



Fernwood Parish Council Disclosure Log

Last updated January 30th 2023

Introduction

This disclosure log lists responses to requests made to us under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which we feel are of wider public interest.

The disclosure log is published on the Fernwood Parish Council's website:
www.fernwood-pc.co.uk

Criteria for this disclosure log can be found in the Disclosure Log Criteria on the Fernwood Parish Council website [here](#).

Requests Received

Number of valid requests made up to January 16th, 2023, Quantity 3

Date of request	Brief Summary of Information Request	Where to find full details of the request and response
14/6/22	Tree Report for Woodland behind Fernwood Day Nursery	Appendix 1 – pages 2 & 3
3/11/22	Financial Information including use of CIL	Appendix 2 – pages 4 - 8
16/1/23	NCC advice on double yellow lines and Pre application planning advice regarding proposed village hall extension	Appendix 3 – page 9 - 25

Marion Fox Goddard

Parish Clerk and Responsible Financial Officer

Appendix 1: Request for Tree Report for Woodland behind Fernwood Day Nursery

Request

From: REDACTED
Sent: 13 June 2022 12:48
To: office@fernwood-pc.co.uk
Subject: Re: FOI request

Hi Marion
As in the email the report by the tree surgeons into the trees at the back of the nursery that the parish have just purchased

REDACTED
On Jun 13, 2022, at 9:12 AM, office@fernwood-pc.co.uk wrote:

Good morning **REDACTED**,

Thanks for your email. Which report are you wanting please?

Best wishes,

Marion Fox Goddard
Parish Clerk
Fernwood Parish Council
Email: clerk@fernwood-pc.co.uk
Tel: 01636 613024

-----Original Message-----

From: REDACTED
Sent: 12 June 2022 18:32
To: Fox-Goddard Marion <office@Fernwood-pc.co.uk>
Subject: FOI request

Hi Marion
Can I request a copy of the report into the woodlands behind the nursery.
Many thanks.

Regards
REDACTED

Response

From: office@fernwood-pc.co.uk <office@fernwood-pc.co.uk>

Sent: 14 June 2022 09:27

To: REDACTED

Subject: RE: FOI request

Note: Reports can be found [here](#) on the Council's website

Good morning REDACTED,

Thanks for clarifying. Tree Survey report and appendices attached.

I will be publishing an agenda today which includes an update on work in the woodland which you may be interested in. I am getting a company to quote for a ecological appraisal (including a preliminary bat roost assessment and check for nesting birds) to be carried out on the trees to be felled and immediate surrounding area to be affected by the felling works.

Best wishes,

Marion Fox Goddard
Parish Clerk
Fernwood Parish Council
Email: clerk@fernwood-pc.co.uk
Tel: 01636 613024

Appendix 2: Request for Financial Information including use of Community Infrastructure Levy

Request

-----Original Message-----

From: **REDACTED**

Sent: 03 November 2022 08:53

To: clerk@fernwood-pc.co.uk

Cc: **REDACTED**

Subject: Freedom of information request

Dear Parish Clerk

I'm writing on behalf of A group of individuals including myself not in any formal capacity.

I'm wondering if we could ask for a Freedom information request to get information on the following.

Council tax precept for Fernwood

What fernwood's has in savings ie how much do they have in reserve.

What are Fernwood Parish Council outlays per month.

What is the cost of all maintenance that Fernwood pay out annually.

What are fernwoods Parish Council staffing costs per year.

What are Fernwood and Parish Council's financial liabilities per year and a breakdown if possible .

How much money does Fernwood Parish Council get back in receipts ie income from the community centre / grants /of the monies from other organisations and groups. .

how much money has Fernwood Parish Council received in CIL how much does Fernwood expect to get in CIL , much have they already received In cil .
How much have they already spent in CIL.

Yours

REDACTED

Response

From: clerk@fernwood-pc.co.uk <clerk@fernwood-pc.co.uk>
Sent: 03 November 2022 15:33
To: **REDACTED**
Cc: **REDACTED**
Subject: RE: Freedom of information request

Good afternoon,

Thank you for your Freedom of Information request.

