

NEWARK & SHERWOOD LOCAL DEVELOPMENT FRAMEWORK – PLAN REVIEW – PUBLICATION DOCUMENT

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Each of the questions in the Issues Paper is set out below. Responses are summarised, with some responses reproduced in full. Additional comments submitted are also summarised. The consultation responses summary does not include the personal details of private individuals.

Question 1: Do you agree with the Council’s approach to reviewing the various elements of the development plan and integrating Gypsy and Traveller elements into the wider Plan Review?

Of the thirty-three responses received, twenty-five were in agreement with the Council’s approach and a further two were partially in agreement.

Persimmon homes supported the way that the Council was carrying out the Local Plan Review also commented: ‘Stage 4 sets out that the Council will submit amendments to existing policies to the Planning Inspectorate and that Stage 5 consolidates the outputs of the examination into a single local plan. While this is supported in principle, Persimmon Homes seeks clarification that the consolidated plan is that which is submitted to the inspectorate for examination, as a comprehensive document, so that the Plan can be examined as a whole.’

One resident expressed little confidence that any attention will be paid to comments received during the consultation. A local landowner’s agent wanted the Plan review to include a Green Belt review. An agent for a developer suggested that land be released from the Green Belt for housing and that village envelopes should be reviewed. The Homes & Communities Agency emphasised the importance of complying with the Duty to Co-Operate and suggested that the Plan Review ‘address the wider local context, including the Local Enterprise Partnership priorities and Growth Plans’.

The East Notts Travellers Association did not agree with the Council’s approach, writing: ‘No because Gypsies and Travellers will typically form only a very small percentage of the population in any given area. The total population is estimated to be about 0.6% of the total UK population, of which only a proportion are living in, or seeking, caravan site accommodation. This means that the Strategic Housing Market Assessment is unlikely to yield results that are statistically robust for Gypsies and Travellers as a separate group.’

Cultural differences, a reluctance of some members of these communities to identify themselves as Gypsies or Travellers, or a disinclination to participate in a process with which they are not familiar, mean that the main Strategic Housing Market Assessment process is likely to be markedly less successful in accessing this group than others. In addition, the particular lifestyle and culture of Gypsies and Travellers may give rise to distinctive accommodation needs, which the main assessment will be unlikely to pick up.’

The National Trust agreed that the Council was carrying out the Local Plan Review in an appropriate way. While Southwell Town Council agreed with integrating Gypsy and Traveller elements into the wider Plan Review, they also made criticisms: ‘The reduction in the number of houses to be allocated in the District represents a fundamental change to the DPD. Therefore we disagree with the general approach which should be bottom up rather than top down. The Council need to engage with the communities before the amendments are drafted, not consult after decisions have been made. How are the emerging Neighbourhood plans to be incorporated? How are our aspirations after 2026 to be considered?’

Detailed comments were received from Hollins Strategic Land (HSL):

‘Whilst we welcome the intention to undertake a Plan Review, HSL have a number of concerns in respect of the intended approach, which are set out in greater detail in our response to the subsequent questions. We also note that certain assumptions already appear to have been made in respect of the findings of the Plan Review, which brings into question the robustness of the review process and the fundamental purpose of carrying out consultation exercises.

More detail must be provided with regards to how the Council are intending to ‘review the deliverability of the Allocations’, under the first stage of the proposed approach. Rather than simply consider whether development sites are physically deliverable, it will be important to take a view of the local housing market and be realistic about whether there is actually capacity in the market to deliver the anticipated number of dwellings proposed within the timeframe of the Local Plan. Further commentary on this matter is set out in our response to Question 8.

No indications are provided in respect of timescales within this document (which we think would have been helpful) but following a review of the updated LDS (September 2015) our view is that the intention to submit the revised/consolidated Plan to the Secretary of State in July 2016 following two further stages of consultation (Preferred Approach January/March 2016 and Draft DPD May/June 2016) is ambitious. This does not allow sufficient time to respond to points raised at each stage of the consultation process and carry out (or instruct) additional work where necessary and brings into question whether this is a thorough review.

We welcome the intention set out at paragraph 2.7 of the Issues Paper to prepare a composite Local Plan document to ensure revised policies plus those carried forward are set out in one place.’

Question 2: Do you agree that the Plan Period should be 2013 to 2033 to reflect the latest evidence or do you think other dates would be more appropriate?

