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Inspector - Newark & Sherwood Amended Allocations
& Development Management DPD Examination
c/o Ms Kerry Trueman
Programme Officer

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30 October 2024

Dear Sir

RE: Statement of Common Ground with the Environment Agency

Today we have reached agreement with the Environment Agency to amend the statement of common ground between us. This reflects the fact that following submission of the Amended Allocations & Development Management DPD in January 2024, and the submission of a planning application (24/00548/FUL) on the Old Stable Yard site (NUA/GRT/12) in March 2024, a difference between the climate change outputs in the Strategic Flood Risk Assessment Level 1 and 2 Refreshes (2023) and the Environment Agency's modelling became apparent. The site was included as a proposed Gypsy and Traveller allocation within the Submission plan but subsequently proposed for deletion through a suggested main modification (MM15). The difference in climate change outputs were raised by the Environment Agency in June 2024.

This has been the subject of further cooperation between the two bodies to investigate the extent of the difference, and to establish whether it similarly effected other site allocations within the submitted Plan. Following discussion that ended today we have now made common ground.

This has recognised that in most cases, there are only minor differences in the climate change outputs. These have been detailed in the new statement of common ground which is attached (update areas highlighted yellow). The outputs are broadly comparable and do not alter the conclusions reached over the suitability for the sites to move forward for allocation. There is a greater difference for Old Stable Yard, something the applicants/representors have been aware of as part of the planning application process. The Environment Agency have lodged an objection to the current application, in relation to the exceptions test for a part of the site, and the details relating to wastewater. In line with the advice of the Environment Agency the content of the SFRA Refresh Document has been amended to reflect this (and is attached and changes are highlighted in yellow).

In terms of the potential allocation of the site through the Amended Allocations & Development Management DPD this doesn't alter the District Council's position that the site is no longer suitable for allocation because of noise impacts.

Whilst it is unfortunate that this matter was not identified by the Environment Agency prior to submission and has only been resolved now, given that both sides have concluded that the Strategic Flood Risk Assessment documents are fit for purpose in all regards save for the conclusion on Old Stable Yard, the proposals in the submitted DPD, taking into account the proposed modifications, remains justified.

Yours Faithfully



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