

Independent Examiner  
John Slater (BA) Hons, DMS, MRTPI  
John Slater Planning Ltd  
c/o Will Wilson (Planning Department)  
Bassetlaw District Council

Thursday 20<sup>th</sup> December, 2018

Dear Sir

**Everton Neighbourhood Development Plan 2018 - 2034**

**Hearing Statement (Public Hearing to be held on Thursday 10<sup>th</sup> January 2019)**

**Location: Site 2 / Land at Hall Farm, Gainsborough Road, Everton (NP10)**

**Introduction**

As requested, in advance of the Public Hearing to be held on the 10 January 2019, *GraceMachin Planning and Property* on behalf of our clients (*Magnus Educational Foundation*) are pleased to make formal comments in response to the 'Questions for the Public Hearing' (contained within the document - Guidance Notes and Agenda for the Public Hearing dated 12 December 2019)

**Question 1**

**Can a safe access be provided to serve the allocation site 2 and 3 with the necessary visibility, for the scale of development proposed in Policy E9 and / or is it necessary for the capacity of the site to be reduced?**

**Site 2 / Land at Hall Farm, Gainsborough Road, Everton (NP10)**

**Site 3 / Land at The Willows, Gainsborough Road (NP11)**

Yes, a safe access can be provided to serve the allocation Site 2 (Land at Hall Farm, Gainsborough Road, Everton).

Consultation has taken place in 2017 and 2018 between Martin Murphy of BSP Consulting (Highway Consultants) acting on behalf of the Magnus Educational Foundation and Martin Green of Nottinghamshire County Council Highways Department.

A detailed digital topographical survey of the site (produced by Daniel Charles Ltd) and highway assessment (by BSP Consulting) have been undertaken to accurately assess how best to serve a new residential development on Site 2 (Land at Hall Farm, Gainsborough Road, Everton).

It has been agreed in writing by Martin Green (Principal Officer at Nott CC) that the best arrangement would be to create a new access to the west of the site as shown on the attached drawing. Drawing Ref: 17-0139-005 B.

All the land required for the new access is within the unfettered freehold ownership of my client (the Magnus Educational Foundation).

The access is 'deliverable'.

We have also produced a block plan for 5 (five) new dwellings served from the 'new' access and are now considering a greater number of units on site now having undertaken more detailed heritage appraisal site assessment work.

We consider that the site should deliver **up to** 10 dwellings.

This would be reflective of the 20dph figure identified within Neighbourhood Plan proposed Policy E9.

We consider that taking into account highway access and the surrounding character of the area (it is located within a Conservation Area) this is a robust number of new dwellings to be allocated on the site within the Everton Neighbourhood Plan.

## **Question 2**

**Should there be a requirement to provide a pedestrian route for residents of the two allocation sites, to the south of Gainsborough Road?**

We note that within the 'Further Comments of the Independent Examiner – 15/11/18) within bullet point two of Paragraph 9 it sets out that:

*"....My fear is that whilst the allocations can be put forward in the plan, it will not be technically feasible to provide the necessary safe access, including incorporating the needs for a significant number of children, who could be occupying the houses, to have a safe route to school.*

*I note that the Highway Authority would be requiring a pedestrian route connecting Site 3 to the footway in front of the Sun Inn, but from my site visit, I have concerns that in places, there is insufficient width to create an acceptable footway."*

We highlight that these comments relate to Site3 – not Site 2 / Hall Farm.

However, footpath provision has been discussed with Nottinghamshire Highways and the technical access drawing shows a pedestrian footpath. This is identified to the north of the existing boundary wall.

However, if this was not acceptable we can envisage that a footpath to the south of the existing boundary wall would also provide a safe walk way to 'Burlington House'.

Then highway land from Burlington House could be used to link to the existing footpath in front of the Sun Inn P.H. and the existing Bus Stop.

### Question 3

**What was the rationale for extending the allocation Site 3 beyond the site shown on Map 13 – Preferred Option Site Allocation? – No comments**

### Question 4

**Should NP 13 be designated as a housing site, either in full or in part, particularly bearing in mind that part of the site has been granted planning permission on appeal? What would be the potential capacity of the entire site and is there scope for a more limited development? What has changed since the appeal decision and is there a form of development that would better reflect the existing character of development in Everton? – No comments**

Yours faithfully

*Nick Grace*

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