched road infrastructure • The Persimmon homes development shouldn't be approved until the remainder of Fernwood is completed • At a recent Claypole meeting, approx.. 300 residents voiced their concerns over access to Newark and the A1 with the construction of 1800 houses 	
4	Applicant	12.09.2016	<p>Observations on published report in relation to:</p> <ul style="list-style-type: none"> • Language in the report in terms of the Masterplan being indicative / illustrative. The Masterplan has undergone detailed work so that the proposal can be delivered as envisaged • Errors / Minor typos in report • The ManCo arrangement 	<p>These points will be addressed verbally through presentation but for clarity the following errors have been identified in the report:</p> <p>P.88 – the policy aspirations referred to within the bullet points should be reversed – the aspiration for intermediate provision is 40% and the aspiration for affordable rent provision is 60%.</p> <p>P.96 – The recommendation should read:</p> <p>'That outline planning permission is approved subject to the conditions appended at Appendix 3.'</p>

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			<p>diverges from the traditional Persimmon model</p> <ul style="list-style-type: none"> • Comments on affordable split • Comments on condition wording 	<p>For the avoidance of doubt, in the context of the discussion on page 65 under '5 year Housing Land Supply' there is a typographical error in that the relevant paragraph of the NPPF is paragraph 49 which refers to relevant policies for the supply of housing not being considered up to date if the LPA cannot demonstrate a 5 year supply. As detailed in the report, the authority is satisfied that it has a 5 year supply against the OAN and that in any event meeting a 5 year supply is predicated on the delivery of the sustainable urban extension sites such as this.</p> <p>For the avoidance of doubt, paragraph 14 of the NPPF remains material to decision making as a whole. The development is considered to accord with the development plan and thus is accordance with this paragraph the proposal should be approved without delay.</p> <p>A number of points have been raised on the wording of conditions which officers are still in negotiation on. It is recommended that the exact wording of the conditions is agreed by the Business Manager under delegated powers.</p>
4	Consultee Responses		A number of consultee responses have been received on the basis of the re-consultation on the revised flood risk information confirming nothing additional to add.	Noted. Original responses listed in full in published agenda.
4	Officer	13.09.2016	<p>Recommended that the following condition be added in respect to land contamination:</p> <p>Unless otherwise agreed by the Local Planning Authority, development in any relevant phase</p>	Condition wording should be added to condition 11.

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			<p>or sub phase which has potential sources of contaminants as identified by the Preliminary Risk Assessment undertaken by RSK and dated December 2014, other than that required to be carried out as part of an approved scheme of remediation, must not commence until Parts A to D of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Part D has been complied with in relation to that contamination.</p> <p>Part A: Site Characterisation</p> <p>An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on</p>	

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			<p>the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <p>(i) a survey of the extent, scale and nature of contamination;</p> <p>(ii) an assessment of the potential risks to:</p> <ul style="list-style-type: none"> • human health; • property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; • adjoining land; • ground waters and surface waters; • ecological systems; • archaeological sites and ancient monuments; <p>(iii) an appraisal of remedial options, and proposal of the preferred</p>	

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			<p>option(s).</p> <p>This must be conducted in accordance with DEFRA and the Environment Agency's <i>'Model Procedures for the Management of Land Contamination, CLR 11'</i>.</p> <p>Part B: Submission of Remediation Scheme</p> <p>A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of</p>	

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			<p>the land after remediation.</p> <p>Part C: Implementation of Approved Remediation Scheme</p> <p>The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>Part D: Reporting of Unexpected Contamination</p>	

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			<p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part B, which is subject to the approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Part C.</p> <p>Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property</p>	

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			and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.	