

16/01885/FULM – Land At Main Street, North Muskham, Nottinghamshire –
Proposed development of 16 new affordable homes

Response by North Muskham Parish Council

The Parish Council has continued to support the provision of affordable housing where a specific village need is clearly demonstrated. However, the Parish Council, after much deliberation, finds it must object to this application as it fails to demonstrate such need from within the village.

As such, it does not accord with the Newark and Sherwood Local Development Framework Core Strategy Development Plan Document.

North Muskham is not a stated principle village and, as outlined in Spatial Policy 3, development will only be allowed where several criteria are met, including “where it helps to meet **identified PROVEN local need**”. Despite several requests to the applicant and Newark & Sherwood District Council for clear evidence to demonstrate such need, we have received confirmation of only 7 of the original 16 who are still interested and the Parish Council therefore suggests that there is not demand from within village for 16 such properties.

Core Policies 1 and 2, again require rural affordable housing schemes to meet the needs demonstrated by a housing needs survey. The survey was carried out in 2015 and the house types identified are not provided for in this application as the Housing Needs Survey identified a substantial number of the 16 to require market value housing.

Additionally, Members were aware of the comments made by Nottinghamshire County Council, as the Highways Authority, which recommended that the application be refused on the grounds of detrimental impact on highway safety and the lack of support for sustainable travel.

Further, with reference to the application of the Flood Zones, it is suggested that if it is confirmed by the Planning Authority that the interpretation of “local need” extends beyond the village then the sequential planning test should be applied.

Given all of the above the Parish Council unanimously agreed that the application could not be supported and objection should be raised. Further, given the interest in this application and the difficulty the Parish Council has faced in obtaining clear evidence of actual need from the village, Councillor Mrs Saddington has been asked to refer this application to the Planning Committee.