Twenty-three of the thirty-seven responses received were in agreement and nine disagreed. Many people, including some opposed to the proposed Plan Period, were in favour of early review.

South Muskham and Little Carlton Parish Council wrote: ‘2033 is too far off and therefore unpredictable. A safer compromise would be 2030 as it is noted that the provision for gypsy/traveller pitches extends to 2028.’ Ollerton & Boughton Town Council argued for a ten year Plan Period, from 2013 to 2023. Similar ideas were put forward by Fernwood Parish Council who thought that a twenty year Plan Period was too long to deal with changing circumstances and also suggested a ten year period from 2013 to 2023.’

Norwell Parish Council similarly felt that a twenty year period was too long given the likely extent of demographic and economic change over such a long time and commented further: ‘Such duration requires:

1. Scheduled interim reviews with consultation (five yearly) and

2. On-going review to ensure fitness for purpose with formal consultation on change identified as necessary to meet the district's evolving needs'.

A local resident wrote that: 'a twenty year plan is far too long to be meaningful in a rapidly changing society. Parts of the existing plan are not fit for purpose less than 5 years after they were agreed.' A planning consultant agreed with the Council and argued: 'a time horizon of 2033 would allow for plan period of at least 15 years post-adoption; would reflect the time period used in Housing Market Area (HMA) assessment of Objectively Assessed Need; and would be consistent with the time periods planned for in other HMA authorities.'

Question 3: Do you agree that the Settlement Hierarchy should identify villages below Principal Villages so that they can accommodate limited development?

With regards to local representatives' support for the proposed approach was provided from County Councillor John Peck member for Rufford ward, Blidworth, Caunton, Coddington, Collingham, Norwell, Rufford and South Muskham & Little Carlton Parish Councils as well as Ollerton & Boughton and Southwell Town Councils. Objections to the proposed approach were received from Averham, Kelham and Staythorpe, Fernwood, Upton and Wellow Parish Councils.

Through their response Caunton PC set out detailed comments arguing for greater flexibility in relation to villages currently considered as 'unsustainable', citing concerns that the sustainability of small villages is stifled through preventing the change necessary to meet evolving needs. It is argued that there ought to be provision for limited development within the historic envelope of villages. The Parish Council considers that the criteria used to determine such proposals should be defined at the point at which an application is submitted rather than in advance. Whilst Coddington PC provided support for a village envelope in principle, in order to avoid ambiguity, the body nonetheless sets out that the criteria in SP3 should still apply within this boundary. The question over whether Parish Councils would define the envelope prior to publication of the Draft Plan is raised. Collingham PC also supported the proposed approach highlighting the shortage of smaller properties and affordable housing for younger and older residents in villages. The response from Norwell PC mirrored that of Caunton. South Muskham PC provided support for limited housing development to meet local needs only and to prevent overpricing. The Parish support the relaxation of the village envelope to cater for this along with the review of flood risk restrictions.

Southwell Town Council supported the approach on the basis that it will allow new households to stay in their village and maintain the sustainability of the settlement. The Council does however consider that it should be down to individual villages to determine the extent of development. The Town Council also suggests the identification and development of new villages.

In terms of the objections from local representatives Fernwood PC highlighted issues around the transferring of land to the Parish Council from private landowners and third party management companies. Accordingly the Parish Council considers that Balderton/Fernwood should be identified as a village below the principal village level which can accommodate limited development. Whilst Upton Parish Council set out that the status quo, as defined through SP3, should be maintained.

Residents were mainly supportive of the proposed approach with comments pointing to a desire to see development shared out, the existence of villages which can absorb development without losing their character, the need for the identification of 'secondary villages', fears over villages being doomed to atrophy, the lack of the need for a settlement hierarchy at all and the preference for development taking place in all towns, village and settlements. The single objection from a resident highlighted concerns over the need to protect smaller villages from potentially unsuitable development

The response from Anglian Water detailed that should further villages be identified as a focus for growth then there will be a need to consider the implications for existing wastewater infrastructure within the company's area of responsibility. The Canal & River Trust indicated support for the proposed approach. The Homes & Communities Agency also support the approach, as did Midland Rural Housing. Nottinghamshire County Council responded positively but indicated that any planned development in these areas needs to be commensurate with the scale of the settlement and link in with overall plans. Southwell Civic Society also provided support.

