

# **CONSULTATION STATEMENT**

## Land at Newark Road, Sutton in Ashfield

On behalf of Hallam Land

Date: August 2022 | Pegasus Ref: EMS.2254

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### 1. Introduction

- 1.1. This Consultation Report accompanies an outline planning application for the development of land at Newark Road, Sutton in Ashfield. The proposal is for up to 300 dwellings. This report provides an overview of the consultation undertaken to date and how it has informed the proposals for the site. This includes the pre-application consultation undertaken before the submission of a previous undetermined application for residential development on this site in 2017. It also includes the consultation undertaken on that planning application by the Council as Local Planning Authority.
- 1.2. Public consultation is now an essential element of the planning and development process. It is about engaging with local communities to shape a proposal so that the subsequent application takes into account, as far as is appropriate and possible, local views and opinions.

'To be proper, consultation must be undertaken at a time when proposals are still at a formative stage. It must include sufficient reasons for particular proposals to allow those consulted to give intelligent consideration and an intelligent response; adequate time must be given for this purpose; and the product of consultation must be conscientiously taken into account when the ultimate decision is taken.'

R v Brent London Borough Council ex parte Gunning (1985) 84 LGR 168.

- 1.3. The Ashfield Statement of Community Involvement (2020) outlines how the involvement of the community and stakeholders at an early stage in the planning application process enables communities and stakeholders to have early input into planning proposals and help to identify improvements and overcome objections at a later stage.
- 1.4. The Council encourages developers to undertake pre-applications discussions, as early engagement between all parties can have a positive impact in terms of improving the efficiency and effectiveness of the planning system to help deliver improved outcomes.



## 2. Pre-Application Public Consultation

- 2.1. A leaflet was designed which set out information about the proposals and explained the rationale behind the consultation. Some 800 leaflets were delivered to homes and businesses in Sutton in Ashfield on 8th June 2017. A copy of the leaflet was also emailed to all District Councillors.
- 2.2. The distributed leaflet contained information about the proposals for development, details about the website launch and the public consultation exhibition. A comments form was available for completion and could be returned by free post. The comments form was also accessible online and could be submitted through the website.
- 2.3. The aim of the leaflet was to provide initial information about the proposals and invite engagement. A copy of the leaflet is enclosed at Appendix 1, and a copy of the distribution area is at Appendix 2.

#### Website

- 2.4. In order to publicise the exhibition event and provide easily accessible information on the development proposals, a website was set up at: www.newarkroad-suttoninashfield.co.uk. The website went live on the 15th June 2017. This provided information about the proposal and contained a copy of the distribution leaflet and indicative masterplan.
- 2.5. The website included a comments form; the aim being to allow residents to participate at a time which was convenient to them.
- 2.6. Those completing the comments form on the website were asked to complete information relating to their gender, age group and distance from the site.

#### **Public Exhibition**

2.7. A Public Exhibition was held on the 15th June 2017 from 15:30pm until 19:30pm at The Summit Centre, Pavilion Road, Kirkby in Ashfield. Members of the project team were present to provide information on the proposals, as well as to answer any questions and listen to any local issues or concerns, as can be seen in Photograph 1 and Photograph 2 below.





**Photograph 1 –** A member of the project team discussing the information board with residents.



Photograph 2 – Members of the project team discussing the masterplan with residents.



- 2.8. The exhibition was advertised in the distributed leaflet, on the project website and through posters put up in the local area.
- 2.9. Two sets of information boards were presented at the exhibition. They included information about the site in context, a summary of the planning position and an Illustrative Masterplan. A copy of the board can be viewed in Appendix 3.
- 2.10. Comments forms were also available to take away and post or to complete and hand in at the exhibition. The form contained a section for respondents to complete information in relation to gender, age group, distance from the site.
- 2.11. The aim of the public consultation exhibition was to engage with the local residents and to gather an initial idea of the issues and feelings towards the proposed development.

### **Monitoring Engagement**

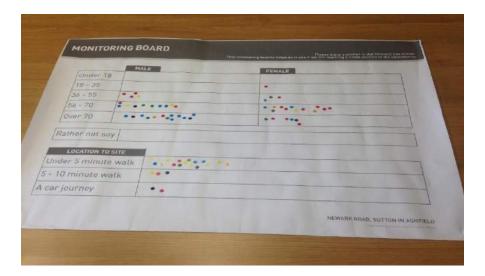
- 2.12. In order to see if the consultation had reached out to the wider community those participating were asked to help by completing monitoring information.
- 2.13. Those attending the consultation event were asked to stick a sticky dot to indicate their gender, age group and their distance from the site. They were also asked to stick a sticky dot on a map of Sutton in Ashfield to indicate roughly where they lived.
- 2.14. Comments forms at the exhibition asked the respondents (if they were willing to assist) to provide information relating to their age and gender and distance from the site.
- 2.15. Those completing the comments form on the website were also asked to complete information relating to their gender, age group and distance from the site.
- 2.16. Whilst this provided a broad indication, it was not completely accurate as some respondents chose not to provide this information.



## 3. Consultation Responses – Quantitative Analysis

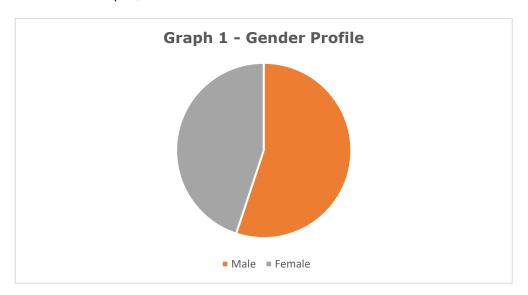
### Monitoring Boards from the Public Exhibition

- 3.1. A total of 63 people attended the public consultation event.
- 3.2. A total of 49 attendees completed the monitoring board that detailed gender, age group and 21 completed the distance from site. The completed monitoring board can be seen in Photograph 3 below.



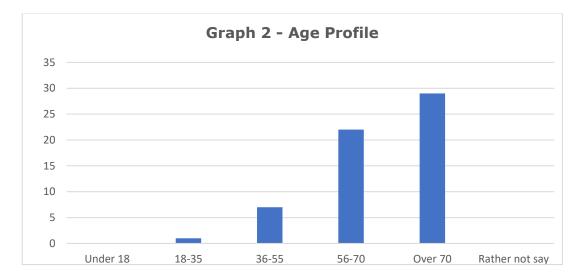
Photograph 3 - The completed exhibition monitoring board

3.3. As shown in Graph 1, more attendees were male than female.

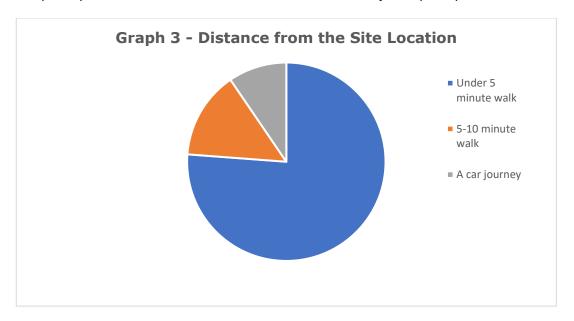




3.4. Graph 2 below shows that overall, of those who attended the exhibition, the majority of respondents were from the '56-70' and 'Over 70' categories. The '18-35' and '36-55' age groups were less represented and the 'Under 18s' were not represented



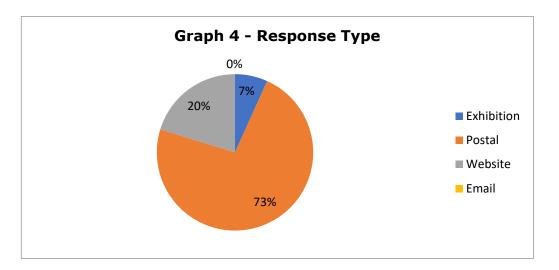
3.5. Graph 3 shows that around three quarters of attendees were under a five-minute walk away. Only three attendees identified themselves as a car journey away.



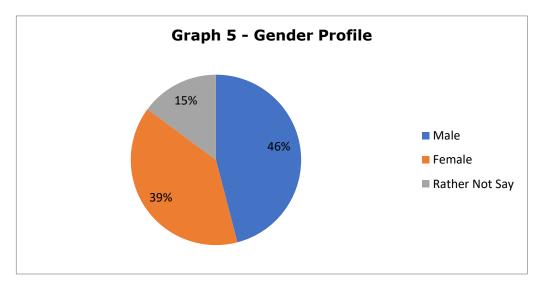
### Responses from all methods

3.6. A total of 148 responses have been received through all methods to date. Thirty responses were received through the website, one hundred and eight through the post and ten from the public exhibition, as shown in Graph 4 below. This represents an 18.5% response rate of the total 800 leaflets that were distributed.



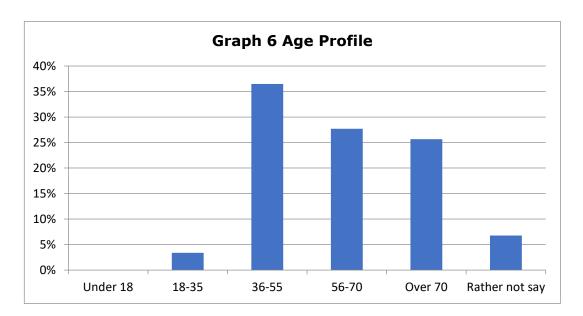


3.7. As shown in Graph 5, more respondents were male than female, with 15% preferring not to say.

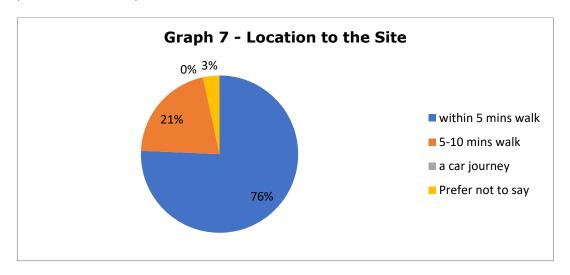


3.8. Graph 6 below shows that overall, of those who provided monitoring information, the majority of the respondents were from the '36–55' age category, followed closely by the '56–70' and 'Over 70' age categories. The 'Under 18' and '18–35' categories were poorly represented, with ten respondents preferring not to say.



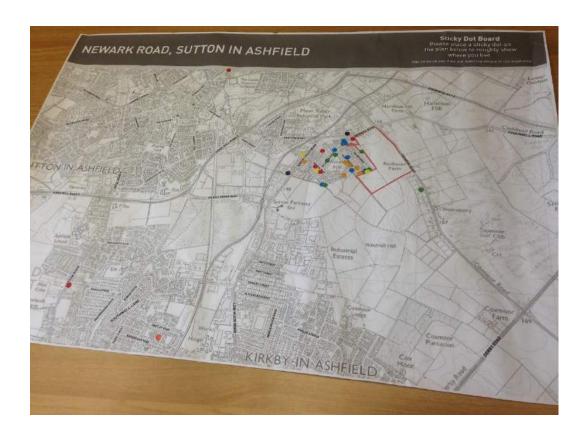


3.9. Graph 7 shows that where geographical monitoring information was provided, the majority of respondents lived within a 5-minute walk of the site (76%) and within a 10-minute walk (21%). No respondents identified as living a "car journey" away and five respondents preferred not to say.



