

RESPONSE TO QUESTIONS RAISED BY FERNWOOD PARISH COUNCIL ON CONSULTATION ON FERNWOOD SOUTH PHASE 1 LAYOUT

Persimmon Homes East Midlands

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Introduction

- 1.1 Persimmon Homes are currently undertaking a public consultation exercise on the scheme for 840 dwellings (Phase 1) of Fernwood South. The link to the public consultation website is:- <https://sites.google.com/view/fernwood-south>

- 1.2 As part of this consultation exercise, representatives from Persimmon Homes East Midlands presented the scheme to Fernwood Parish Council on 15th May 2021. As part of this presentation a number of questions were asked by members' of Fernwood Parish Council and this document will summarise the key questions and responses.

2 Questions and Answers

2.1 **What footway/ cycleway improvements will be provided to connect the site up with Balderton.**

Off site highway improvements were considered as part of the outline planning application. As part of the draft conditions (which have been agreed subject to completion of the S106 obligation) to the outline planning application Newark and Sherwood District Council are proposing a condition which requires that a foot and cycleway be provided from the Persimmon Homes site down to the Dale Way Roundabout. This foot/ cycle way will need to be in place at the occupation of the 50th dwelling.

In terms of foot/ cycle way improvements work to the north of Dale Way, it is a requirement of the Barratt Homes Outline planning permission 14/00465/OUTM that the following are provided:-

'C30 Before occupation of the 100th dwelling (unless otherwise agreed in writing by the Local Planning Authority), improvements to the Goldstraw lane/B6326 Great North Road roundabout and B6326 Great North Road between Goldstrw Lane and Dale Way junctions shall be delivered and made available to traffic as illustrated by drawing 210354-008.A03 (or subsequent revised and agreed drawing) and the works shall tie in with the existing highway network including regard to the southern link road roundabout at the junction of the B6326. These works shall be subject to a detailed Design and Road Safety Audit which shall be carried out in accordance with a timetable to be firs agreed in writing by the Local Planning Authority unless otherwise agreed in writing.'

C31 Notwithstanding drawing 210354-006D already submitted, before the provision of a road linking the existing Fernwood development to Hollowdyke Lane, a scheme shall be first submitted to and approved in writing by the LPA to improve Hollowdyke Lane between the proposed development hereby approved and the underpass of the A1 trunk road leading to Main Street, Balderton that will include a restriction to allow buses and cycles only unless agreed in writing. Such a scheme shall include a trigger point for implementation which shall thereafter be delivered and open to traffic in accordance with an agreed programme (or revised programme that may be agreed from time to time).

2.2 **Who will be maintaining the areas of public open space?**

It is the intention that public open space will be maintained by either the District or Parish Council. Persimmon Homes are currently in discussion with Newark and Sherwood District Council (NSDC) on this matter and are currently waiting for NSDC to advise on commuted sums. Persimmon Homes will keep Fernwood Parish Council updated on the progress of this matter.

2.3 **What will be provided for in respect of ecological connectivity?**

The Masterplan which will be approved as part of the outline consent has been designed to provide for green infrastructure connectivity and the designs proposed for phase 1 accord with these principles. It will also be a requirement of the outline planning permission that a Habitat Creation and Management Plan for the areas of green infrastructure to be submitted and approved. This Management Plan will be designed up by a qualified ecologist.

2 Questions and Answers

2.4 What Building Standards will the houses be built to?

The dwellings will be built in accordance with the Building Regulations in place at the time. The 2021 Building Regulations will be published in Autumn 2021 and this will cover all plots which will be built by June 2023.

2.5 What infrastructure will be provided as part of the development and at what times?

Primary School Contribution

Total Contribution = £5,751,584.00

Prior to commencement = £575,185.40

Occupation of 30th dwelling = £2,128,185.98

Occupation of 330th dwelling = £862,778.10

Occupation of 780th dwelling = £1,322,926.42

Occupation of 1280th dwelling = £862,788.10

Primary School Expansion Land

0.8ha, to be kept available until 5 years after completion of the primary school

Sports Pavilion

Floor area 252 square metres, Phase 2, to be provided at 60% occupation of Phase 2

Playing Fields

To be provided at 60% occupation of phases 1 and 2 respectively

Phase 1: Grass football pitch adult, Adult rugby pitch, changing facilities, junior football pitch, mini football pitch.

Phase 2: Adult and youth cricket pitch, artificial adult football pitch, mini football pitch, 4 tennis courts

Community Hall

113 square metres, including badminton court, to provide at 504th occupation

Play Areas

3 LEAP's in total to be provided in each phase at 60% occupation

Allotments

2 Allotments – Phase 1 and 3, to be provided at 60% occupation of the phase.

Healthcare Review

Healthcare review at 700th dwelling, depending upon results provide on or off site. Floor area 300 square metres, or off site contribution £1,710,000 at 1000 dwelling occupation

Bus Revenue Contribution

£535,000, timescales for payment to be agreed with the district council

2 **Questions and Answers**

Off Site Highway Improvement Works

A1 Junction, Phase 1 works, at 100th dwelling occupation

A1 Junction, Phase 2 works at 900th dwelling occupation

B6326 / Shire Lane Junction – at occupation of 50th dwelling

B6326 / Sylvan Way Junction – Prior to occupation of phase 2

Shire Lane Corridor – Prior to completion of Phase 1

B6326 between Shire Lane and Dale Way – at occupation of 50th dwelling

2.6 What will be happening to the speed limit on Great North Road?

It is proposed that the speed limit will be reduced to 40 miles per hour.

2.7 Is any traffic calming proposed along Great North Road?

As part of providing the footway/ cycleway along Great North Road the carriageway will be reduced in width and this will help to reduce traffic speeds. Other measures may be required and these are subject to ongoing discussions with the County Council.

2.8 Will there be any leasehold properties?

The only leasehold properties will be apartments.

2.9 Who will be maintaining the community buildings?

It is the intention that the community buildings will be transferred to and maintained by either the District Council or the Parish Council.

2.10 Why is the southern slip road to the A1 not being provided until the 900th occupation?

The off site highway works were considered as part of the outline consent and the triggers for the different elements of work were considered and justified in the Transport Assessment submitted as part of the outline consent.

2.11 Have there been any discussions with Larkfleet Homes on the school expansion land.

None to date. The expansion land will only forward when it is needed.

2.12 What will be the catchment area for the primary school?

This will be decided by the County Council.

2 **Questions and Answers**

2.13 Where will be the construction site access, the site office and the show room be on site?

These matters have not yet been considered. A Construction Management Plan for each phase will need to be approved by Newark and Sherwood District Council.

2.14 When will the outline planning application be issued?

It is expecting that the outline decision notice will be issued in the next 6 – 8 weeks.

2.15 How long will Persimmon Homes be on site building?

We aim to commence construction works at the end of 2021 and would expect Phase 1 to be built out between 8 – 16 years depending on sales rates. On this basis it could take up to 40 years to complete all 1800 dwellings.

2.16 What is happening to the major residential access road on the southern side of Shire Lane which is not shown on the proposals for Phase 1?

This major road will form the access point into Phase 2.

2.17 Who will build the primary school?

The S106 will allow the option for either a contribution to be made to the County Council for them to build the school or we can build the school ourselves. Our preferred option would be to pay a contribution.