The responses from planning agents and the development industry were as follows. Jackson Design objected to any change, setting out that the existing settlement hierarchy is sensible and directs development to sustainable locations. Fisher German provided support for the existing settlement hierarchy and considered it appropriate to maintain. Nexus Planning on behalf of Hollins Strategic Land believe the existing Settlement Hierarchy to be appropriate and that the focus for development should still be the Newark Urban Area, Service Centres and Principal Villages.

Mike Sibthorp Planning support the identification of villages below principal village level in order to accommodate limited development. The NPPF is deemed to make clear that all settlements are capable of accommodating some growth. Accordingly a blanket restriction of housing development in some settlements should be avoided unless supported by robust evidence. The needs based approach of SP3 has not addressed development needs in rural settlements and is inconsistent with national policy. The response does however set out that there is no need to identify a further tier of settlements – one policy should reasonably permit an appropriate level of development in rural settlements. It is considered that assessments of sustainability should be more broad-based than accessibility and transport. The sustainability test should consider the extent to which new development can contribute to the future sustainability of an area. Any new policy should not be contingent on Neighbourhood Plan preparation.

Gladman indicate that the District will have a number of distinct housing market areas each with its own requirements which should be reflected in the spatial distribution of housing supply. If this distribution does not reflect the need/demand identified through the evidence base then the Plan will be undeliverable. It is set out that a dispersed pattern across a large number of settlements is undesirable, unlikely to be sustainable, be questionable in terms of its sustainability and unable to generate the level of community benefit which larger sites can.

Ian Baseley Associates point to a lack of clarity in interpretation and an inconsistency in decision making around Spatial Policy 3. Particular attention is drawn to the need criterion, whilst affordable housing is widely accepted to comprise an identified proven local need the response sets out that it cannot have been the intention to restrict new housing development in relevant locations to purely affordable housing. Accordingly it is advised that SP3 be positively reworded to address concerns and appropriately clarify the circumstances in which, and what type of, new housing will be permitted in rural settlements. The identification of villages below Principal Village level is supported.

Rippon Homes would support the identification of villages below the principal village level of the Settlement Hierarchy, and also consider that a minimum provision, as a percentage, should be identified across the tier, rather than by individual settlement. Town-Planning.co.uk responded positively and indicated that there are a number of villages below Principal Village level which have a limited range of services and facilities that could accommodate a modest level of housing growth – particularly self-build and/or development by small local builders. The current focus on large sites is too reliant on a small number of national housebuilders and SP3 has resulted in locally supported small scale housing proposals being refused purely on lack of local need.

Those made on behalf of local landowners included the response from Chave Planning – which put forward that the Development Plan is unhelpful through not identifying villages beyond the Principal Village level. The reliance on the SP3 guidance note is criticised as an inappropriate basis for decision making. Concerns are also highlighted that local housing needs are not being met and so it is set out as important that the plan review provide the basis for allowing an appropriate level of development to come forward in villages, and also to set out the circumstances where new development would be viewed favourably within and outside the main built up area. Copesticks Ltd agree with the proposed approach and indicate that limiting development to main built up areas is inconsistent with the Governments rural growth agenda.

Question 4: What considerations do you believe should be included in any criteria to select such villages?

With regards to local representatives Averham, Kelham and Staythorpe Parish Council set out that villages should have sufficient infrastructure and amenities (i.e. shop, school transport and community facilities). Blidworth PC identifies affordable and social housing and a level of ‘social services’ as necessary characteristics. Caunton PC consider that the approach should reflect local needs as a result of age, family size, employment and the existence of split families. Coddington PC identify as satisfied with the considerations set out in SP3 but would welcome clearer guidance on ‘housing need’. Collingham PC believes that the relevant Parish Council or Meeting should show local need. Fernwood PC believe ownership of land to be of primary concern given the District Councils desire to facilitate the purchase of land by developers and private management companies. In addition the Parish list impacts on; the amenity of existing residential areas, local facilities and resources, the environment (lack of sanitary and refuse infrastructure), water, gas and electrical utility infrastructure, access to other facilities where the settlement doesn’t possess its own and the size of population growth over a ten year period as needing to be taken account of. Norwell PC’s comments mirrored those of Caunton. Ollerton & Boughton Town Council set out that in addition to the existing criteria in Spatial Policy 3 consideration should always be given to low cost affordable homes. Rufford Parish Council believes that each Parish must have a Neighbourhood Plan approved by referendum. South Muskham & Little Carlton PC detail that consideration needs to be given to the need for homes for young couples and the elderly who want to downsize. Southwell Town Council pinpointed engagement with the local community, demonstration of need with an emphasis on affordable housing, re-use of brownfield land and infill to strengthen streetscapes as critical factors. Finally Wellow Parish identified the need for development to be in proportion with the existing village.

