

Mr Hayden Baugh-Jones BA(Hons) DipLA MA CMLI
Inspector - Newark & Sherwood Amended Allocations
& Development Management DPD Examination
c/o Ms Kerry Trueman
Programme Officer

Telephone: 01636 650000
Email: matthew.norton@newark-sherwooddc.gov.uk

Our ref: lttr/Inspector/20-11-24

Send via email to
ra_kerry.trueman@newark-sherwooddc.gov.uk

20 November 2024

Dear Sir

RE: Further information in relation to the Examination Hearings

Further to the discussions at the Examination Hearings the Council has prepared the following:

- 1 A summary of the status of sites within the housing trajectory. This is attached to the covering email.
- 2 A response to Representor 005/0037 in relation to Matter 8, Main Open Areas in Sutton-on-Trent. This is attached to the covering email.

Following the close of the Examination hearing sessions two matters have arisen, which the District Council would wish to bring to the attention of the Inspector.

South Muskham Main Open Area Appeal Decision

In addition to submissions made as part of the Development Plan process representor 066 (Mr Keith Phillips-Moul) has been separately seeking outline planning consent for 4 dwellings on land within the South Muskham Main Open Area (MOA), with all matters reserved bar access. The application (23/02283/OUT) was refused on 20th February 2024, and subsequently appealed. Following the hearing session for Matter 8, it became apparent that the decision (APP/B3030/W/24/3348128) dismissing the appeal had been issued on 28th October.

The Council considers the appeal decision to have relevance to the representations made as part of the Development Plan process.

Through the decision the Appeal Inspector concluded that;

- Whilst not widely visible from public vantage points or publicly accessible, the appeal site is nonetheless of great value to the character of the village. Contributing in part to a break in the overall built form;
- The appeal site makes a contribution towards securing a more relaxed, lower residential density appropriate to the immediate vicinity (noting the visual transition between the main form of the village and the surrounding countryside);
- The proposed development would fundamentally disrupt and erode the currently open nature of the site, requiring the urbanisation of much of the greenfield site;
- There would be a precedent set for the development of the remaining MOA; and
- In considering the appellants case concerning the age of the Local Plan and the weight the MOA designation could be afforded, the appeal Inspector applied paragraph 225 of the National Planning Policy Framework and concluded to be consistent with the Framework and afforded it due weight.

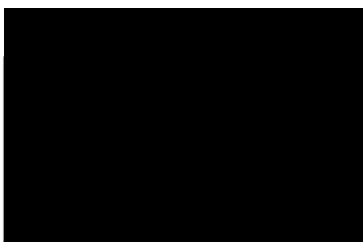
The full appeal decision has been attached to the covering email.

Old Stable Yard Gypsy and Traveller Site Allocation

The submission plan included Old Stable Yard as a proposed site allocation, following conclusion of the noise assessment work the Council has subsequently proposed its deletion through Main Modification MM15 and MM16.

As above, there has been a Development Management process running parallel to that of the Development Plan with detailed planning permission for 6 permanent pitches being sought. This was ultimately granted permission (24/00548/FUL) on the 13th November, with Members of the Planning Committee overturning the Officer recommendation that permission be refused. The granting of permission will enable the current site occupants to remain residing on the land and provides additional supply towards the District's pitch requirements and establishment of a five-year land supply.

Yours Faithfully



Matthew Norton MA(Hons) MPA MRTPI
Business Manager – Planning Policy & Infrastructure