The majority of this information is available in the finance section of our website here: <https://www.fernwood-pc.co.uk/community/fernwood-parish-council-13053/financial-information/>

The bank reconciliations on this page tell you all our balances by month and all reserves. Expenditure is in the agenda packs monthly but the budget reports on this page give you all the information on all the information you have requested.

Monthly expenditure is in each agenda pack **REDACTED**, but this is summarised up to 30/9/22 in the budget report which is linked above. (Agenda packs can be accessed under the Parish Council meetings tab of the Parish Council website).

The only information not easily accessible through the website is regarding CIL - this is attached. I will add this to our website under the financial information section.

I trust this answers your request. If you have any further queries, please let me know.

Best wishes,

Marion Fox Goddard
Parish Clerk and Responsible Financial Officer Fernwood Parish Council
Email: clerk@fernwood-pc.co.uk
Tel: 01636 613024
Office opening times: Monday & Friday 10am-12pm, Tuesday to Thursday 10am - 1pm

Information provided by N&SDC on CIL from 2022 onwards

PHASE No. / developer	Planning application No.	Developers Instalment amount	Date payable by developer	Neighbourhood Funding amount	Date payable to Parish	Column1
1 - David Wilson and Barratts						
	18/00526/RMAM			£242,835.71	Paid already	
1b - David Wilson						
	19/02125/RMAM	£263,246.35	05 January 2022	£62,521.00	Apr-22	£63,122.41 paid
		£263,246.35	05 April 2022	£62,521.00	Oct-22	to be paid Oct
		£263,246.35	02 October 2022	£62,521.00	Apr-23	
		£263,246.35	31 March 2023	£62,521.00	Apr-23	
		£1,052,985.40		£250,084.00		
2 - Barratts						
	18/00526/RMAM	£448,221.11	26 March 2022	£106,452.51	Apr-22	£107,476.50 paid
		£448,221.11	24 June 2022	£106,452.51	Oct-22	to be paid Oct
		£448,221.11	21 December 2022	£106,452.51	Apr-23	
		£448,221.11	19 June 2023	£106,452.51	Oct-23	
		£1,792,884.44		£425,810.04		
3 - Barratts						
	18/00526/RMAM	£262,824.56	29 September 2022	£62,420.83	Oct-22	to be paid Oct
		£262,824.54	28 December 2022	£62,420.83	Apr-23	
		£262,824.54	26 June 2023	£62,420.83	Oct-23	
		£262,824.54	23 December 2023	£62,420.83	Apr-24	
		£1,051,298.18		£249,683.32		
3b - David Wilson						
	21/01256/RMAM	£418,600.87	01 June 2021	£99,417.71	Apr-22	£100,374.02 paid
		£418,600.87	30 August 2021	£99,417.71	Apr-22	£100,374.02 paid
		£418,600.87	26 February 2022	£99,417.71	Apr-22	NOT PAID - to be paid Oct
		£418,600.87	25 August 2022	£99,417.71	Oct-22	to be paid Oct
		£1,674,403.48		£397,670.84		
Total still to be Paid to Parish @ 18/3/22				£1,323,248.20		

PHASE No. / developer	Planning Application No.	Developers Instalment amount	Date payable by developer	Neighbourhood Funding amount	Date payable to Parish	Column1
1 - Larkfleet						
	19/01053/RMAM	£112,196.43	14 December 2021	£26,646.65	Apr-22	£26,902.97 paid
		£112,196.42	14 March 2022	£26,646.65	Apr-22	NOT PAID - to be paid Oct 2022
		£112,196.42	10 September 2022	£26,646.65	Oct-22	
		£112,196.42	09 March 2023	£26,646.65	Apr-23	
		£448,785.69		£106,586.60		
2 - Larkfleet						
	19/01053/RMAM	£474,295.32	Start date not yet knowr	£112,645.14	dates not yet known	
3 - Larkfleet						
	19/1053/RMAM	£501,045.96	Start date not yet knowr	£118,998.42	dates not yet known	
4 - Larkfleet						
	19/01053/RMAM	£198,009.91	Start date not yet knowr	£47,027.35	dates not yet known	
Total still to be Paid to Parish @ 18/3/22				£385,257.51		