Responses from local residents highlighted ‘location’, the existing use of the land, derelict/disused buildings, the benefits to the village, site specific considerations, access to services, site access, availability of affordable housing, existence of services and facilities (i.e. school, pub and shop), the desire of the Parish Council to see development, the need for justifiable criteria and limiting development to the existing main built up area as important considerations.

Anglian Water refer to the need to consider the implications for the exiting wastewater infrastructure in the company's area of responsibility. The Campaign to Protect Rural England identify; the support of local communities, the need for robust local housing need surveys, the consultation and acceptance of criteria by key stakeholders (including the community and the CPRE), assessment of environmental capacity, securing affordable housing, provision of green infrastructure, the potential for sustainable transport options and appropriate design guidelines as needing to be addressed. Midlands Rural Housing suggest the number of households, population size, presence of existing facilities and services and the location/proximity to a Principal Village or Service Centre as factors to be taken account of. Nottinghamshire County Council emphasise the importance of additional housing not having a detrimental impact on the character of the location or landscape setting. The introduction of factors which indicate an enhancement of the sustainability of the settlement would be supported by the body. Nottinghamshire Wildlife Trust suggests the inclusion of references to wildlife and habitats. This should include clear reference to avoiding damage to Local Wildlife Sites (LWS) rather than measures to mitigate. It is put forward by the body that development should reflect and enhance the character and appearance of the local natural environment and be positive for biodiversity through design, use of material, layout and landscaping. Where damage or complete loss is permitted then the aim should be to ensure that there is a net gain of biodiversity of at least a 2:1 ratio. Southwell Civic Society consider that the demonstration of need, priority for affordable housing, a sequential approach balanced towards brownfield land, a restriction on backland development and support for infill development where this strengthens the streetscape should all be included as considerations.

In terms of planning agents and the development industry the response from Gladman detailed that development in lower order sustainable settlements would be supported where this helps to sustain existing facilities and services. The level of growth should be based on their ability to accommodate sustainable development, and viewed in the context of providing sufficient housing to meet the Authority's housing needs. Each of the District's settlements, large and small, will have development needs that should be met. IBA Planning suggest the inclusion of criteria concerning; the existence of local services and facilities (where new housing will enhance or maintain vitality), the existence of, or potential to improve, public transport, the role the settlement plays in supporting services in a village nearby, the existence of previously-developed (and windfall) sites which would be eminently suitable for housing, the existence of redundant agricultural premises/farmsteads where their redevelopment will result in a visual or environmental enhancement, the existence of suitable conversions, rounding-off or infill opportunities and where market housing is required to deliver affordable housing needs.

Jackson Design consider that only where there is a clearly identified local need should housing be allowed in non-Principal villages and that smaller villages should not have specific numbers attributed to them. The consultee believes that where housing numbers have been set these are a minima and it would confuse the clear mandate to direct development to sustainable communities to depart from this. Higher order settlements have already established the capacity and infrastructure to accommodate new housing, provided for a sustainable pattern of development with surplus available sites to deliver any future increased need without the need to reclassify smaller villages. Rippon Homes believe the considerations listed at Paragraph 3.6 to be appropriate. Through their response Town-Planning.co.uk set out that any new policy should take into account existing services and facilities together with public transport corridor availability. The services and facilities deemed necessary could include a Primary School, village hall, shop and public house. The approach of Bassetlaw in Policy CS8 of their Core Strategy is referenced.

