



PLANNING & MAINTENANCE STRATEGY

Adopted on January 20th 2020

This strategy outlines the Planning and Strategy Committee's (PSC) ongoing assessment of how to approach its responsibilities, on behalf of the Parish Council (PC). It will be used as a basis for future considerations and actions in a range of planning issues related to the parish. It is neither comprehensive, nor limiting, but serves as a basis on which future work can be developed and sets out the Planning and Strategy Committee's perspective as at the date of the last document review.

PLANNING

1.a. Future Expansion of Fernwood Village

1.a.1 For each major new-build project in Fernwood Parish, the PSC should scrutinise planning documentation at each stage, to assess issues such as:

- a. Compliance with the Fernwood Neighbourhood Plan (NP)
- b. Compliance with Fernwood Parish Council's strategy
- c. Cohesion with existing (and other planned) developments
- d. Vehicle access, parking and garaging provision, and traffic calming measures
- e. Provision, design and use of open spaces
- f. Pedestrian access, routes and safety
- g. Provision of or changes to community facilities
- h. Land ownership planning
- i. Maintenance planning (including intended use of estate management companies and their construct)
- j. Timeframes (known or estimated) for each development

1.a.2. In each case, the PSC should provide the PC with an assessment of any issues identified, and a recommendation on how to respond to / comment on the planning application.

1.a.3. The PSC should, when appropriate, seek a liaison with each project developer and establish a dialogue, to facilitate future engagement and cooperation. Issues which might be covered in such discussions would include (for example) future land ownership, estate management, etc.

- 1.b. For smaller-scale new-builds, the PSC should undertake the same activities, but scaled down according to relevance.
- 1.c. Other Local Planning Matters
 - 1.c.1. Provision of community facilities and/or open spaces within the parish.
 - 1.c.2. Local infrastructure, to include such issues as:
 - a. Roads, pavements, crossing points and controls, safety measures, cycle tracks
 - b. Speed limits and traffic calming
 - c. Proposals and developments regarding actual and planned use of Hollowdyke Lane during and after construction projects
 - d. A1 bridge(s) and alternative routes into and out of Fernwood
 - e. Public transport provision (bus routes, timetables, shelters etc.)
 - f. The Southern Relief Road
 - 1.c.3. Monitor new and proposed developments on the Fernwood Business Park:
 - a. Assess and comment on proposed new builds, especially in terms of suitability for the location, infrastructure provision, etc.
 - b. Provide input, when possible, to any future planning decisions or proposals for further development or expansion of the Business Park.
 - c. As new developments are completed and come into use, monitor the effects on local infrastructure, traffic, parking, etc.
 - d. Establish liaison with the management of new businesses, where possible, to see how the Parish Council might interact with them to mutual benefit.
 - e. Assess the overall appearance of the Business Park and liaise with the landowners should it appear to have an adverse effect on the amenities or the general perspective of the area.
- 1.d Deal with other local planning matters such as Bantycok, Local Minerals Plan and street naming.

2.a. Neighbourhood Plan

- 2.a.1. Review the NP for any changes we know about and possible future adjustments
- 2.a.2 Consider activities in adjacent areas/parishes and how they might affect Fernwood
- 2.a.3. Consider new-build plans, but also broader issues such as infrastructure, environment, safety, well-being, etc.
- 2.a.4. Prepare possible adjustments to the NP and recommend them to the Parish Council when the NP is due for formal review/update.

2.b. Fernwood Parish Council structure

The Parish Council will liaise with NSDC to ensure a suitable number of Parish Councillor seats are in place as the village grows.

2.c. Other planning issues

- 2.c.1. Liaise with major landowners and developers regarding land ownership, management companies etc.
- 2.c.2. Liaise with adjacent Parish Councils' planning committees
- 2.c.3 Liaise with the District Council and other agencies.

3. Finance

3.a. CIL

3.a.1. CIL incomes due to Fernwood Parish Council.

a. Barratt David Wilson Homes Phase 1:

£502,027.47 – 5% =£ 476,926.10 x 25% = £119,231.52 approx. payable in April 2020.

£502,026 – 5% = £476,924.70 x 25% = £ 119,231.17 approx. payable in April 2021

b. Barratt David Wilson Homes Phases 2 and 3 Indicative figures:

	GIA	Total CIL	5%	Neighbourhood Funding
PHASE 2 BH	28487m ²	£1,475,585.61	£73,779.28	£350,451.58
PHASE 2 DWH	15835m ²	£820,230.22	£41,011.51	£194,804.68
PHASE 3 BH	19751m ²	£1,023,073.38	£51,153.67	£242,979.93
PHASE 3 DWH	28413m ²	£1,471,752.52	£73,587.63	£349,541.22

No indicative timescales available.

c. Larkfleet Homes and Persimmon Homes

No indicative figures or timescale have been provided by NSDC.



3.a.2. The Parish Council will take into consideration needs and issues around the village when allocating CIL.

MAINTENANCE

4a. New Developments – Work with Newark and Sherwood District Council to encourage developers to hand over the land to NSDC and NSDC to maintain the open spaces – to be funded from CIL/precept. Once the development has finished work with NSDC to devolve the open spaces to Fernwood Parish Council.

4b. Fernwood Central Open Space – Continue to work towards Barratt David Wilson Homes handing the land to NSDC who could then in turn devolve it to Fernwood Parish Council. Maintenance arrangements could then be reviewed subject to terms inherited from BDWH.