(Larkfleet now called Allison Homes)

Payments to Fernwood Parish Council

Approx Date	Amount	Total
Apr-22	£62,521.00	
	£106,452.51	
	£99,417.71	
	£99,417.71	
not paid	£99,417.71	
	£26,646.65	
not paid	£26,646.65	£520,519.94
Oct-22	£62,521.00	
	£106,452.51	
	£62,420.83	
	£99,417.71	
	£26,646.65	
from April	£99,417.71	
from April	£26,646.65	£357,458.70
revised figure		£483,523.06
Apr-23	£62,521.00	
	£62,521.00	
	£106,452.51	
	£62,420.83	
	£26,646.65	£320,561.99
Oct-23	£106,452.51	
	£62,420.83	£168,873.34
Apr-24	£62,420.83	£62,420.83
The above does not include Larkfleet Phases 2,3 or 4		

(Note October payment has not been received yet)

Note CIL receipts prior to 2022/23 as follows:

2021/22	£59,615.59
2020/21	£192,320.76

What CIL has been spent on to date

2020/21

Village Hall loft Insulation £1720

Village Hall worktops £1470

2021/22

Woodland purchase £19,000

Legal fees (woodland and village hall) £6422.50

Signs (play park) £729.60

Youth project £4386

Dog bins £655.20

2022/23

Legal fees (woodland) £1302

College of Arms (Coat of arms) £14555

Bins for woodland £1425.05

Ecological survey (woodland) £1765.90

Youth project £1731.23

Appendix 3: Request for NCC advice on double yellow lines and preapplication advice on proposed village hall extension

Request

-----Original Message-----

From: **REDACTED**

Sent: 16 January 2023 08:39

To: clerk@fernwood-pc.co.uk

Subject: Freedom of information request

Private and confidential

To whom it may concern

I would like to formally request the email and communication to Nottinghamshire county council on the request made by Fernwood Parish Council for information on a double yellow lines outside the shop .

I would like the exact email and the correspondence to Nottinghamshire county council and if there's more than one I would like both .

I would also like to request the legal advice or guidance they received on the pre planning application and the advice on the extension of the community centre especially the advice on car parking

This is a private request

REDACTED This is not been done in any form or capacity that I may or may not represent in another place and this is a saw it being done as a resident .

Any sharing of this information would be a breach of GDPR

Response

-----Original Message-----

From: clerk@fernwood-pc.co.uk <clerk@fernwood-pc.co.uk>

Sent: 30 January 2023 09:56

To: **REDACTED**

Subject: RE: Freedom of information request

Good morning **REDACTED**,

Advice from NCC given in 2019 regarding double yellow lines attached.

Pre-planning application from advice from NSDC in 2022 regarding proposed extension of Fernwood Village Hall.

Should you have any further queries, let me know.

Best wishes,

Marion Fox Goddard

Parish Clerk and Responsible Financial Officer Fernwood Parish Council

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Ruby's Avenue, Fernwood - 6134489

Reply Reply All Forward ... Mon 28/10/2019 10:46

PL [Redacted]@viaem.co.uk
To: Marion Fox Goddard (clerk@ferwood-pc.co.uk)
Cc: cllr.keith.walker@nottssc.gov.uk

Good morning. Further to your recent request for Double Yellow Lines at Ruby's Avenue on the bend between the properties and the shop/village hall and our subsequent telephone conversation. I have now discussed your request with the District Manager and I must advise you that we would not support installation of any parking restrictions at this location.

The reasons for this are, as discussed, mainly concern with where the displaced vehicles would park instead; this would likely be the first available on street parking nearer to the properties or the shop area. Unfortunately drivers will park at the nearest point and not necessarily use the car park by the village hall even if spaces are available.