3.10. Photograph 4 below displays the monitoring board from the public exhibition that illustrates where the respondents lived in Sutton in Ashfield. As can be seen, the respondents were from a wide range of locations in Sutton in Ashfield.





**Photograph 4 –** Sticky dot board displaying where attendees to the public exhibition lived in relation to the site.

#### Website

- 3.11. The project website was live from 15<sup>th</sup> June 2017.
- 3.12. The website attracted some 59 visits, of which 43 were unique visitors.
- 3.13. The website included a comments form, and a total of thirty responses were returned through the website by 13<sup>th</sup> September 2017.

#### Summary

- 3.14. Overall, there was a reasonable level of participation in the consultation process when compared with the overall number of people who have been consulted.
- 3.15. It is considered that leafleting in Sutton in Ashfield raised a good public awareness of the proposals, as evidenced by the number of consultation responses received. The public consultation exhibition also raised a good level of public awareness, with 63 residents attending.

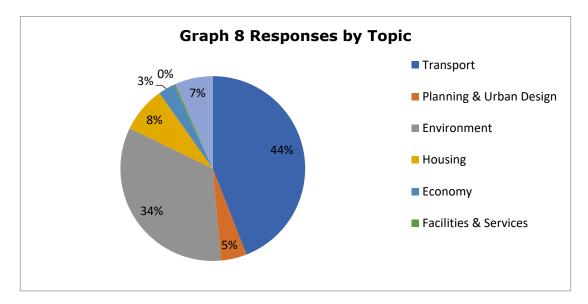


- 3.16. Across the leaflet, website and exhibition responses there was a tendency for more males to answer than females. The various methods available have encouraged all age groups to get involved in the consultation process.
- 3.17. The responses from the website, leaflet, exhibition, and attendees at the exhibition were predominantly from the '36–55' age category, followed closed by the '56–70' and 'Over 70' age categories. The '35s and under' age categories were poorly represented, with few responses received. However, it may be the case that many of the visitors to the website and those who chose not to complete the monitoring information were from these younger age groups.



## 4. Consultation Responses – Issues Raised

- 4.1. The focus of the public consultation was to encourage views and perspectives from the local community to help shape the potential development of the site.
- 4.2. A total of 148 responses were received from all sources during the consultation process up to 13<sup>th</sup> September 2017. These were identified through:
  - 108 comments forms through the post
  - 30 website comments forms; and
  - 10 comments forms completed at the public consultation exhibition
- 4.3. The comments form provided an open ended format for people to participate and share their views on the proposals.
- 4.4. The comments received through the various methods have been analysed on the basis of the various issues raised by respondents. The responses received generally contained more than one comment and there are areas of overlap where several people have raised the same issue. When broken down into issues, it can be seen from Graph 8 that Transport was the most frequent issue raised.



4.5. A summary of the different issues is documented in **Tables 1 – 6** below. For ease of reference these have been broken down into key themes and set out as "comments" and "questions", as appropriate. At the end of each issue there is a brief summary of comments, where required.



Table 1: Planning and Urban Design		
Type of Response	Summary of Issues Raised	
	Lack of recreational area proposed.	
	I totally oppose the Ashfield Councils decisions i.e. "the need for 7000+ home". It is ridiculous!	
	7683 NEW HOMES!! ADC need to build a new town to accommodate these new houses because Ashfield certainly can't.	
	The original plan was for development of the site between Coxmoor Road and Newark Road only. It was a rectangular area of land to the East of Searby Road. Why now has the plan, with no notification whatsoever to local people, been restructured to include an extra piece of land at the Southern end of Searby Road?	
	This development does not meet Ashfield councils planning for new housing.	
	Why not use the land off the Marr Route, The Summit. This was set aside for more units and has been for some time now with nothing being done. This would be ideal for housing with better access (Consultation team, Derby?).	
Comments	I am sorry but, as they are, these plans are not suitable. Firstly your 'plan' seems to be developing a parcel of land outside of the scope of the 'Approved' Local Plan 2016 Boundary. i.e. SKA3e (aka S60) 'is' in the local plan but the additional field is not and, therefore, should not be part of any plan you submit to the council for proposed development. Secondly I see nothing of 'any' contribution to the local area. There is a 'small' playground/open space which is of no use to anyone bar the possible new owners. There are no renewables of any kind, no additional facilities for local people and the attenuation of water goes against national SUDs policy of 2015 and the requirements stated of this site (for SUDs) by the local council in the 2016 plan. On top of that 'you' are trying to sell to us that no tax payer funding will be required to pay for road changes and that the developers will pay for it all. Do you really expect us to believe that NCC will not have to put their hands in 'our' pockets to pay for changes to enable 'your' development? So not only are you suggesting providing nothing of what the council wants (as per plan), nothing of what locals want and, likely, not even affordable housing then we are back to this being a development for only the top 30% or Commuters. No one locally 'wants' these houses, which is backed up by the >2000 complaints to the local plan. If houses 'are' needed there are better ways to do it which suit both locals, local businesses and suppliers and I am afraid it's not yourselves who can supply that and you know it.  Trying to get this through ADC before the government Inspector gets in which will upset locals.	
	Area south of Searby Road has been added to ADC original plans. (why - not necessary). This is a plan that to me is not necessary and should not be allowed.	



	I live right next door to the development (at 15 Searby Rd), where the proposed pathway will join Searby Rd – the proposed plan suggests people will be walking past around 10–20 yards of my house. I am concerned about security and privacy of my house and garden, and want there to be fencing put up to screen my house from the pathway.  I am also concerned with the potential loss of privacy to existing residents. In particular the bungalows numbers 81 to 107 Searby Road which back onto one of the proposed fields but has NO natural screening. They would be directly overlooked by any new buildings in this field. The introduction of a two metre high hedgerow would not be sufficient as any new building would have their foundations up to 3 metres higher than the foundations of the bungalows. Buildings at the back of this field could, in fact, be over double this height. In addition, the new buildings would, in all probability, be two story houses. A further question that comes to mind is the availability of this land. Are these two farms up for sale? If not then have the farmers themselves shown any willingness to sell? Have they even been approached?  I also find it very despicable that you are apparently not waiting for the national inspector to rule on ADC's Local Plan before you proceed with attempting to gain planning permission on this site. This appears to show a total lack of respect for the Local Plan system, for the national inspector and for local residents who have raised very legitimate concerns about the Local Plan to the national inspector.  If this application is granted, then the very convenient location right through the fields, will make it virtually impossible to object to any further development on
	the same land which could see a completely new housing estate being built.
Questions	What additional policy will there be?
Summary	The main theme that appeared in the comments centred around whether the plans were in line with the Local Plan. Respondents revealed a negative response to the fact that planning permission was seeking to be gained before the national inspector released his/her ruling on the Local Plan. Furthermore, respondents questioned the amount of housing within the plan and how the number of proposed dwellings is too high.

Table 2: Environment		
Type of Response	Summary of Issues Raised	
Comments	This site you are proposing is a land fill site. Research done by Residents Association at County Hall tells us there are things buried there i.e. heavy metal deposits. It has got methane drainage pipes coming out of the earth. It was supposed to be a controlled site but some residents at the time said was activity after dark so what else went into the land find build on it in PERIL.	
S	toxic landfill will poison localsthanks for that 7/ 300 rabbit hutches instead of beautiful greenbelt land is not a fair trade 8/ we don't want paths joining the estate to Searby rd./Sotheby av. Flooding.	



Local residents have objected again and again to these developments. It will ruin our area, as a resident it will devastate me as I regularly walk and bird watch in those beautiful fields. It will increase risk of flooding and lower air quality, destroy homes of birds and wildlife. Our area is a green space, please use brown sites. I have never objected to something so strongly in my life as I do this. Do not build on fields.

Countryside destroyed taking wildlife away. Not enviro friendly.

This is greenest land!! Why build here when so many brownfield sites exist locally. Lots of wildlife: Skylarks, Buzzards, Kestrels etc. More wooded area needed - bouldering southern/hide from existing homes/countryside views Is the quarry safe to build on? Washers, fridges, TVs, freezers all buried on there. Lived here 46 years, when we get heavy rain our garden flooded.

Wildlife - The area is rich with wildlife. Light pollution - a development could affect the local observatory.

Brownfield sites should be redeveloped before considering greenfield sites. There is a site just 1/2 mile away with good links to A617 that could be repurposed for housing

Drainage problems already exist around junction pub in rain. Building on to - what about methane gas?

Further increase in flooding of the area will happen due to poor drainage already. Contaminated landfill possibility. Brownfield sites in the area should be developed first. This is currently agriculture use (greenfield/countryside).

What about wildlife? What about the landfill that is to be built on? We suffer with flooding after heavy rain now what is the proposal to cure this. I know your proposal state drainage but is this enough I don't think so.

The proposed building of 300+ dwellings at the Newark Road residential site will create huge problems. Drainage will be one of the biggest. The surface water flooding will be immense.

We should not be building on greenbelt at this time. You should remember that the Farndon Road Estate is highly prone to flooding so your new houses would only add to the problem.

I am worried about the prospect off increased flooding on this estate. We already have problems with this. How will this affect insurance? Not a good idea to build former landfill site or an area with underground springs. Disappointed to receive this whilst local plan still to go to appeal.

I also object to using this natural land for housing.

I strongly object to building on this first class south facing agricultural land. Food production is just as important as new houses.

Endangered species. Lapwings, Skylarks, Hedgehogs. Flooding there are too few plans. Methane gas there are too few plans. It is illegal to kill wild animals. Buildings sites open trenches do kill hedgehogs. A large percentage of residents of this area are 70, 80 and 90 years old. The pollution of noise and dust coming from the SE, S, SW winds could prove fatal to some.

Greenery and wildlife destroyed.



This former landfill site could potentially cause environmental issues with exiting residents due to the nature of the landfill. Has enough been done to avert the possibility of further flooding in the area? The local area is rich with wildlife diversity – has the conservation of such been factored into the plans?

I know that drainage is a huge issue on the whole of this area having lived here for 28 years. I don't believe that this has been properly addressed. I believe the noise level will rise significantly.

I am not happy with this proposed development. Flooding has never been sorted. Methane gas was detected in this area (ex landfill). Birds nest here are on the RSPB red list. This but a few of the reasons NOT to build here.

30 years ago Barratt Homes has permission to build on this site, but pulled out because of the environment of the site (flooding).

This site features a former landfill site yet the developers make no amends of this and intend to build on this area. There is no evidence the developers have appropriately considered the nature of the landfill, the potential impacts upon existing residents should these sites be disturbed and the impact of future residents with houses on top of these workings. This is a long term project with constant upheaval of plant noise, pollution on a day to day basis for all concerned. The local geology of the area already creates significant surface water flooding. This is a major concern because there are numerous underground springs all over the area. This requires a great deal of flood protection investment before any decisions of planning can take places, otherwise this problem could and would be greatly increased, in my opinion. The local area is rich in wildlife diversity but particularly with sightings of Lapwings and Skylarks around proposed sites. Both of these species are on RSPB Red List meaning their existence is globally threatened. This makes any interference with their nests a criminal offence. The Sutton junction area currently does not suffer from high levels of light pollution as can be seen as hosting the historical Sherwood Observatory scientific service. Development of this site would detrimentally affect the work of the Sherwood Observatory through increased light pollution.