Responses made on behalf of local landowners include that from Chave Planning which details the selection of villages should be informed by carrying out a sustainability appraisal of them and an understanding of local housing needs. Though where villages have only limited facilities the response advises against ruling out housing development – some development is needed in order to support these amenities and maintain village life. Copesticks Ltd suggest a bus stop on route to a higher order settlement and a basic convenience store. In addition to their agent in this case the landowner has also made suggestions which include the number of local employers, the number of people employed within a village, access to good transport links and local demand for housing. Mike Sibthorp Planning citing relevant provisions of the NPPF and NPPG argue for the removal of the needs based test within SP3. Whilst some form of ‘sustainability test’ is supported this should be broad and not confined to accessibility and service considerations. The criteria must include consideration of how a development may contribute to the future improved sustainability of a locale.

Question 5: Do you have any suggestions as to which villages the council may include?

Barnby-in-the-Willows Parish Council would welcome the opportunity to re-define a village envelope for the village. The Parish also states that issues around public transport, infrastructure, traffic management and good broadband connections will need to be addressed. Collingham Parish Council set out that the settlements should nominate themselves, but that there needs to be consideration given to the implications for Principal Villages and highways as part of this. Fernwood Parish Council believes that villages where there are the resources and infrastructure to accommodate development should be included. Norwell Parish Council responded stating that a pre-determined list is undesirable as it would be too inflexible over time. Rufford Parish Council put their area forward with a desire to see the former village envelope boundary reinstated. South Muskham & Little Carlton Parish Council also put their Parish forward. Wellow Parish however would not support the identification of their Parish. Ollerton & Boughton Town Council hold the view that all villages should be considered.

Responses from local residents have identified; Coddington, Clipstone, Walesby and Winthorpe. In terms of detailed comments one resident suggests that the current division between the 12 settlements as locations for growth and the rest results in ‘all kinds of injustice and anomalies’. Further residents have suggested any village where proposed development would have demonstrably positive impact. Concerns over development being allowed to overspill into the countryside were also raised.

Through their response Midlands Rural Housing identified Caunton, Elston, Farndon, North Muskham, Norwell and Thurgarton. Rippon Homes suggested Caythorpe.

Planning agents acting on behalf of local landowners include – Chave Planning who in identifying Edingley pointed to its sustainability credentials (public house and village hall) and the need for further development to sustain those facilities. The close relationship to Farnsfield and Southwell where there are higher order services and facilities was also emphasised. The housing needs of the village need to be closely considered with the Census pointing to significant under-occupation of dwellings compared against the remainder of the District and the wider Region. This could be reflect in a pent-up desire to down-size which if resolved could in turn free up family homes.

Mike Sibthorp Planning suggest that, in light of their response to questions 3 and 4, any rural housing policy ought to apply equally to all settlements below Principal Village level. The respondent's specific interest is however focused on Caunton which has some services and facilities and the scope through further development for these to be enhanced along with the overall sustainability of the village. Should the approach be to specifically identify villages then the response puts forward Caunton.

IBA Planning identify Norwell and in doing so references the dissatisfaction of the Parish Council with SP3 and the support for small-scale housing development to support its school and range of local services and facilities. Thurgarton is also put forward with the recent loss of one of its two pubs being pointed to. If the remaining pub is to survive then the response suggests that the village be identified as a settlement suitable for a limited amount of future housing. Support provided by the Parish Councils for developments refused at Bleasby/Goverton, Caunton, Edingley, Halam and Rolleston were also pointed to.

Town-Planning.co.uk consider than the 'large villages' formerly defined in the Local Plan may provide a starting point, although an up-to-date services and facilities study would be required. Through the SHLAA Methodology Bleasby, Coddington, Elston, Fiskerton-cum-Morton, Gunthorpe, Halam, Harby, North Muskham, Norwell, Walesby and Winthorpe were identified.

In addition landowners acting without representation put forward Fiskerton-cum-Morton, where the need for small-scale development was identified, and Rainworth.

Question 6: Do you agree with the District Council's assessment that the Objectively Assessed Need is the appropriate figure to become the District housing target?

There was a mixed response to this question with Parish Councils and other individuals being generally supportive and the development industry not agreeing.

A number of responses were received which expressed support and made no further comments including Norwell, Rufford and Wellow Parish Councils and Ollerton & Boughton Town Council. Blidworth Parish Council agreed subject to suitable infrastructure being in place. Collingham Parish Council notes that if the figure is a ceiling then we agree, if it is a floor it is just a starting point. South Muskham and Little Carlton Parish Council state yes - as calculated using current guidance criteria, but on the ground future considerations restricting housing development have to be employment opportunities and road congestion difficulties which could stifle employment growth.