Also, as discussed, an unobstructed road with no parking may result in vehicle speeds increasing along that length of road adjacent to the playing field and green open space and on the route to the shop, village hall, gym and nursery.

I realise you will be disappointed with this response but hope that the above and our conversation explain the reasons for this decision.

Kind regards

[Redacted]
Senior Highways Liaison Officer,

Mr Mark Crowther

Telephone: 01636 655 851

Verve Architecture

Sent via email to mark@vervearchitecture.co.uk

Email: amy.davies@nsdc.info

Reference: PREAPP/00163/22

19 July 2022

Dear Mr Crowther

PRE-APPLICATION ENQUIRY

Application Ref: PREAPP/00163/22

Proposal: Alterations to form additional hall and associated ancillary accommodation

Site Address: Fernwood Community Centre Rubys Avenue Fernwood Newark On
Trent NG24 3RS

Thank you for your request for pre-application advice relating to the above site. I can confirm that I have visited the proposed development site, reviewed the site history and assessed the proposal against the current development plan taking account of any other material planning considerations. For the avoidance of doubt, I can confirm that the following information was submitted for consideration with your request:

- ❖ 21036_pre-app-form.pdf
- ❖ 21036_01a_existing-plan.pdf
- ❖ 21036_02a_existing-elevations.pdf
- ❖ 21036_05c_proposed-plan.pdf
- ❖ 21036_06c_proposed-elevations.pdf
- ❖ 21036_pre-app_final-revisiona.pdf

I have set out an assessment of the proposal based on the information received.

1.0 The Site

The application relates to Fernwood Community Centre, which is located on the south side of Ruby's Avenue within the village of Fernwood and Newark Urban Area. The existing building includes two halls with associated ancillary accommodation. There is a

large patio area and extensive green space to the south of the building including established trees covered by Tree Preservation Orders (TPO N302). To the west is an area of staff car parking that includes two accessible spaces and four standard car parking spaces although three of these currently accommodate storage containers for the groundskeeper's equipment and other items needed for the functioning of the hall. The site is secured by a galvanised steel perimeter fence.

2.0 Relevant Planning History

PROSPERITY | PEOPLE | PLACE | PUBLIC SERVICE

07/00274/FULR3 - Proposed Community Centre. Application Permitted 16.05.2007

14/00465/OUTM - Proposed residential development for up to 1050 dwellings and associated facilities (Education & Recreation) infrastructure and utilities; application for outline planning permission (including access). Application permitted 29.12.2017

3.0 The Proposal

The enquiry proposes an extension to the existing Village Hall to provide an additional function room with associated ancillary facilities/accommodation. The proposed extension would measure approximately 10.46 metres by 14.99 metres and be sited on an existing area of hardstanding to the south west side of the existing hall. It would include bricks to match existing and a hipped pantile roof with eaves and ridge heights to match existing. Replacement/relocated solar panels would be fitted to the south west facing roof slope. Existing storage containers would be removed to facilitate the proposed extension. The internal layout of the existing building is proposed to be reconfigured to provide storage space for the groundskeeper's equipment and other items needed for the functioning of the hall.

4.0 Consultations

Please note that we have only consulted with a limited number of consultees as part of our consideration of your enquiry. The Council's Statement of Community Involvement (SCI) is available on the council's website www.newark-sherwooddc.gov.uk. This explains consultation on planning applications, the importance of engaging with the community prior to submitting a planning application to the District Council and sets out when applicants should normally undertake a community involvement exercise. You may also wish to contact [the ward councillors](#) to explain the details of the proposed development in order to seek their views, if you are minded to submit a planning application after reading this response. Involving the community to inform your development proposal before it is submitted as part of a formal planning application can significantly reduce the level of objection received and improve the quality of development at application stage which can in turn speed up the decision making process.

Please ensure you read this pre-application response thoroughly before deciding to submit a planning application, as any application that is clearly contrary to the Development Plan and other material planning considerations will be refused.