As for your drainage solution, you are going to make it worse or move it to Newark Road.

The drainage areas are in land that floods at the moment. So where will all the surface water and top water go?

It will affect the wildlife. The light pollution will affect the work done by the Sherwood Observatory, the site features a former landfill and could cause a problem if disturbed if new housing is put in those areas. Our home was once a few inches from water flooding in. So "no" – not in our back garden build them in your back garden.

Flooding the development make the flooding worse?? Wildlife (lapwings and skylarks). Interference with their nesting and one on the red list of the RSPB.

Flooding is already a problem. Contaminated land issues.



Building on what little is left of green belt land that has stood for centuries is pure greed and is not in the interest of the Ashfield area.

Environmental concerns due to landfill site. Too much risk to residents old and new. Flooding already a problem if not fixed now. How can it be with more buildings. Too risky! Interference with the wildlife is a criminal offence.

Flooding. Environmental concerns.

Poor drains causing flooding of roads and houses. Lack of greenbelt land.

Although flood protection in place what happens when it cannot cope with the water. The disruption of local wildlife during and after development. The proposed site was a former landfill site and who knows what's underneath.

The area features a landfill site and potential problem caused by building here haven't been properly explored.

The surface water drainage of this site is critical. Recent studies and hydraulic analysis by Ashfield DC proved SUDS will not be suitable for this site. Due to local geology and high ground water table proved by the number of springs on site.

Environmental concerns. This is landfill site. Health problems. Wildlife. Flooding – my home has been flooded in the past.

The OOO numbered houses say from 1–91 are likely to suffer floods to the bottom of their gardens as it is. Why build on wet soggy ground? I feel this project is a serious no go.

Serious concerns about drainage, sewers not able to cope. Builder should have responsibility for upgrading! Area liable to spring water. This is old landfill that already has problems with water.

There is also a risk of flooding in the area with the building this will aggravate the area behind Searby Road a known flooding area. To me there are big doubts about this site being favourable and I vote against the proposed development.

Flooding – when the drainage area at the top of Searby Road are full after 4/5 days rain then we get a down pour the water will come down Searby Road like a torrent the Junction of Searby Road/Sotheby Ave floods now when we have a down pour.

Loss of green space and impact on wildlife.

Ashfield District Council are fully ignoring all the local residents views to development of this site. Have they not passed on the hundreds of objections and dozens of reasons this site is not suitable for more around is natural springs constantly causing problems. Constant noise of the industry have increased 10 fold already! Light pollution, wildlife, habitat destruction are all concerns. Will trees be planted to screen our houses from looking at houses on higher ground? Will the new homeowners be made fully aware their property is build on a rubbish/landfill tip of dubious content and ground water containing pollution rising to the surface from the tip!!.

Flooding already creating surface water.



Concerned flooding could worsen. Spoiling the environment for wildlife and atmosphere.

I answer your proposal with much anger – it has not yet been passed by the inspector – that decision is yet to come. You show drainage (lower) – but give no drainage higher. We are much informed about the springs in the area. It is well known that you cannot channel springs they will always find another route. You show no info about how you will deal with this. Also the infill was BADLY done!! and you are proposing to build there. I would be reluctant to buy one.

Load of S\*\*T. Taking fields out of Ashfield. Do not need more green land development.

Local wildlife will be negatively affected.

My views are that the site that you are proposing is not suitable and you must remove this site from your proposed portfolio. The site contains at least two landfills which contain chemicals including arsenic and other matter which give of methane gas via vent pipes. The site is a large catchment for rain and is at times flooded and floods the local road system and houses. There is a large band of clay which prevents flooding to the east of the local housing estate (which was used to make bricks for the local colliery in the past) and if that was breached what would happen.

Land beneath the site is not stable according to the coal board. Field has population of hedgehogs which are susceptible on building sites. Other wildlife also at risk. Methane Gas will be an issue. Concerned about flooding. Dust and noise pollution created during construction will impact on the health of residents.

Then you have the gases. I am against this site.

Building on ex landfill. Flooding. There has been flooding on Searby and Farndon Road in past. Noise disruption wildlife.

There is a problem with surface water flooding already as more land concreted at tarmac will only result in less natural absorption.

Environmental concerns/former landfill site, gas pollution. Upheaval, noise of plant for residents. Flooding, springs. Greenbelt, wildlife gone.

Flooding control, high clay content in soil causing already poor drainage. Area covers a former landfill site. Popular Sutton Observatory was positioned due to low light pollution which will be affected.

Flooding control, high clay content in soil causing already poor drainage. Area covers a former landfill site. Popular Sutton Observatory was positioned due to low light pollution which will be affected.

The issue of the land being a former Landfill site has not been addressed by Developers and impacts on existing and future residents upon building here. Flooding in this region is already an issue & this would be made worse. Light pollution would affect the Sherwood observatory.

Flooding. - Are the proposals sufficient to cope with this known problem? If yes then the residents need to be more fully updated. Environmental Concerns.

There seems to be little research into what was put into the old 'landfill' site. If



this has been investigated then the residents should be fully advised of these findings. Wildlife. – Any disruption to wildlife should be fully investigated. This should apply to all forms of wildlife, not just birds. Light Pollution. – Any effect on the 'Sherwood Observatory' would need to be fully investigated. I have no personal knowledge of such matters but bow to the expertise of the observatory users.

Flooding - we will sink below the estate. Destroying more greenfield, use brownfield instead. Landfill being disturbed will poison current residents.

Flood land, Farm Land. What more do you need to know?

Flooding, we will all need boats! Destroying wildlife.

Years ago there was a quarry on the land you want to build and I doubt anyone under my age has any idea what went into the ground to fill it up so could be toxic that long ago there was no regulations like now.

It will drive away the existing wildlife away, some of which are already on the red list.

New housing will be on former landfill site which exudes methane gas – what provision will be made to counteract this? Many houses already experience flooding, 300 extra will exacerbate this problem. This is an area rich in wildlife – some of it rare and endangered – lapwings and skylarks and bats, all will be disturbed by building work. Why, when there is so much Brownfill Land around Sutton, do you choose to tear up prime agricultural land thereby depriving the area of locally produced food?

We will lose valuable green space—it is a popular place for dog walkers, runners and provides us with a natural break between Sutton and Kirkby. The development could be better sited on existing unused brownfield sites—for example the unused Summit Park industrial regeneration land has been vacant for many years and already has a degree of infrastructure. Surely this makes a more sensible place with better road access and does not impact green space as much. There are other brownfield sites in the area as well. The development will spoil the area by increasing light pollution, traffic, noise, and by taking away countryside.

I don't want the peace and quiet of where I live to be disturbed. I am concerned about the disruption for many years during construction. Also concerned about flooding, light pollution and wildlife. Concerned about disturbing the landfill area.

Also other environmental concerns like disturbing the landfill area which may impact on the health of present residents. There are other issues like flooding, light pollution and wildlife.

An increase in traffic will also increase pollution and raises environmental concerns not to mention light pollution, affecting local wildlife and the extra strain on healthcare in the area.

Please do not build on our beautiful fields. I walk and bird watch in them all the time, I would be heartbroken if them were destroyed. Please think how you would feel if someone wanted to build on your favourite greenspace, and you could see it out your windows multiple times a day. I bet you wouldn't be happy, and probably feel angry and let down. I have lived here for 20 years and if this happens I would want to move. However, most importantly, our area is rich with



wild life, including lapwings and Skylarks, both protected by RSPB, their existence is globally threatened and disturbing their nests is a criminal offence, and I (and other residents I have spoken to) will be contacting RSPB to report you and be taking you to court ourselves. Please, please don't build on our fields, we do not want this!

It will obliterate the natural boundary between Sutton and Kirkby. the proposed site includes an area of land fill, but no mention is made of this in the application. it is one of the last remaining areas of green, which all of us need for quality of life.

The site already has water flooding so flood protection has to be addressed. The environmental impact as the area was a landfill, what will the house be built on? There is also local wildlife which will suffer as a result of building in this area. We suffer floods.

New houses will be on a former landfill site which exudes methane gas. Many houses already experience flooding. 300 extra will exacerbate this problem. This is an area rich in rare and endangered wildlife – lapwings, skylarks and pipistrelle bats, all would be disturbed by building work.

We have rich area of wildlife, bats, foxes, hedgehogs, lapwings, skylarks, tawny owls. Some of which are globally threatened. Flooding – I back on to the fields adjacent and numerous times I've had to intervene with the flooding water on back garden.

Part of the site is on land fill.

I don't want the peace and quiet where I live disrupted. I am concerned about the disruption years during construction. Wildlife protection.

Loss of our lovely countryside.

There's the wildlife on the fields. I've seen deer as I've been taking the dog for a walk. There's the issue with flooding and the fact that its to be built on former landfill.

Flooding and already problems with surface water. Area former landfill no evidence that it's been considered. Wildlife already decreasing. Development will significantly affect those areas.

Also rainwater would still run off onto Newark Road as not enough drainage area at the bottom of the site, therefore creating more flooding.

300 houses = 900 residents = 600 vehicles adding to existing noise and air pollution

The area is rich in wildlife especially near to the public footpaths on the western fringe. A reduction of the area marked \\\\ would reduce its impact, especially the visible one. On another point, you have missed off some existing hedgerows marked x-x. This provides necessary protection from strong winds from the west

More litter and vandalism issues in our natural spaces.

The proposals in plan appear to be a contained design giving no thought to the geology of the land which must rise some 1000m from its base. The land at present was a landfill site and is suspect to flooding.



The landfill site included in the proposed development, was not a strictly enforced monitored fill by today's standards. Living in property backing on to the old quarry, I saw many types of unsuitable waste covered over. I would certainly suggest exploratory digs to satisfy that the area is suitable for building. Ground level at the rear of the properties was raised by approximately 5-feet at the Newark Road side or the tip leading to flooding of the gardens on some properties themselves. Around this time a ditch was dug to try and alleviate the problem, however, this filled with debris from the tip over time and subsequently flooded again, May I draw your attention to a YouTube video ..KEEP THE FIELD IN ASHFIELD..FLOODING OF SEARBY ROAD ..that will save a lot of time...

The site was previously used for landfill and reports have been made that there are known dangerous substances and gases. The recent tests done need to have been done to correct depths and in some detail to avoid future problems and for peace of mind. Other councils would consider other locations first before allowing residential building on landfill sites. The area is prone to regular flooding and many properties around nearby road have suffered horrendous problems. Severn Trent will need to be aware of this before allowing extra houses to be built as drainage would be a big problem.

The site, as mentioned in your plan, had been used as landfill. You have not provided any information from surveys to indicate what potential impact disturbing this landfill site will have on residents and wildlife. Local flooding – your plans do not provide sufficient detail on proposals to satisfactorily deal with this problem. I would like to see surveys of the land from wildlife experts e.g. RSPB to ensure this plan would not disturb endangered species of birds and wildlife.