Fernwood Parish Council however do not agree and comment that with a serious lack of infrastructure investment within the N&SDC area the number of over 9000 dwellings in the next 20 years is far too high. The assessment in no way identifies home ownership in the form of leasehold and freehold and as such would have an impact of future land usage. But the central government will however likely override local considerations.

Southwell Town Council do not agree that Ashfield, Mansfield and N&S is a single housing market – there are very different characteristics. This approach does not tie up with the previous Housing Needs Analysis of 2014 which identified Southwell as a sub-area. The 2013-33 period mentions 9080 dwellings in total but how many have already been completed?

Southwell Civic Society also do not accept that Mansfield and Ashfield are in the same housing market area as Newark and Sherwood just because they are adjacent Authorities. Newark and Sherwood is principally a rural area and its lines of communication are with Nottingham to the South West and Lincolnshire to the north, south and east. Newark has strong links for employment with London. They do not think that the relationship between the previous plan period 2006 to 2026 and the current plan from 2013 to 2033 is fully explained. What will be the effect of completions and allocations since 2013 on the number of new dwellings to be allocated? The planned 14,800 dwellings quoted for the 2006 to 2026 Plan was reduced to a requirement for new allocations of 10,614 dwellings from 2009 to 2026 after completions and commitments up to 2009 were taken into account.

Highways England acknowledges that reduced housing and employment targets are proposed and would expect this lower level of planned growth to slightly reduce overall future travel demand on the highway network in the area. Highways England welcomes the opportunity to comment on the Issues Paper and noted that their principal interest is safeguarding the A1 and A46 which route through the Plan area.

Other responses in support, including one from the development industry noted that the lower figure seems more realistic and deliverable and is based on a more local assessment; the supporting documents set out clearly the methodology used and how conclusions were derived– although this is not in itself an endorsement of the methodology ; and OAN is the generally accepted approach to reaching the housing target, save for consideration of local factors that would impede that delivery or conflict with wider planning and regeneration priorities.

The Homes & Communities Agency notes the reduction in the number of dwellings now proposed and queries whether NSDC has tested this reduction in its discussions with neighbouring authorities under the Duty to Cooperate and if all factors that determine need including future affordable housing, travel to work and employment projections been taken into account in proposing this reduction?

Two other more neutral responses were received. One agreed that an Objectively Assessed Need is the correct approach but when translating the OAN into Policy, the Authority must factor-in historic under-supply, not simply adding this to the future need using the Sedgefield or Liverpool methodologies, but including a realistic buffer to positively plan to reverse the trend of the past decade (or more) of under-supply. The NPPF buffers of 5% or 20% are arbitrary and seek to effect a more immediate increase in figures (if properly implemented through annual review). A suitable annual buffer for the OAN should reflect the average annual undersupply within the District and the NPPF requirement to significantly increase the number of new homes. Another noted that the government's intention that there be a significant boost to housing delivery is not best served by an approach that may be described as 'this much and no more'. The Council should consider the reduction in the total provision in relation to the three strands of sustainable development - providing less growth than previously envisaged will have economic implications and will give rise to fewer new facilities and less infrastructure

Three responses from Gladman, Nexus Planning on behalf of Hollins Strategic Land and Define on behalf of William Davis Ltd raise the following detailed response to the Strategic Housing Market Assessment:

