

Newlands backing onto A2 (KKP Site 280) update on Open Space designation in relation to recent planning applications – 15.12.23

## Newlands backing onto A2 - site 280 from Open Space assessment

### Update on recent planning applications

- 1.1 This note relates to site 280 from the Knight, Kavanagh and Page (KKP) assessment of the District's open space provision contained within [PMEB03a Open Space Assessment Main Report](#). The site was included in the quantum of semi/natural greenspace in the KKP assessment and accordingly has been retained as designated open space under PM5 of the Submission Local Plan.
- 1.2 Representation number SDLP847 from Plainview Planning objected to the retention of the site as designated open space, while the site has also been subject to several recent planning applications. This note provides an up-to-date position on these matters.



Figure 1 – Public Open Space Site reference 280 (triangular green area with tree symbols)

- 1.3 The site has been subject to recent application activity as recorded below:

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Table 1 - application activity on Newlands site

<b>Application Reference</b>	<b>Decision and Date</b>	<b>Summary</b>
16/01328	Granted on appeal – 10/06/2019	Outline application for the erection of up to 28 dwellings (30% affordable), creation of vehicular access (including demolition of 14 Archers Court Road).
21/00102	Refused – 25/02/2022	Outline application for the erection of up to 63no. dwellings (with all matters reserved except access)(includes demolition of 14 Archers Court Road)
22/00737	Granted – 27/09/2023	Reserved Matters application pursuant to outline permission DOV/16/01328 (APP/X2220/W/17/3191402) for the details of landscaping, layout, scale and appearance for 28 dwellings, together with details of conditions 6 and 13

- 1.4 Given that this application activity has been ongoing during the course of the production of the Submission Local Plan and its associated evidence and the Reserved Matters scheme was not approved until September 2023, the Council did not feel it was appropriate to modify the boundary of the Open Space designation prior to Submission. Therefore the boundary remains as shown on the image above at this time on the Policies Map.
- 1.5 The approved scheme under 22/00737 includes the provision of areas of both formal and informal open space, which is secured by condition 14 on the decision notice to be provided in accordance with drawings in the Landscape Management and Maintenance Plan (see drawings provided overleaf).
- 1.6 Should the Inspectors wish for a modification to be made to the site boundary via the Examination process, the Council could now modify the open space boundary of site 280 to reflect the built form of the scheme which has been granted planning permission.

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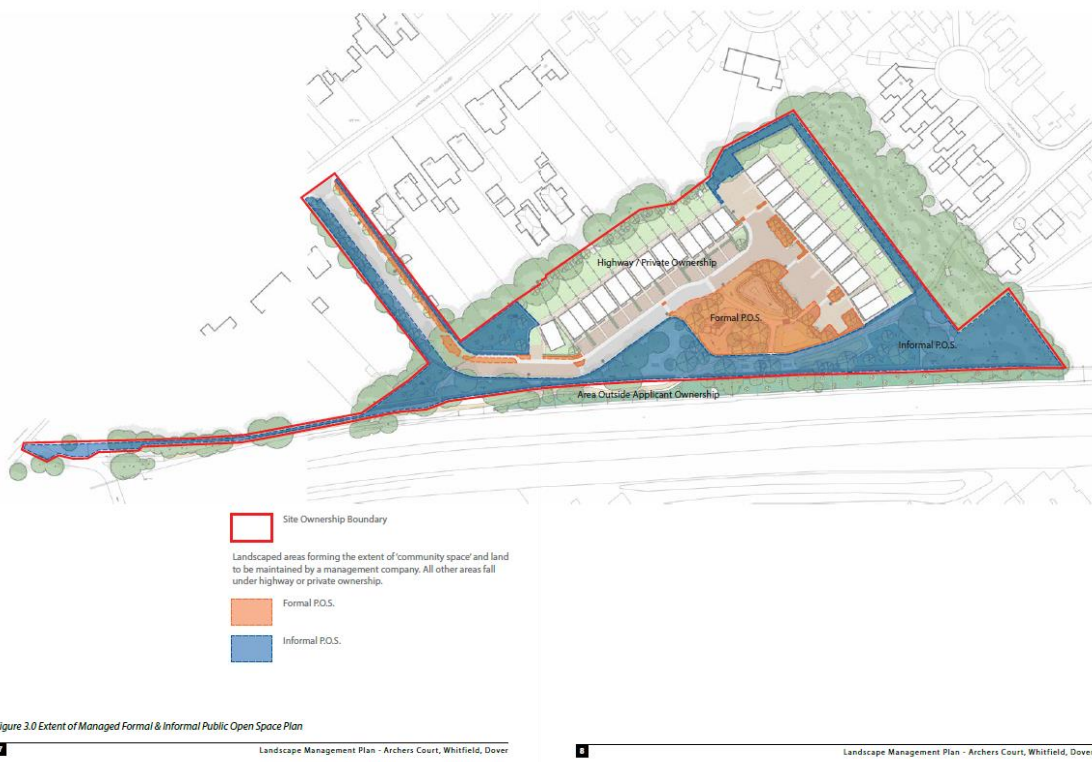


Figure 2 - pages from Landscape Management and Maintenance Plan showing open space to be provided as part of approved scheme 22/00737