The land on which they are proposing to build on has issues with flooding and they do not seem to have addressed this issue. We regularly get Buzzards and other birds of prey over the fields and as a birdwatcher I get many different species in the garden inc spotted woodpecker, goldfinches, bullfinches, skylark, long tailed tits, mistle thrush, blue jays and many more. Also we get a lot of pheasants and they bring their young with them so they must be breading around here, please don't destroy all there natural habitats, they need a home too. I also attended the observatory regularly as do a lot of locals, people also travel here to visit this observatory as it is quite well known, and I'm sure that the light pollution will be detrimental to it. The part where you are proposing to build was originally used as a landfill site, the council did say they would not build on landfill sites.

your proposed plans do NOT improve the flooding off Searby Rd!

Also the land is toxicated...wildlife will be disturbed!!

Our property and others on Searby Road are already affected at times by flooding, and indeed we have in the past received compensation from the previous landowner of the site because of severe flooding to our garden, again this will only get worse if the site is built on. The site supports a vast array of birds and wildlife, which will disappear if the development goes ahead.



	The proposed site was a former landfill sight and there is no mention of this and
	how to deal with the potential hazards associated with this in the proposal, at
	the time of this landfill the environmental requirements were much less strict
	which would more than likely introduce increased risks to people living over this
	area. There could be all sorts of waste products under this site that would not
	be allowed with modern standards potentially causing risk to residents. Wildlife,
	- there is an abundance of local wildlife on and around the proposed site with
	buzzards, lapwings and skylarks enjoying a resurgence in this area, any
	development would have significant impact on this population. Over the years
	the local geology of this site and land at the back of Sutton junction has had
	significant issues with flooding and this site would add to those issues.
	Destruction of more local wildlife and green field sites. Road network isn't
	coping now with massive local delays and you want to add more cars,
	absolutely crazy. Flooding. Sewage system isn't coping now. Toxic waste dump
	in the area you plan to develop, when we all become sick you will be the people
	that we seek recompense from!!!!!!!
Questions	Can you assure us that the development won't make the flooding worse?
	What effect building on a former landfill site will have? What measures would be
	put in place to ensure that there is no flooding on the older parts of the estate?
	What research has to be done to identify the current flora and fauna in the area
	to ensure no disturbance to rare plants and animals? What alternative
	Brownfield sites are available that would not build on "green" land?
	Why develop a landfill site with flooding concerns not knowing what the
	possible impacts could be for present and new residents? An earlier application
	was refused on the grounds of these concerns in 2010.
	Also, can you build on land that used to be toxicated?
	Where will there be any green land belt in the Ashfield areas??
Summary	The most common response draw a negative reaction to the loss of wildlife as a
	result of development. Also, the fact that the site is a former landfill site drew
	concern. Respondents also raised issue surrounding flooding, they pointed out
	how the area already experiences flooding issues and they considered that the
	development would exacerbate this problem. Issues surrounding land
	contamination were also raised.

Table 3: Hous	3: Housing	
Type of Response	Summary of Issues Raised	
Commen ts	"Affordable Housing" means trouble, teenagers hanging about, crime going up, non-working people. This is a respectable estate, it will devalue our properties. The estate is large enough already.	



It seems to me that the only building going on in Sutton always seems to be affordable housing, is this because you can put more housing on the land to fill the quota? What's wrong with putting some executive housing on as it is on the outskirts of town, not everyone wants a starter home, people have to have some aspirations to move up the property ladder in their own town or they have to look further afield.

I don't know all the technical details on this building scheme but you don't have to to realise it is wrong. In the last 10 years or so we have had two housing developments built off Kirkby Folly Road (one estate of which was supposed to be 40 bungalows originally, instead they are all 2 or 3 storey house overlooking our gardens) and there is currently the new housing estate being built off the A38/Fire Station area. Why can't the unused development site on the MARR road heading towards Mansfield be turned into residential homes, it has enough space for a shopping area, doctors etc. and as has been sat unused for so long and must have permission for amenities as it was originally intended for commercial use. There is also the brown site off Penny Emma Way behind the factories sat unused.

There is mention of affordable housing within the development and this is something that needs to have further consideration as people need aspirational properties and areas to move to as they progress through life and if Sutton turns into mainly affordable housing then the wealth providers who run businesses within the area will move away from the area leaving people in affordable homes with no jobs!! Coxmoor Road is an aspirational area for local businessmen and women to aspire to, this development would relegate that current status causing these people to move from the area.

Also to consider is the devaluation of property.

Overpopulating the area. Bringing the area down with "affordable housing" i.e. unemployed, foreigners, benefit layabouts.

Housing Association houses, crime rate will go up!!

More social housing more crime already occurs on other estates.

We think it is a good idea if it's going to be more social housing.

It will spoil homes for everyone on the Searby estate. I'm sure these will be social houses on their part rent/part buy which will only attract foreigners! This is bad!

Further development unlikely to solve housing problem as not enough will be affordable and private landowners will purchase to rent. This is the housing problem consideration to better sites such as Summit Park. This "industrial" land has been vacant for 10 years.

Whilst I understand the need for extra housing I feel too many houses have been proposed for the land that has been selected.

Then the housing association you have all walks of life moving in.

Too many low quality houses in too small an area. Estate not wanted here!



	Sawaga ayatam wan't aana 200 hayaas in ayah a saall ayaa yar da saa
	Sewage system won't cope. 300 houses in such a small area, we do not need another low quality unsightly estate. If this is too meet housing needs and not about making easy money then redevelop brownfield sights.
	Building more houses will simply lead to more buy to let landlords purchasing them thus denying the objective to help people on to the property ladder. The affordable housing should be prioritised and ring fenced for first time buyers.
	Please find another place to build 300 houses - not on top of a quiet and peaceful estate.
	Please find another area to build 300+ new houses - not next to this existing, secluded peaceful estate.
	I know the country needs housing but there are other places, build on unused factories etc.
	In my opinion developing this farming land would be an impractical solution to the Councils commitment to purchasing land for the purpose of building houses.
	Are the houses affordable?
Questions	Who will be buying? Will they be buy to let for investors?
	Why a new estate needs to be built when there are already a significant number of un-occupied and derelict houses in the area that could be taken by the council and restored? what percentage of the build would be social housing? In conclusion, I do not fundamentally object to need to develop more homes I just think that the idea of continuing to swallow up more and more of our countryside in a mad rush to achieve this is ill advised at best and if there is a need for more housing why not use the sites currently earmarked for more warehousing such as the unit on Hamilton road which has remained empty now for years? Or is this just a matter of someone earning a fast buck and to hell with the rest of us!
Summary	The main theme of the responses was in relation to the tenure of the housing and how this would not suit well with the larger homes surrounding the proposed estate. They also felt as though affordable housing would bring in increased levels of crime and disturbance and that the area is already overpopulated.

Table 4: Eco	Table 4: Economy		
Type of Response	Summary of Issues Raised		
· γ.	The area has been stripped of any meaningful employment. Where are these people going to work?		
Comments	Apart from delivering homes which will be too expensive for local people (ADC's own documentation will tell you that the 70% of local residents can only afford a max mortgage of £55-87,000. On top of that none of the building work will go to local companies or suppliers but a national housebuilder (your own statements at the meeting) so the local area wins on absolutely nothing. The		



	whole thing is nothing more than a money making scheme for yourselves and the council and adds absolutely nothing for local people.
	Lack of local job opportunities
There is not enough jobs in Sutton.	
	Greedy Councils only want more Council Tax.
Most houses needed in this area are for low wage earners - will these ho address this problem? I think not.	
	Also no local jobs, and more houses would make this worse.
	The impact of the selling potential of our current home with the loss of "open views".
	What additional policy will there be?
Questions	What economic development is there in these areas?
Summary	There were two strands which featured in these responses. Firstly, the issue of jobs was raised, people felt as though there were already a lack of jobs in Sutton. Secondly, respondents argued that the existing community wouldn't
	receive any benefits from the development.

Summary of Issues Raised  There is a lack of space in schools and doctors. Our areas cannot take more housing.
more housing.
GPs won't cope. Police won't cope. Schools won't cope.
Not enough local schooling. Crime will soar, not enough police. Local health service won't cope.
l like to know how ADC's town centres are going to cope with towns parking, doctors, schools, hospital parking, road travelling's to M1 south.
Insufficient infrastructure - in particular road widening (congestion), lack of school places, lack of GP and dentist places/hospital!!
We can wait up to 4 weeks now to see the doctor and what about schools for local children. We need the problems sorting before the houses.
Healthcare - the local facilities are over subscribed already. Schools - the local schools are already over subscribed. Healthcare - Local health - core facilities are over subscribed now
Big Problem! No mention of a primary school in your plan - even ADC have no plans. Your 300 homes will potentially have 600 children. Where are they going to school? Local schools are over subscribed. Are you
putting part of your profits into a new school development??? Big Ppoblem! Healthcare for possibly 1,200 extra residents. Where is the new health care centre??? More of your profits to this please!
h l p  lr o  V sh h tl c B h a pP



Health and education services in this area are already oversubscribed.

It is already difficult to secure a place in local schools. An increase in population is only going to put more pressure on the local education system and families will end up with their children at different schools in the area and having to drive some distance to get to them.

All our schools are oversubscribed. Will a new school be built at the same times as the houses are built? Healthcare in our area is oversubscribed. Can you honestly assure us that there will be extra doctors and dentists and that the hospital will cope?

No schools, doctors, shops, dentists.

No mention of how local schools will cope. No mention of how health services will be dealt with as regards doctors surgery.

Kings Mill full to capacity. Schools full to capacity. Doctors long waiting times for appointments will only get worse.

Very concerned about these proposals. There is no provision for a new schools or medical provision or easing of the traffic congestion.

Schools and healthcare you have no plans.

Schools already FULL!!! NHS already packed to rafters - Kings Mill local doctors surgeries! Already takes weeks to get appointments.

I am strongly opposed to this development as it doesn't appear that too much thought has been given to the existing infrastructure and how it will cope. Local schools and healthcare facilities are already over subscribed with no plans to expand.

I do not think the infrastructure is in place no other services: GP, Schools, Shops.

We wish to state our opposition to the proposed plan to build 300 houses at the Newark Road/Coxmoor Road site. There is no commitment on your plans for a school. Both primary and secondary schools as all local schools are over subscribed. No mention of healthcare facility.

What schools will they go to? Or doctors, dentists it's too much! Too over crowded.

There is a lot of anecdotal evidence from residents that local healthcare facilities are oversubscribed and there is no proof within the Local Plan that ADC have worked with NHS clinical commissioning groups to identify local needs and build this into the plan. It is already very difficult to get appointments at local doctors and dentists and the Local Plan does not include any plans for increased capacity. Any parent of young children in the area will already be aware of how over subscribed all schools in the area are. Nott's County Council have confirmed that all local schools are oversubscribed and have also confirmed that there is no opportunity for any of them to be expanded. this means the only option would be to build a brand new school but ADC have not built his



into their Local Plan and the developers make no mention of this issue in their leaflet.

