

Our Ref:



9th January 2023

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Planning Policy and Infrastructure
Newark and Sherwood District Council
Castle House
Great North Road
Newark
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Dear Sir/Madam

LAND SOUTH OF BLATHERWICK ROAD (PART OF NAP 2B - LAND EAST OF NEWARK)

I am writing with reference to the land outlined in Figure 1 below which is within the ownership of my Client, Hericon Development Company Limited (Hericon). It forms part of the existing site allocation NAP 2B (Land east of Newark), as allocated within the Amended Core Strategy (Adopted March 2019).



Figure 1: Land south of Blatherwick Road, Newark



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We note that the Council are currently consulting on the Publication Version of the Amended Allocations and Development Management DPD. Whilst this DPD does not contain site specific policies which relate to the land east of Newark, we are writing to the Council to express our client's intentions in respect of their land.

As the Council will be aware, Amended Core Strategy Policy NAP 2B – Land east of Newark, allocates a sizable area of land to the north and south of Clay Lane as a strategic site for around 1,000 dwellings alongside other uses such as a local centre and green infrastructure. The allocation is longstanding, dating back to 2011 when the first Core Strategy was adopted. Notwithstanding this allocation been in place for over a decade, no planning applications have been brought forward on the wider site.

Hericon remain committed to development coming forward on the land east of Newark. However, in the absence of proposals being progressed for the wider site, and in the interests of ensuring that the allocation can start delivering a contribution towards the Council's housing land supply in the short term, Hericon would like to independently progress development proposals on their land.

The proposals are currently being worked up and will be subject to a formal Pre-Application Advice Request, when further progressed. At this stage, we believe that a scheme can come forward on the land south of Blatherwick Road which comprises:

- A mix of new homes;
- New road infrastructure to serve both the proposed homes on the site and link to the wider development allocation;
- The retention of existing trees and hedgerow where possible;
- New public open space;
- Sustainable urban drainage.

We are aware Policy NAP 2B – Land east of Newark, outlines development requirements for the allocation site. We will ensure the scheme on the Hericon owned land will meet these requirements where possible, but also recognise that certain infrastructure requirements cannot be fulfilled by a development on Hericon's land alone and we consider it would be unreasonable for the Council to expect this to be the case. Instead, the scheme on Hericon's land is proposed to provide contributions towards any relevant infrastructure needs, where this is directly related to the development, necessary to make it acceptable in planning terms and is fairly and reasonably related to the scale and residential nature of the development.

Policy NAP 2B refers to a Masterplan at Figure 6 of the Plan, which indicatively illustrates the location of the proposed uses within the allocation. As the policy states that Figure 6 is only indicative, we believe that a scheme on the allocation can be developed which amends the principles of this Masterplan but still respects the development requirements outlined in Policy NAP 2B. Figure 6 shows the land south of Blatherwick Road as an area of green infrastructure as well as providing an access road to the land to the south.

As Hericon's land comprises one of the potential access points for the wider allocation, we will ensure that an access to neighbouring land parcels is retained as part of the scheme. Enabling a connection through to land to the south and land to the west (to link to the other potential access from Beacon Way). This will ensure that the scheme on Hericon's land will not prejudice the delivery of the wider allocation. Consequently, a proposal on Hericon's land will not be inconsistent with the requirements of Policy NAP 2B.

We anticipate that the planning policy team will formally comment on our proposals when we submit our Pre-Application Advice Request. Nevertheless, we would also welcome any initial comments which you may wish to make at this stage.

In particular, we would be interested to know the Council's thoughts on the Hericon land coming forward as the first phase of the wider allocation and if the Council would require any application on the Hericon land to be accompanied by an amended Illustrative Masterplan for the wider site too.

I would be grateful if Officers could confirm receipt of this letter and also confirm if they are willing to provide us with any comments on the principle of development on the land south of Blatherwick Road.

Should you have any questions, or require any further information, please do not hesitate to contact me using the details provided below.

Yours sincerely

A black rectangular redaction box covering the signature of Hannah Price.

Hannah Price MRTPI
Senior Planner
For and on behalf of Fisher German LLP

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