

Ref: MHB/P162

Date: 13th February 2013

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Dear Sirs

RE: NEWARK & SHERWOOD ALLOCATIONS & DEVELOPMENT MANAGEMENT FINAL PROPOSED MODIFICATIONS-SUBMISSION ON BEHALF OF PERSIMMON HOMES EAST MIDLANDS

These further representations are submitted by John Martin & Associates on behalf of Persimmon Homes East Midlands who have a legal interest in the land subject of the proposed policy designations ST/MU/1 & ST/MOA.

FPM86:- Whilst our client in principle supports the introduction of the additional wording of the further proposed modification it is considered that the policy must provide sufficient flexibility in that not all elements which are identified as a 'local desire' may necessarily be delivered as part of the comprehensive development of the site area.

In this regard the issue of the overall financial viability of the development proposal will need to be recognised in the context of enabling the provision of the respective package of community facilities against the scale of residential development that the site can reasonably provide in the plan period.

In this regard our client would suggest the following additional text ...' the provision of which would be subject to viability of the proposed development'.

FPM87:- Our client would in principle support the preparation of a master plan for the site ST/MU/1 although this would need to acknowledge the requirement for residential development to extend into the area proposed as ST/MOA in order to enable a comprehensive development, including community facilities to be provided.

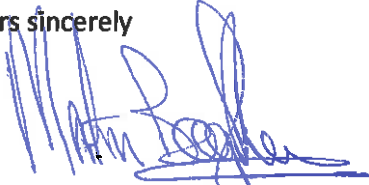
Our client would suggest the following additional text be inserted after 'A master plan'...'including land subject of Policy ST/MOA'

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FPM88:- Our client supports the deletion of the policy ST/Ph/1

We trust that these comments on the further proposed modifications will be given due consideration within the emerging development plan process.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Martin Bagshaw', with a horizontal line underneath.

Martin Bagshaw MRTPI
John Martin & Associates