12 years ago I bought my house on Kirby Folly Road estate and paid no stamp duty. At the time this was because it was classed semi rural i.e. no school, no doctors etc. Nothing has changed since, there are schools within a 15km walk "if you can get your kids in". Plenty of doctors within 1/2 hour walk if you can wait 2 weeks to see one. this development will just put more pressure on already over stretched infrastructure.

No mention of extra schools or doctors.

Schools and health care centres are oversubscribed in the area.

Schools I have to take my 9 year old to Hucknall because there is too many oversubscribed in the area.

Local schools are already at capacity or over subscribed, is there any plan for assisting with local schools and more places?

Also, more schools will be placed under more strain as well as hospitals, doctors and dentists. I am totally against development of any kind in the area I live in. Go and find somewhere else and leave us alone!

Hospitals, doctors, dentists - they can't cope as it is without increasing the numbers. Schools - no places at schools at moment, what will it be like with extra housing.

I see no plans for a school. The area is already full to capacity at both junior and senior schools. I see no plans for a doctors surgery/clinic.

Schools, doctors full to capacity.

Healthcare. Schools.

Local schools are stretched at moment what will it be like when we have other houses. GP surgeries over stretched so more houses will out more strain on them.

The schools in this area are oversubscribed and there is no opportunity to expand them, ADC have not included building a school in their plans. Doctors and dentists in this area are oversubscribed and the local plan offers no solution to increase capacity.

Healthcare – increase in people numbers increase capacity. Schools – already oversubscribed. Kingsmill hospital will not cope with this increase, nor will the roads.

There is not enough schools in Sutton.

Local schools (none immediately near) already struggling for capacity. Doctors (NHS) oversubscribed making it difficult to see a doctor.

The schools and medical services are oversubscribed already.

Struggle for doctors. Schools at bursting point.



Medical care both in Kirkby and Sutton is already stretched to the limit. Schools – unless new schools are provided no way present schools will be able to accommodate the children.

Schools are oversubscribed NOW. Healthcare i.e. GP hospital.

No consideration for the road structure or doctors, schools.

No proposal for a new school, current schools are already oversubscribed.

Try and set a GP, dentist, hospital appointment in these areas. YOU CANNOT. Schools are bursting already with the number of children. What recreational activities are there for families, young children and teenagers. !!.

No mention of what will be done for schools, healthcare.

Cannot get to see doctors.

Also additional schools/doctor/dentist services are badly required as there are already oversubscribed locally. Thousands of new houses have been built locally in recent years with no infrastructure improvements. This cannot continue.

Schools oversubscribed. Healthcare not able to make appointment with doctors because too many patients.

The poor state of the infrastructure at present including both schools which are presently full. Also Doctors who cannot get in for three weeks at this point already need to be addressed with an already growing population.

No infrastructure in place at all ADC at moment and any in the future? No schools already overcrowded and stretched at the moment. No healthcare centre. Any plans in future not clear.

Nottingham County Council have confirmed that ALL local schools are oversubscribed. Local GP's oversubscribed, taking weeks to get seen. No Immediate Shops in the area. Poor Leisure facilities locally and poor council run amenities i.e. pools, parks, libraries etc...

Nottingham County Council have confirmed that ALL local schools are oversubscribed. Local GP's oversubscribed, taking weeks to get seen. Poor Leisure facilities locally and poor council run amenities i.e. pools, parks, library's etc...

Existing schools are oversubscribed with no provisions by ADC to build any more. Healthcare facilities are oversubscribed and no plans exist to cope with an increased capacity.

The local school system is at breakpoint no further building should take place.

Healthcare – The local healthcare provisions are already over stretched. No extra provisions are built into this plan. Schools – The same problem applies to schools as with healthcare.

Schooling, schools can't cope now! Healthcare, can't cope now.



Schooling - are you building more! Healthcare - are you building more!

People in this area struggle to get school places, doctors and dentists, nothing has been included in the planning to help alleviate this already existing problem.

Schools, doctors surgeries and dentists are all oversubscribed in Ashfield.

The local schools system is also beyond capacity with NottsCC confirming there is no opportunity to expand any of the local schools. Our daughter has to attend a school in Ravenshead because all the local schools are full!! All the local schools run waiting lists in the region of an entire class size just showing how over capacity things are. For any development to happen in this area there simply has to be a new school built in advance of this, otherwise you are condemning local residents to lengthy car journeys to schools well out of the local area, let further exacerbating the traffic nightmare!

Local schools, GP Surgeries etc. are already oversubscribed.

Schools? Already full. Healthcare?

There is no mention of any schools and or doctors surgeries. Where will the kids go to school? The local schools are already at capacity.

Concerned about healthcare facilities being even more oversubscribed. Also concerned about schools.

Any new development should be considered based on its impact and benefit to the local community. This development has no benefit but would have huge impact on already over loaded roads/schools and health system. I suggest that you submit a proposal for a new schools, new hospital and improved road networks. A new housing development in the area should only be considered once this new infrastructure is built.

Also healthcare facilities which will soon be well oversubscribed. There are other issues like schools.

NOTTS CC have confirmed that our local schools are over subscribed as are local dentist and doctor surgeries and your plan and ADC have not included any reference to these matters

Also, in this area there are no school places, no doctors appointments, two weeks sometimes to see a nurse!

The schools in the area are already over subscribed. If this application for 300 new houses is granted then if each house has an average of 0 or 1 or 2 children, then there will be approximately 300 more children for schooling. Where? There are no plans for a new school. doctors. Think about it – 300 new houses mean a minimum of 600 new people. The doctors are also oversubscribed.

The school places and doctors surgeries and dentists for healthcare needs to be addressed!



There are no community items (schools, doctors, community hall) all the things the Council was refusing now single builds in that area. So because you are a big firm, different rules apply. Why?

We don't have services to meet demand.

Schools - Our catchment schools already take twice the amount of children as any other schools nearby - hence poor Ofsted.

Local facilities will be under pressure.

What about local services.

Absolutely no plans to build either a School or Drs Surgery and frankly no interest in doing so was the impression I was given by the representatives at the consultation event. It was seen as not their problem.

Concerned about healthcare facilities being even more oversubscribed.

Pressure it will create on the local services i.e.: - hospitals Drs surgery schools etc.

Health care, it's already an issue. Trying to get to see a doctor and also schools are struggling now, so what's going to happen when another 1200 houses are built.

My daughter struggled to get into a school nursery and school places are stretched as it is where will the children go to school! I also am concerned about medical treatment. I cannot get on NHS dentist nearby and often struggle to get a doctors appointment!

Schools already oversubscribed. Healthcare already oversubscribed.

Where in the plans are you intending to put education and health facilities for the new residents.

More houses will out added pressure on schools and doctors appointments are already hard to get.

Schooling - no provision is made for extra schools - the local schools are already oversubscribed. Doctors and dentists are hard to find.

Then there are things everyone will be telling you:- doctors, schools - do I need to go on. Oh and flooding too!! I despair with the lot of you!

Lack of primary school spaces. Schools are already oversubscribed and lack enough green spaces. Lack of health facilities. It's already mission impossible to get health care in this area. Secondary school places too. Ashfield is already too big and concerns me regarding pastoral care. Sutton Academy already looks dates, unloved and a mess. It looks like it is in decline.

Local schools are saturated – there are no more places available. Where would the children go to school? Doctors surgeries are also full, local residents have to wait a long time for appointments. As a developer, will



	you guarantee to contribute sufficient S106 monies to upgrade the current infrastructure?
	Local schools are already oversubscribed, a large housing estate needs to have a plan for sufficient school places for the size of the estate. Local CCGs need to be consulted with the council to ensure that the currently overstretched local healthcare facilities i.e. GP surgeries, dentists and accident and emergency have been considered and a plan to cope with increased residents is produced.
	There are not enough school places as it is and some residents already have to send their children to out of area schools. You can rarely get doctors' appointments; the hospital is the same. Sorry but Sutton is big enough we are nearly joined to Kirkby and Mansfield as it is.
	You are NOT expressing any desire to build either schools or GP surgery . We are seriously oversubscribed in both areas.
	No thought or consideration given to 1) over subscribed schools 2)over subscribed doctors
	More houses with no school places and gp surgeries and hospitals already stretched.
	There is already considerable pressure on existing local GP surgeries, appointments are incredibly difficult to obtain at times and this will only get worse if the local population increases.
	There is already difficulty in getting appointments to see local doctors and dentists, if a further 1200 people were introduced to the area (based on average 4 people per household) then local services would fail as they are already at breaking point. Schools- all parents of young children would tell you of the issues with placing their children at local schools, the local schools are already operating at over capacity and any additional requirements put on these already over stretched facilities would create a chaotic situation. Furthermore if local schools could not cope and people had to take their children to more distant schools then this would increase traffic flow locally on already overcrowded roads as
Questions	covered in my earlier point.  Where are the schools, doctors. You are building a village without putting
	anything into it. If each house has 2 children that's 600 children.  What plans are in place for the added places needed in schools, doctors, dentists, hospitals etc.?
	Where are the doctors and the schools? Local ones are over subscribed already.
	Where are children going to go? Croft Primary already full.
	what about schools and healthcare?
	Where will the children from the estate go to school? The Local schools are already full and this will make it even harder for the children already in the area to gain entry to these. Absolute shocking proposal!!
	How would our doctors cope with extra patients?



	Where are the extra facilities being built such as doctors, dentists, school, that will be needed?
Summary	There was a large volume of responses on this issue. The majority of the responses focused on the provision of services in the Ashfield. The argument was based around the fact that schools, GPS's, hospitals etc. are already overstretched and oversubscribed and a development of this size would add further strain on services which have already reached capacity.

Table 6: Additional Comments	
Type of Response	Summary of Issues Raised
Comments	Absolutely rubbish idea. Not been thought out properly. There is no mention of the existing problems regarding. More houses, more crime. Insufficient police cover.
	Your proposals are disgusting. The farm land you intend to destroy has not only been in crop this year but will be very important as we leave the EU.
	Increase in crime. Policing.
	Policing. Increased crime.
	I would 'love' to be able to 'shape' the proposals (indeed we all tried) but the fact is no one is listening to what people want so what is the point? Ask yourself, apart from the houses, how are you benefitting local people? Where are the services? Where are the renewables? You are simply loading public services (be it water/sewage, health, policing, leisure) whilst making a profit at their expenseotherwise you would be providing less houses and adding something else to mitigate it. Do you honestly think if you give the council money via CIL etc. that they will spend that on services? They've already spent it in their minds. Making developers rich at the expense of people is not the answer.  I have lived in the local area my entire life and I know for a fact there are much more suitable areas to develop housing in that will be much cheaper to implement the required infrastructure improvements for. Developers receive a bad name for sticking up homes and then running away from the problems they cause. You appear to be on the same path. I ask you to please consider the wider cost the development of this site would cause for local residents and local businesses trying to run their everyday lives and the tax payer bill you would
	cause to fix all the problems you would leave behind.  Having bought my house 30+ years ago specifically in an area which was peaceful and quiet, I now fear that this place will be disturbed - first by the lorries and plant which will be moving in and out of the site of decades, then by
	imposing on us 300+ new dwellings and 1000+ new residents which will impair the infrastructure and the quality of life as is now.
	I feel that this is an ill-judged development with the cash return being the main reason for the development rather than an improvement to the lives of the current residents of Sutton Junction.