5.0 Planning Policy Framework

The Development Plan

Fernwood Neighbourhood Plan (adopted September 2017)

NP1: Design Principles for New Development

Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)

Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities

Core Policy 9 – Sustainable Design

Core Policy 13 – Landscape Character

Allocations & Development Management DPD

DM5 – Design

DM12 – Presumption in Favour of Sustainable Development

Other Material Planning Considerations

- National Planning Policy Framework 2021
- Planning Practice Guidance

6.0 Appraisal

Principle of development

The National Planning Policy Framework promotes the principle of a presumption in favour of sustainable development and recognises that it has a duty under the Planning Acts for planning applications to be determined in accordance with the Development Plan. Where proposals accord with the Development Plan they will be approved without delay unless material considerations indicate otherwise. The NPPF also refers to the presumption in favour of sustainable development being at the heart of the NPPF and

sees sustainable development as a golden thread running through both plan making and decision taking. This is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

The site is located within the Newark Urban Area as set out in the Settlement Hierarchy defined by Spatial Policy 1. This is the focus for growth in Newark & Sherwood and the main location for investment for new services and facilities within the District. Spatial Policy 8 of the Amended Core Strategy DPD encourages the provision of new and enhanced community and leisure facilities, particularly where they address a deficiency in current provision and where they meet the identified needs of communities. National policy also asserts that planning decisions should ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community (NPPF, 2021).

The proposal seeks to develop and extend an existing community facility. The pre-application submission asserts that the existing building offers two halls, a larger one (c.170sqm) and a smaller one (c.65sqm), but the smaller hall is often too small for certain activities which then places greater demand on the larger hall. The extension would provide an additional hall (c.142sqm) with associated facilities/accommodation. However, in the absence of any detailed assessment to substantiate the above assertions, the proposal appears to be lacking adequate justification. Any formal planning application for the proposal would therefore need to be supported by a thorough assessment to demonstrate demand for additional facilities and accommodation, particularly given the associated adverse impacts identified below.

Based on discussions with colleagues, it is understood that the existing community hall was constructed to serve the original settlement of Fernwood, comprising of around 1,133 dwellings (1,099 new dwellings plus those that were already associated with the former hospital) on the site. In granting outline permission for an additional 1,050 homes (planning reference 14/00465/OUTM) to Barratt/David Wilson Homes Consortium officers considered that a second community hall would not be sustained and that it would be better to consider consolidating/extending the existing hall such that it could serve the increased population to encourage social cohesion and not have competing centres. A community facilities financial contribution was secured (£1,453,273.50) by the section 106 agreement to assist with this which is payable in instalments. Given that the population would almost double, it would seem there is justification for extending the existing building/facilities. However, given the constraints in terms of land ownership, it was imagined that any enlargement would likely have to take place by extending the building upwards with the addition of a second floor.

The proposed extension would be sited adjacent to the existing hall, which is adjacent to public open space known as Fernwood Green. The enquiry indicates the proposed extension would not encroach upon nor compromise the use of this area in accordance with Spatial Policy 8 of the Amended Core Strategy DPD. Sport England would be consulted on any formal planning application for the proposed development, which would

also result in the loss of changing room facilities and could attract an objection. It is therefore recommended that Fernwood Parish Council liaise with Sport England on any revised scheme prior to the submission of a formal planning application.

Impact on trees and biodiversity

Fernwood Neighbourhood Plan acknowledges a major success of the planning brief for Fernwood in the 1999 Local Plan was the protection of mature trees which have tree preservation orders on them and which contribute significantly to the quality landscaping in parts of the village.

Trees within and located immediately south of the site formed a major constraint to the provision and design of the original community centre. The pre-application submission acknowledges that the proposed extension would be located between 5.5 metres and 7 metres from a linear strip of established trees and would encroach into the Root Protection Area (RPA) of T6. The annotations on 21036_05c_proposed-plan.pdf identify two trees as T5, however, it is clear that the second T5 (Yew, 600dia approx., RPA (shaded) 163sqm) is the tree being referred to as T6. The trees are protected and have a future life expectancy of several hundred years. The Council's Tree & Landscape Officer has considered the proposal and highlighted the following concerns:

It is expected that these trees will increase in spread by approximately 1/3. The proposal seeks to place development into the crown of the trees causing a clear conflict to their retention.