Please find another place for your 300 houses and not on a peaceful and quiet area. We have lived in our bungalow 62 happy years and I'm sure we aren't the only ones who have.

I have attended all the local meetings held to discuss the proposed development of housing in the area. I also attended the consultation at The Summit Centre on the 15th June. I spoke to several people there. I for the most part was coming around to the idea. Due to the way things were explained to me and my neighbour. today I received a local SJ residents association update! really! You appear to be misleading on all aspects of your proposals and plans! I personally believe that IF / WHEN the Hallam Pegasus proposal goes through that Round Hill Farm will suddenly be sold and the two proposals /projects WILL be linked by road. I do not believe the current number of houses to be constructed each year will be the actual figure. My life as a pensioner and resident on the estate for twenty two years will be shattered by noise, construction and not least pollution. Feeling very let down and now a believer that Local District Councils are in cahoots with developers and have been all along, and give way to the highest backhander.

Don't destroy any more of our open spaces and views. The houses along Coxmoor Road were bought as having a great situation with a quiet road and amazing views. It will probably devalue their homes too. All this unnecessary building is ruining people's enjoyment of their homes and the environment around them, would you prefer to take the dogs for a walk through an estate on a lead or running free in a field? There are plenty of other places to build or just don't let any more people into the country and we can just cope with our own countries natural population increase.

We appreciate that people have to live somewhere but every time I drive along the nearby MARR route and see the large area of cleared land, with roads already in place, but earmarked for supposed industrial use yet just stood empty, as it has for years, I question why that land cannot be used for this development instead.

#### Summary

Comments in this section responded to the issue of crime, with respondents feeling as though crime would increase if this development would go ahead. Respondents felt as though the current amount of policing in Ashfield would be unable to handle the new residents. Also, questions were raised over the suitability of the land for residential development.



### 5. How Comments Have Been Taken into Account

- 5.1. The process of consultation is considered to have been a positive and constructive one. A range of methods were used to try and engage with local people. The response rates to the various public consultation response methods demonstrate that we succeeded in this with a wide range of views being captured.
- 5.2. Constructive comments were received through the open-ended response forms. General trends emerged from the responses in terms of what people would like to see as part of the proposals and what their concerns are.
- 5.3. At the public consultation event, highways was the most frequently raised concern and this was reflected in the consultation responses submitted by residents.
- 5.4. By way of background, and prior to the public consultation event, ADC Highways Consultants engaged with Nottinghamshire County Council in respect of a Transport Assessment Scoping Study. The Study was issued to the County Council and following a request for additional assessment work to be undertaken, a Transport Assessment was prepared.
- 5.5. Following the consultation event, ADC Consultants undertook further assessment work in direct response to the comments and concerns raised by residents. The methodology and outcome of the further assessment work is described in more detail in the Consolidated Transport Assessment submitted with the outline planning application.
- 5.6. Residents stated that they currently experience long delays when trying to exit Searby Road and raised concerns that this would be exacerbated with the additional development traffic passing the junction on Newark Road. Modelling of the junction was undertaken which showed that in peak hours there are delays of 20 seconds for vehicles waiting to turn right from Searby Road, which will increase to 31 seconds by 2027, and 40 seconds with the development in place. The introduction of traffic signal controls, with a 90 second cycle time, would therefore not assist and are not required.
- 5.7. Furthermore, with the proposed improvements at the Newark Road/Kirkby Folly Road miniroundabout to the west of the junction, and the proposed improvements at the Coxmoor Road/Newark Road/Cauldwell junction to the east, together with the proposed site access junction (i.e. three signal controlled junctions operating together as a network), queuing on Newark Road past the Searby Road junction should reduce and be better controlled with standardised delays.
- 5.8. Nevertheless, in order to improve the operation of the junction, it is proposed to install yellow hatched markings across the junction on Newark Road. This will ensure than any vehicles queuing on Newark Road will not block the junction and will allow vehicles to enter and exit Newark Road more easily.
- 5.9. Local residents also raised concerns that the barriers at the Sutton Junction level crossing on Newark Road come down for a "long time" in advance of a train approaching and that this causes "significant queuing and delay" on Newark Road and Kirkby Folly Road.



Residents were concerned that the additional development traffic could exacerbate the delay and asked if alterations could be made to the level crossing timings as part of the development to mitigate this. ADC Infrastructure Limited contacted Network Rail to discuss the potential for altering the rail signal timings to reduce the time the barriers were lowered in advance of the train arriving. This would provide a wider highway benefit, as well as helping to mitigate any adverse impact associated with the development traffic. However, Network Rail have confirmed that it would not be possible to alter the timings due to the trains accelerating away from Sutton Parkway station, the location of the signals in relation to the level crossing, and the 40mph line speed on this part of the route.

- 5.10. Nevertheless, the proposed mitigation scheme at the Newark Road/Kirkby Folly Road junction will be designed to operate in conjunction with the operation of the level crossing, and obstacle detection will be installed at the level crossing. An obstacle detector is a device or system for proving a level crossing is clear.
- 5.11. Flooding and drainage were raised as a concern by a number of residents, with residents reporting problems with surface water flooding across the site and on to their properties.
- 5.12. Following the public consultation, further drainage investigation work was undertaken. The flood risk and drainage strategy that was prepared to support the outline planning application sets out proposals to deal with surface water run off, via onsite storage and management, at a restricted discharge rate, which has been agreed with the Lead Local Flood Authority. The proposals for surface water attenuation will also address concerns raised by local residents about run-off from the site affecting properties along Searby Road.
- 5.13. A robust drainage strategy was proposed to deal with both foul and surface water which would be generated by the redeveloped site, with no surface water flooding occurring for storms up to and including the 1 in 100 year plus climate change storm event, as agreed with the County Council.
- 5.14. The general principle of the drainage strategy is to collect the runoff from private driveways, carriageways, footways, and roof areas, and then convey this to attenuation ponds within the site, which are connected by swales/ditches, with the captured water then managed and controlled out of the site. Infiltration drainage is considered to be unsuitable following onsite testing.
- 5.15. A pre-development enquiry was submitted to Severn Trent Water to confirm available capacity for the additional flow and agree points of connection within the public sewer network and the nearby foul treatment plant. Foul water is proposed to be discharged to the public sewer network, which connects directly to the foul treatment plant. At this stage it is anticipated that the additional flow will be acceptable and foul water can discharge without any restriction.
- 5.16. Part of the site was previously used as a land fill site and concern was raised by residents about the implications of the site's previous use for the proposed residential development. Hallam Land Management commissioned specialist consultants to review the history of the site and to undertake intrusive works to determine the suitability of the site for residential development.



- 5.17. The investigations confirmed the waste materials are consistent with that expected of 'inert' construction wastes. Gas monitoring was undertaken and all results suggest low concentrations and flows of ground gas consistent with that expected of inert waste, the risk from which could be mitigated by the adoption of simple gas protection measures into the design of new dwellings.
- 5.18. Several respondents were concerned that the proposed site boundary extends to land beyond that previously identified by the Council as a proposed allocation. It is because of the technical work undertaken by Hallam Land Management that it is considered that a slightly extended area would represent a more reasonable alternative to the proposed allocation.
- 5.19. The proposed allocation area related to landownership boundaries. In originally proposing the allocation the Council did not have the benefit of the more detailed site investigations undertaken by Hallam Land Management to support the outline application. These further investigations indicate that an extended area to include the land south of Searby Road would be more appropriate.
- 5.20. Work on the surface water drainage strategy indicated the need for storm water balancing ponds along the western site boundary and on land to the south of Searby Road to deal with surface water run-off from the site, addressing existing problems identified by local residents. The landscape assessment for the site recommends the provision of landscaping along the site's eastern boundary on Coxmoor Road along with a green corridor penetrating the site from Coxmoor Road towards Searby Road. The increased development quantum on the extended area is also necessary to help address the increased costs associated with development on the former tip site located in the northern corner of the site.
- 5.21. It is also considered that the extension of the previously allocated site to incorporate land to the south of Searby Road offers a more appropriate urban design solution allowing connections to Searby Road for pedestrians and cyclists to be incorporated as part of any development.
- 5.22. Other comments related to the impact of the proposals on facilities and services. As part of the application process discussions were held with the relevant bodies to assess the most appropriate way to ensure that adequate provision is made to accommodate new residents, where deemed appropriate. This will include a level of financial contribution by the developer to improve local facilities and services.

#### Summary

5.23. In summary, it is considered that the pre-application consultation process was useful in highlighting the concerns and queries of local residents. The feedback led to further detailed technical work being undertaken, which were taken into consideration in the final proposals submitted as part of the previous application in 2017.



### 6. Post Submission Consultation Response – Issues Raised

- 6.1. An outline application was submitted in 2017 and the Local Planning Authority undertook consultation with key stakeholders, neighbours and interested parties. The current application follows on from this, proposing the same development, with updated evidence which responds to the consultation responses received on the original application.
- 6.2. A summary of the responses received are provided in Table 7 below. This included 42 responses from members of the public and all the key statutory consultees.
- 6.3. 42 resident comments were received during the consultation period. The following is a summary of the main points of concern raised by the residents which reflected many of the comments made during the pre-application process:
  - The site was a former landfill site and has a history of chemical pollution and reports of illegally dumped toxic waste. The site is unsafe for human inhabitation.
  - Increased traffic on roads that are currently overrun during peak times.
  - The existing dwellings in the area have issues with flooding, and in some instances the
    gardens become waterlogged and unusable. The increase in impermeable surfaces in
    the area will only work to heighten the flood risk in the area.
  - The demand on the local facilities including doctors surgeries and schools will become untenable. They are already overrun.
  - Increased light pollution will affect houses in the area, alongside the Sherwood Observatory.
  - The loss of high grade agricultural land and greenspace in the locality.
  - The local plan has not been made sound and the inspector had issues with this site, requesting major amendments before he could make his final decision. The outline should not have been submitted before the local plan is deemed sound.
  - There is a large range of species and wildlife living on the site, including deer and rare birds. Housing on this site would destroy many habitats.
  - Potential anti-social behaviour behind existing properties as there is a proposed footpath running along peoples gardens.
- 6.4. Please refer to Table 7 below for a summary of the key statutory consultee comments.



Consultee	Comments
	Table 7 Post Submission Consultation Responses
VIA East Midlands Ltd in partnership with Nottingham County Council	The application may impact on footpath no82 which runs along the western boundary. This is not an objection but would require that the availability of the above path is not affected or obstructed in any way by the proposed development at this location unless subject to appropriate diversion or closure orders. NCC should be consulted on resurfacing or gating issues and it should be noted that a grass strip should be provided either side of the PRoW.
Natural England	No objection - Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites.
A.D.C Drainage	There has been surface water flooding issues in this area in the past, however this has been assessed in the flood risk assessment and drainage strategy, the LLFA and Severn Trent have been consulted and they have approved the proposals as referenced in the document. Informative Landowners, individual property owners and users are responsible for managing the drainage of their own land. The applicant must satisfy themselves that drainage is managed in such a way as to prevent adverse impacts of neighbouring land. The council take no responsibility for incorrect information or interpretations made by the applicant or their representatives. The responsibility for the checking of the design, calculations and details remains with the developer, or agent acting on their behalf.
A.D.C Environmental Protection	The Environmental Protection Team offers no objection in principle to the granting of planning permission but would request a condition to be attached: Noisy construction operations shall be restricted to the following hours: • Monday to Friday: 8.00am to 6.00pm • Saturday 8.00am to 1.00pm • No noisy work on Sunday and Bank Holidays • Reason: To minimise nuisance from noise and protect the amenity of residents.
Suez	This land consists of a former landfill which was capped and restored in 2005. The site is still monitored for landfill gas and will be for many years to come. Whilst Suez does not object to the principle of redeveloping this site having reviewed the application details and all supporting documentation. Suez would like to make the following representationsSuez welcomes the recommendation of the inclusion of gas mitigation measure in construction methods however it is requested that before the site is formally accepted as an Amber 1 classification further testing is carried out. Suez would request that the appropriate gas mitigation measures are conditioned in any subsequent reserved matters application.
A.D.C Abroriculture	The tree survey document ST6O21 submitted by Wardell Armstrong is in my opinion a factually correct document. It is essential that the applicant fully considers what is contained and is detailed with the report under



	points 4.1.4 and 4.1.5 and that both an Arboricultural impact assessment and an Arboricultural method statement will be required as reserved matters It is essential that this information has been fully assessed prior to the issue of any full consent and would be a condition of any full consent that may be granted. Action Required: Grant consent conditionally (as indicated).
Sport England	The occupiers of new development, especially residential, will generate demand for sporting provision. The existing provision within an area may not be able to accommodate this increased demand without exacerbating existing and/or predicted future deficiencies. Therefore, Sport England considers that new developments should contribute towards meeting the demand that they generate through the provision of on-site facilities and/or providing additional capacity off-site. The level and nature of any provision should be informed by a robust evidence base such as an up to date Sports Facilities Strategy, Playing Pitch Strategy or other relevant needs assessmentThe population of the proposed development is estimated to be around 720 new residents. This additional population will generate additional demand for sports facilities. If this demand is not adequately met then it may place additional pressure on existing sports facilities, thereby creating deficiencies in facility provision. In accordance with the NPPF, Sport England seeks to ensure that the development meets any new sports facility needs arising as a result of the development. (Policy PJ5) Whilst there is reference to existing sports facilities in the DAS there is no link to impact on these facilities from the development.
A.D.C Environmental Protection	1. I have not had the benefit of being able to see any gas readings from the suez site despite my requesting these from the Environment Agency some time ago. 2. The Council always considers the implications of any landfill(s) located within 250 meters of a development. 3. I agree that further (targeted) gas monitoring is necessary to enable the risk from the suez landfill to be fully assessed. 4. Suez should refer to our requested 3 phase contamination condition to see that the Council can and will ensure the proposed development is made suitable for use. 5. Any input by the Environment Agency would be welcomed but risk to human receptors is primarily a Local Authority function. 6. The Council will not accept Amber 1 classification for the dwellings proposed towards Coxmoor Road without first a targeted ground gas investigation, a robust risk assessment and an
North Nottinghamshire Health Authority	agreed remediation strategy.  A development of this nature would result in increased service demand which would not be accommodated within existing primary care resources. The proposal would trigger the need to provide health related section 106 funding amounting to £162,563 which is proportionate to the housing development size as per the attached calculation. The health contribution would be invested enhancing capacity/infrastructure with existing local practices. The practice that is most likely to be impacted is currently assessing the options available to them to accommodate the population growth from this development. Given the context of the housing development in the area it is likely that the most appropriate solution will be to consider a new build if financially viable, reconfigure



existing space, or extending existing premises. However until all the options have been explored we are unable to give a definitive answer to where and how the contribution will be spent. We will ensure that the solution provides the best value for money for all parties. In order to ensure that work can be commenced in advance of the population growth and ensure that the health infrastructure is in place to meet the increased demand on health services we anticipate that the funding is payable on commencement of building.

#### A.D.C Landscaping

LVIA The viewpoints should have been agreed with the Local Authority before the LVIA was undertaken. Viewpoint 4 should be located at the proposed entrance to the development, rather than to the side as this will show the visual impact in this area which will be more significant than the magnitude Low and Significance Minor adverse identified as it will take into consideration the extent of hedgerow/ vegetation which will need to be removed for access and visibility splays. Viewpoint 5– I don't agree with the magnitude and significance for this viewpoint which will be higher than stated. In addition it is unclear what landscape planting is proposed in this area which will filter views as stated. Does this refer to the proposed planting along the garden boundaries? This may be unsuitable as it is likely to block afternoon sun in these relatively short rear gardens...Viewpoint 7– I don't agree with the magnitude and significance for this viewpoint which will be higher than stated, the rising landform will not provide containment and the development in this area will have a higher visual impact

#### Severn Trent Water

I confirm that Severn Trent Water Ltd has NO Objection to the proposal subject to the inclusion of the following condition. Condition The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. Reason To ensure that the development is provided with a satisfactory means of drainage as well as reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution. Suggested Informative Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building. Additional Drainage Comments Development should not commence until a further mitigation hydraulic modelling exercise is completed for the foul drainage of the site. Reason: To prevent or avoid exacerbating flooding in the area. If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected. NB. We have clean water apparatus within the proposed application site, the developer will need to contact Severn Trent



	Water Developer Services Team as detailed below to assess their
	proposed plans for diversion requirements.
Environment	The Desk Study Report identified potentially contaminative historic uses
Agency	which pose a risk to controlled waters, and an intrusive investigation was
7.801.07	recommended. We consider that planning permission could be granted to
	the proposed development as submitted if the following planning
	conditions are included as set out below. Condition 1 – Remediation
	Strategy is required. Condition 2 Site Investigation scheme is required.
Planning Policy	Updated response following NPPF July 2018 and withdrawal of Local Plan.
A.D.C	opdated response following NETT Sury 2010 and withdraward Educationals.
A.D.O	Site outside development boundary. 2017-18 Housing Monitoring shows
	· · · · · · · · · · · · · · · · · · ·
	3.92 yrs. Restrictive policies ST4 and EV2 out of date and para 11 of NPPF
	engaged. Weight afforded to EV2 should be balanced against need for
	development and Govt objective to significantly boost housing supply.
	LEA indicated the site would be required to contribute to a new primary
	school.
	Saved Policy HG4 requires 6% affordable but NPPF para 64 (2018)
	requires at least 10% affordable.
	Min density of 30 dph required. Site would be expected to deliver 383
	dwellings at standard gross to net.
	6. com 18. com
	Housing mix indicative requirements set out.
	10% of gross area to be open space.
	Case Officer should be satisfied that the benefits of the scheme
	outweigh the inappropriate location of the development including harm
	to the character and appearance of the area.
LLFA	No objection in principle subject to detailed surface water drainage
	proposal being signed off by the LPA prior to construction on site.
NCC Highways	Updated Response - Principle of access to Coxmoor Road. Concerns
	regarding forward visibility. As this would risk creating a road safety
	issue, such access is not considered acceptable and the Highway
	Authority would no longer request the land is safeguarded.
	That is it i
	No objections subject to planning obligations and conditions. Note that
	internal layout should be designed to accommodate a future bus route- in
	the interim by means of a looped internal road. Request that a link to
	Coxmoor Road is safeguarded within the site to enable vehicular traffic
	generated by further linked development to disperse more readily.
Nottinghamshire	Travel and Transport - This planning application covers an area of land to
County Council	the South of Newark Road in the town of Sutton in Ashfield, this application
	seeks permission for the development of up to 300 residential dwellings.
	The proposed vehicle access point is proposed to be from a new entrance
	The proposed vermine decease point is proposed to be from a new criticance



onto Newark Road, additional pedestrian accesses onto Sotherby Avenue and Searby Road, the nearest current bus stops are approximately 400 metres from the centre of the site on Sotherby Avenue with additional services operating to stops on Kirkby Folly Road approximately 800 metres from the centre of the site. Waste Management - The Kirkby Recycling Centre is currently at full capacity. Due to significant actual and proposed housing development in the area a new se will be required. The existing site is in a heavily built up area with no room for possible extension. Ecology - The site is not covered by an ecological designation, but it does fall within the buffer zone around the 'prospective' Sherwood SPA; as such, an assessment of potential impacts should be carried out, in line with Natural England's Risk-based Approach. Developer Contributions - In terms of education; a proposed development of 300 dwellings would yield an additional 63 primary and 48 secondary places. The County Council would therefore wish to seek an education contribution of £721,665 (63 x £11,455) to provide primary provision and £828,480 (48 x £17,260) to provide secondary provision to accommodate the additional pupils projected to arise from the proposed development. With regard to the additional primary places, as indicated in NCC 's response to the Ashfield Local Plan, there are a number of proposed developments in the area, the cumulative effect of which would warrant the provision of a new school. Contributions to deliver a new school will be based on the build cost. As such the County Council reserve the right to seek a higher contribution to reflect the need for projects as they are defined.

Updated education contribution request: Primary (£1,297,296), Secondary (£1,146,000)



#### 7. How Have Comments Been Taken Into Account

- 7.1. The consultation undertaken on the original application provided a further insight into the concerns of local residents and an opportunity to ensure the evidence prepared took account of concerns highlighted.
- 7.2. The post application consultation also provided a thorough insight into the key issues that needed to be addressed to overcome concerns from statutory consultees. The application submitted and the supporting evidence have been prepared in light of the responses received on the original application.
- 7.3. There has been a long period of engagement with the Highways Authority, in particular. Whilst this has delayed progress with the original application, their constructive input has resulted in an agreed position which overcomes their initial concerns.
- 7.4. The application is supported by a Consolidated Transport Assessment which provides details of the discussions and changes made to achieve the agreed position.
- 7.5. There was also engagement with the Landscape Officer to address the concerns raised and the Landscape and Visual Impact Assessment was updated to reflect the feedback from a site visit and meeting.
- 7.6. Updates have been prepared to all the key reports to reflect the latest evidence and government guidance.



#### Appendix 1: Leaflet

## **W**≣

Licence Number RTCU-RRET-SBEY Consultation Te Unit 4 The Courtyard Church Street Lockington Derbyshire

#### WHAT WILL HAPPEN TO THE COMMENTS?

All thoughts, suggestions and issues received as part of the consultation will be carefully considered to help shape the proposals. We are keen to engage with local residents and local interest groups to develop our proposals further.

Given the pressing need to provide for new homes, we consider that it is an appropriate time to bring forward proposals for the site and submit a planning application. It is likely that a planning application will be submitted in the next few months.

#### WHEN WILL I BE CONSULTED AGAIN?

Following the submission of the planning application, Ashfield District Council will formally consult local residents and other interested parties before reaching a decision.

#### PLEASE LET US KNOW YOUR THOUGHTS

Your comments are important to us and form part of the public consultation process for the proposals. Thank you for taking the time to look at this leaflet.

#### HOW CAN I MAKE MY VIEWS KNOWN?

In addition to the FREEPOST comments form attached to this leaflet, a special project website will be launched on **Thursday 15th June 2017** which also includes a comments feedback facility.