To the north is one semi mature cherry tree, a clear part of the street scene (tree lined streets) and character of the area the development does not acknowledge this tree and again places it in conflict with the proposal

Conclusion

1. The proposal is expected to result in;
 - a. The long term loss of significant protected trees.
2. The design will result in a net biodiversity loss to the area

Overall, the proposal does not take into account the expected growth of the adjacent trees nor any potential impacts they could have on the community centre as a result. Clearly, any further development/extension of the community centre could result in the long term loss of protected trees, and is therefore not supported. Furthermore, the proposal would result in a net biodiversity loss to the area contrary national policy, which requires development to conserve and enhance the natural environment by minimising impacts on and providing net gains for biodiversity (para. 174 NPPF 2021).

Impact on character

NP1: Design Principles for New Development of the Fernwood Neighbourhood Plan (Adopted September 2017) requires development designs to draw upon local character in terms of materials and style as detailed in the Fernwood BFL12 Assessment to ensure new development enhances the distinctiveness and quality of the village as a whole.

Core Policy 9 'Sustainable Design' of the Amended Core Strategy (Adopted March 2019) requires new development proposals to, amongst other things, "*achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments*". In accordance with Core Policy 9, all proposals for new development are assessed with reference to the design criteria outlined in Policy DM5 'Design' of the Allocation and Development Management DPD.

The proposed extension has been designed to complement the existing community centre in terms of its form and scale and would include materials and architectural features to match existing. However, the proposal would fail to complement the existing built and landscape environments by extending the building towards adjacent protected trees, which would lead to their loss in the long term (see 'Impacts on trees and biodiversity'). The desire for more space is noted, however, officers consider there are less harmful ways to extend the building. For example, there is a paved seating area to the rear of the existing community centre that could potentially be infilled to provide additional space without extending the building beyond the existing building line towards protected trees. However, existing picnic benches would have to be relocated out of the way of falling branches etc. Alternatively, it may be possible to extend the existing building upwards as originally envisaged.

Highways and parking

The original community centre was approved despite an objection from Highways regarding inadequate parking provision. The proposed extension would essentially result in the loss of all existing staff parking spaces, three of which are currently unavailable due to the unauthorised positioning of storage containers.

*Condition 4 of planning permission 07/00274/FULR3 states (**emphasis added**):*

*Prior to the community centre being brought into use, the car parking spaces within the site area to the west of the building shall be provided and **kept available for parking at all times** unless otherwise agreed in writing by the Local Planning Authority.*

Reason: To ensure off-street parking is available.

Whilst there is public car parking immediately adjacent the community centre it is unclear whether this has capacity to accommodate the displaced parking and any increased

demand that may be generated as a result of the proposed extension/alterations. It is assumed not in the absence of any meaningful assessment / Transport Statement.

Flood risk and drainage

The application site is located in area at low risk of flooding i.e. Flood Zone 1. Nevertheless, any formal application would be expected to incorporate sustainable drainage systems for both foul and surface water disposal.

7.0 Conclusion

National and local planning policies are generally supportive of proposals to provide and enhance community facilities, particularly where they address a deficiency in current provision and meet identified needs of communities.

Planning history for the wider site indicates the overall population of Fernwood is expected to double and, as such, there is likely to be demand for additional facilities and accommodation at the community centre. However, any formal planning application would need to be supported by a more thorough assessment than has been presented in this pre-application submission.

The current proposal would likely result in the long term loss of significant protected trees and a net biodiversity loss to the area. It would also result in the loss of staff car parking spaces, thereby displacing car parking into the adjacent public car park, which may not have the capacity to accommodate the required spaces (including accessible spaces). There is also likely to be increased demand for visitor parking which the existing car park may also struggle to accommodate.

In light of the above, Officers are of the view that should a formal application be submitted for the current proposal it is unlikely that it would be supported by the local planning authority. However, as outlined, there may be alternative, less harmful, ways to extend the building to meet increased demand, provided adequate parking provision can be made available for staff and visitors and protected trees are given adequate space to grow.