#### www.newarkroad-suttoninashfield.co.uk

We will also be holding a public consultation event where members of the project team will be present to listen to any views and suggestions you may have, learn about the local issues and concerns and answer any questions.

The consultation event will be held on:

#### **THURSDAY 15th JUNE 2017**

from 3.30pm until 7.30pm at:
The Summit Centre,
Pavilion Road,
Kirkby in Ashfield,
Nottinghamshire NG17 7LL

You can make your views known on the proposals, give us alternative suggestions and let us know about any issues that we need to consider to inform our proposals.

All comments should be submitted by Friday 30th June 2017.





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## Newark Road, Sutton in Ashfield







#### Proposed Residential Development at Newark Road, Sutton in Ashfield

Hallam Land Management
has proposals for residential
development on land to the south of
Newark Road and west of Coxmoor
Road, Sutton in Ashfield. The proposals involve
the development of approximately 300
dwellings along with new areas of public open

#### THE NEED FOR THE DEVELOPMENT

space and landscaping.

Nationally we are facing a growing housing shortage as people are living longer and in smaller households. There are not enough homes being built to meet demand and as a result there is a need to boost the supply of new homes. The Government has recently set out proposals to fix what it describes as the 'broken' housing market by encouraging councils and housebuilders to speed up the construction of new homes.

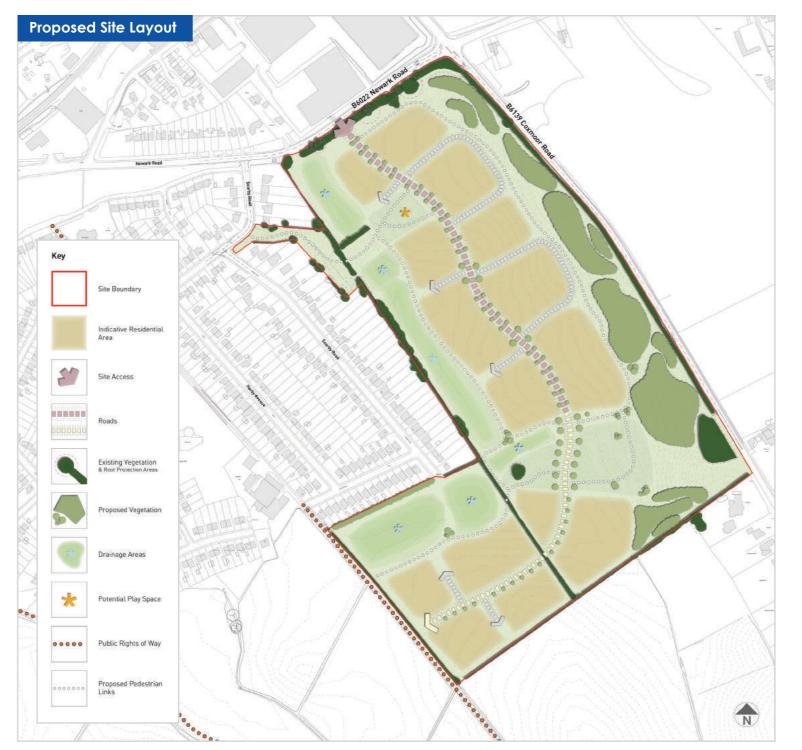
Ashfield District Council needs to provide for at least 7,683 new homes between 2016 and 2032. Its strategy is to focus most of this new development on Sutton in Ashfield and Kirkby in Ashfield. Land at Newark Road, Sutton in Ashfield, has been identified by the District Council as one of its preferred housing sites to help contribute towards meeting this requirement.

Hallam Land Management consider that the land at Newark Road provides an opportunity to help deliver these housing requirements in a sustainable way.

#### THE PROPOSALS

The development proposals for the site include the following:

- up to 300 new homes including affordable housing;
- new areas of public open space and landscaping;
- access to the site from Newark Road; and
- new connections for cyclists and pedestrians to Searby Road and Newark Road.



#### Land at Newark Road, Sutton in Ashfield



Comments	Your comments are important to us and form part of the public consultation process for the proposals.
<del></del>	
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#### Please tick the following relevant group:

Male  $\square$  Female  $\square$  Prefer not to say  $\square$ 

#### Age:

FMS.2707

Under 18 □ 18-35 □ 36-55 □ 56-70 □

#### Over 70 Prefer not to say

Within 5 minutes walk □
A car journey □

5-10 minutes walk 
Prefer not to say

#### Are you responding as a:

Your location to the site:

Local resident 

Local councillor

Local business **a** Representative of a group

or organisation  $\,\square\,$ 



#### **Appendix 2: Distribution Area**





#### **Appendix 3: Public Exhibition Information Boards**

## PUBLIC CONSULTATION

# Newark Road, SUTTON IN ASHFIELD

## WELCOME

Thank you for taking the time to attend the public consultation event today.

The purpose of this event is to explain Hallam Land Management's proposals for residential development comprising approximately 300 dwellings, new areas of public open space and landscaping on land at Newark Road, Sutton in Ashfield.

We are committed to engaging with the local community and are keen to hear any suggestions or comments you may have.

## THE SITE IN CONTEXT

The site comprises an area of agricultural land extending to approximately 21 hectares with the B6022 Newark Road located to the north and the B6139 Coxmoor Road to the east. Existing residential dwellings off Searby Road lie to the west of the site, with industrial estates located to the north of the site. To the south lies a ribbon of larger residential properties along Coxmoor Road.

## SUTTON IN ASHFIELD - A SUSTAINABLE LOCATION FOR GROWTH

Ashfield District Council needs to provide for at least 7,683 new homes between 2016 and 2032. Its strategy is to focus most of this new development on Sutton in Ashfield and Kirkby in Ashfield. Land at Newark Road has been identified by the District Council as one of its preferred housing sites to help contribute towards meeting this requirement.

Hallam Land's proposals extend development beyond the Council's proposed allocation onto land south of Searby Road. We have undertaken a number of studies and we are also aware of the concerns from residents about surface water run-off. We have therefore begun a study on the former tip, to understand the constraints and prove what is deliverable and viable on this area. Initial reports show that the site is developable but we are awaiting the cost information.

Our emerging master plan shows a considerable area of land for surface water attenuation, to deal with local concerns. This reduces the number of houses that can be delivered on the proposed allocation site. It also shows that the natural drainage area is in the adjacent field to the west.



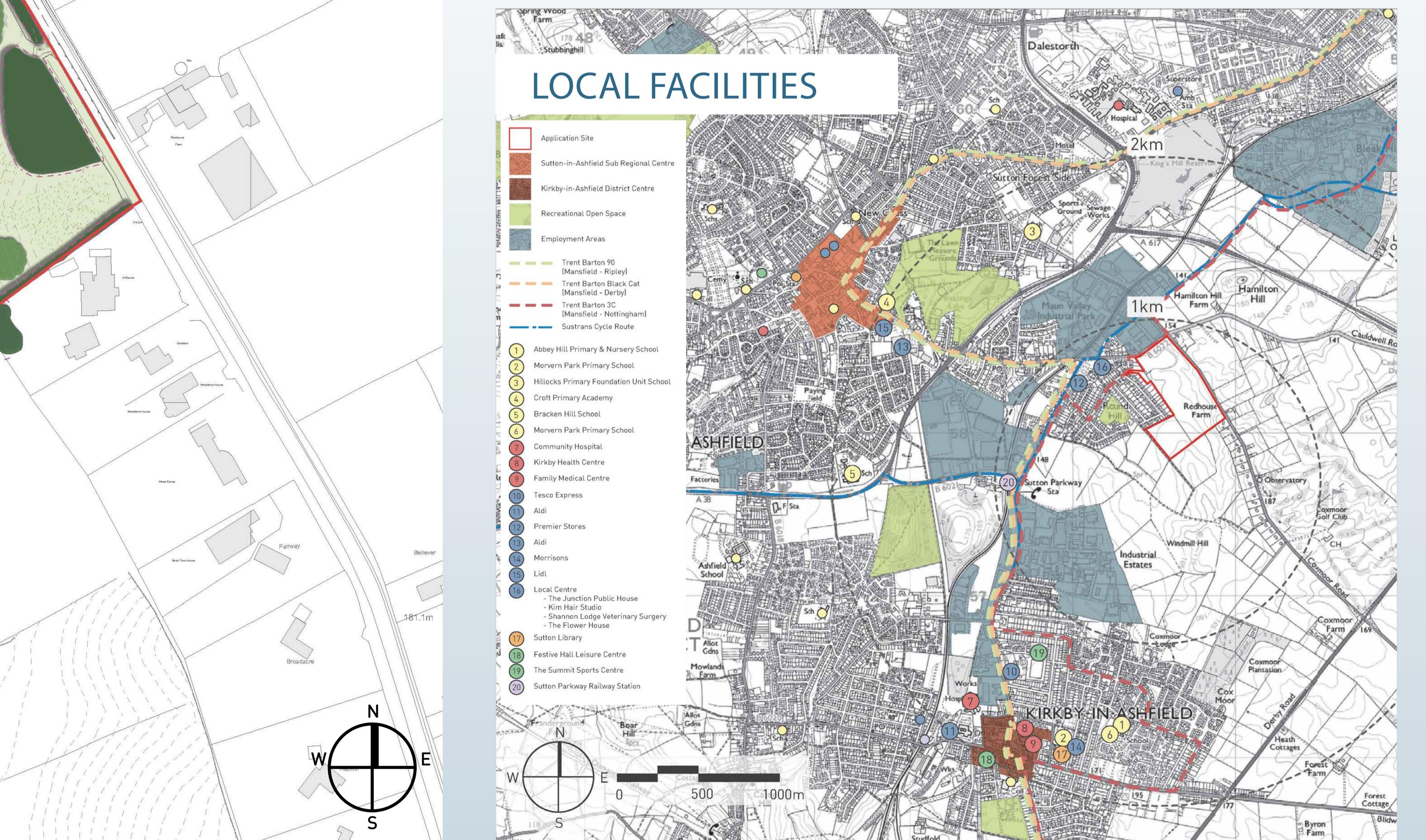
### OPPORTUNITIES

- Delivery of high quality housing, including affordable housing, to meet identified needs;
- Creation of surface water attenuation features designed to alleviate current flooding problems; and
- Scope to provide new areas of informal recreation and children's play area.

## THE PROPOSAL

The development proposals for the site include the following:

- Up to 300 new homes including affordable housing;
- New areas of public open space and landscaping;
- Access to the site from Newark Road;
- New connections for cyclists and pedestrians to Searby Road and Newark Road; and
- New areas of open space and landscaping on site.



## NEXT STEPS ...

Hallam Land Management is keen to hear people's views on the proposals.

Information on the proposals can also be viewed on the website: <a href="www.newarkroad-suttoninashfield.co.uk">www.newarkroad-suttoninashfield.co.uk</a>

All comments received by **Friday 30th June** will be considered as part of the planning application process. Given the pressing need to provide new homes, we consider that it is an appropriate time to bring forward proposals for the site and we intend to submit a planning application to Ashfield District Council in the near future.

Thank you very much for attending the exhibition today.







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