The fee paid with your pre-application enquiry entitles you to a 1 hour meeting. Please contact me within 12 weeks of the date of this letter should you wish to discuss this response further.

Submission Requirements

Should you decide to submit a planning application, despite this advice, the following documents would be required to support any such planning application:-

- Application form and relevant ownership certificate

- Correct fee
- Site Location Plan (edged in red and blue)
- Block Plan/Layout Plan showing site access and parking arrangements in accordance with Highway Authority Design Guide plus details of sustainable drainage provision
- Proposed Elevations and Floor Plans
- Design and Access Statement incl. assessment to demonstrate demand for additional facilities and accommodation
- Transport Statement (incl. assessment of displaced car parking and additional demand) ▪ Tree survey/constraints plan in accordance with BS5837 2012 ▪ A Phase I Habitat Survey may also be required.

Community Infrastructure Levy

All planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.newark-sherwooddc.gov.uk/cil/

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

Breach of condition

The abovementioned breach of Condition 4 of planning permission 07/00274/FULR3 has been referred to the Council's Planning Enforcement Officers for further investigation.

Please note that any views or opinions expressed are in good faith, without prejudice to the formal consideration of any planning application, which will be subject to public consultation and ultimately decided by the Council. It should be noted that subsequent alterations to local, regional and national policies may affect the advice given. Furthermore, caution should be exercised in respect of pre-application advice for schemes that are not submitted within a 12 month period of the date of the Council's advice letter.

Please be assured that I am here to provide any support that I am able to in order to secure high quality development in the district. Therefore, if I can offer further assistance or if you would like to discuss the contents of this letter further, please do not hesitate to contact me using the details provided.

I trust this information is of assistance.

Yours sincerely

A Davies

Mrs Amy Davies MRTPI

Planner

Development Business Unit

Enclosed – Full Arboreal Consultation Response received 15 July 2022.

Arboreal CONSULTATION

From: Sean Davies Tree and Landscape officer

To: Planning Development

Date: Tuesday, 19 July 2022

Application No. PREAPM/00163/22

Address Fernwood Community Centre

Officer Amy Davies

Proposal: Alterations to form additional hall and associated ancillary accommodation

Date Received: July 2022

Site Visit

Jul-22



Relevant NPPF policy

7 – At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs

8 c,) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

92. c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

104. c) opportunities to promote walking, cycling and public transport use are identified and pursued;

130 a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined⁵⁰, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

153 Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support

appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure

174. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures

179 a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity

Natural England guidance

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions)

Bats: advice for making planning decisions

[Bats: advice for making planning decisions - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/bats-advice-for-making-planning-decisions)

Protected species and development: advice for local planning authorities

[Protected species and development: advice for local planning authorities - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/protected-species-and-development-advice-for-local-planning-authorities)

Core Policy 9 - Sustainable Design, Core Policy 10 – Climate Change, Core Policy 13 – Landscape Character

Comments

Trees

Immediate to the south of the proposal are several mature tree. The trees are protected, have a future life expectancy of several hundred years are of significance to the area.

It is reasonable to expect trees to grow, to have associated wildlife and occasionally drop branches. It is expected that these trees will increase in spread by approximately 1/3 The proposal seeks to place development into the crown of the trees causing a clear conflict to their retention.

To the north is one semi mature cherry tree, a clear part of the street scene (tree lined streets) and character of the area the development does not acknowledge this trees and again places it in conflict with the proposal

Protected species survey.

No survey has been undertaken

Biodiversity. (NPPF 174, 179, 153)

No measurement has been taken

Conclusion

3. The proposal is expected to result in;

- b. The long term loss of significant protected trees.
- 4. The design will result in a net biodiversity loss to the area

Suggestions

- 1. Trees are living organisms lasting many hundreds of years, they drop branches, shed leaves and have associated wildlife. Any proposal must take this into account.
- 2. Biodiversity net gain needs to be reasonable shown in the medium to long term.