- The selected Housing Market Area has substantial migration and commuting flows beyond its borders and the SHMA does not adequately assess future levels of likely migration from outside of the HMA.
- It is based upon much lower levels of net migration than have occurred in the past – the recent average rates being dominated by a few years of low migration as a result of the recession, a very short term trend which is now clearly over, with rates returning strongly to past levels. The most appropriate demographic projection is one based on the application of long-term past migration trends which takes account of ebbs and flows in migration that occur and consideration of past data suggests that the population change (and housing need) linked to long-term migration trends is a scenario for Newark and Sherwood which ‘could be reasonably expected to occur’, as required by the Planning Practice Guidance (PPG; 2a-003-20140306). This points to an OAN figure of 500-515 dwellings per annum as one which would reflect long term trends in population growth in the District, and which would also be consistent with the change that the latest evidence suggests has occurred since 2015.
- Market Signals - When responding to market signals PPG is clear that ‘a worsening trend in any of these indicators will require upward adjustment to planned housing numbers compared to ones based solely on household projections’ (ID: 2a-020). The SHMA takes account of market signals by assuming that future household formation rates in the age group most affected by affordability problems (25-34 year olds) increase to higher levels over the plan period than that suggested by the 2012-based projections. The result of this approach is to add only 8 dwellings per annum to the OAN figure for the District from the preferred scenario figure, resulting in a figure of 454 dpa. The SHMA identifies a specific need in Newark and Sherwood for 284 affordable dwellings per annum at a 25% affordability threshold, 177 at a 30% affordability threshold and 85 at a 35% affordability threshold. In comparative terms, the district is somewhat less affordable than the other HMA districts of Mansfield and Ashfield, and there is clear evidence of worsening trends in recent years. It considered that the proposed uplift of 8 dpa would not have any impact on the affordability problems identified and therefore would not be consistent with the key purpose of the market signals uplift stage of housing need assessment which is to shift the balance of housing demand and supply. It is considered that an OAN figure of 550 dpa would better represent a figure incorporating a reasonable market signals uplift over and above what is a realistic projection of need and therefore is a more appropriate and positive target for the Plan Review to take
- The approach to affordable housing is flawed and does not follow the clear advice set out in the Satnam Judgement and its reliance on private rented sector provision is further contrary to the recent Oadby and Wigston judgement
- LPAs must take a long term view when considering affordability and consider the relative and absolute change over a long term 15-20 year period, they should assess, as a constituent part of their OAN, how they can improve affordability over the life time of a plan to a point where affordability is more in line with average earnings and affordable mortgage lending rates. Only through planning for significant housing growth can local authorities realistically tackle market signals in the way advocated by the PPG and tackle the affordability and housing crisis.
- Total affordable housing need should then be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the Local Plan should be considered where it could help deliver the required number of affordable homes.

- It does not sufficiently address the issue of suppressed household formation rates as a result of the recession.
- Employment Forecasts and Past Trends – it is considered that the employment forecasts used in the SHMA (Experian evidence) are modest compared with the jobs growth that the District has achieved over different periods in the past. A higher OAN figure of around 500-515 dpa would provide the District with capacity to support jobs growth that would better reflect the District's past performance, and would be more consistent with the positive approach to planning in support of growth that is central to the NPPF.
- The approach to modelling the impacts of future employment growth is flawed as it is reliant upon substantial increases in the economic activity of all elements of the working age population and there is no evidence that such increases are likely to occur and be sustained over the plan period. These concerns do not seem to have been addressed, and therefore, it must be concluded that the suggested requirement of 9,080 dwellings over the plan period (454 dpa) is not an appropriate figure to become the District housing target.

Conclusions drawn on these issues are that the SHMA materially under-estimates the OAN, which should in fact be between 500 and 550 dpa having regard to demographic and economic projections, and market signals. We would urge the Council to base the Plan Review on the upper figure of at least 550 dpa in order to plan positively for the area, and respond to the aspirations of the Framework to 'boost' the supply of housing and meet market and affordable housing needs in full. The Council should ensure that it can identify a sufficient range of sustainable sites to support the Local Plan's strategy and ensure housing is delivered to meet the authority's needs. The Local Plan should provide sufficient flexibility to address situations where housing does not come forward as expected, making clear that the authority will seek to maintain at all times a five year supply of deliverable housing sites. It is important to recognise that in some instances this objective may be best achieved through the development of unallocated sites in accordance with the Presumption in Favour of Sustainable Development.

Other comments received note that:

- Local demand should be the main criterion;
- Even with a higher target figure (Regional Plan), the delivery of housing has not been sufficient to meet local needs, particularly for affordable housing. Reducing the target will only worsen this situation;
- The phrase "Objectively Assessed Need" is nonsense; it depends entirely on a whole host of pressures and presuppositions (not to mention a few prejudices) which make objectivity quite impossible.
- The SHMA appears to suggest less development in Mansfield than in Newark & Sherwood or Ashfield. Therefore, consideration should be given towards increasing the Mansfield allocation slightly and reducing the others. This plan does not mention the distribution of housing within the district as recommended in the OAN figure given in paragraph 13.16 of the SHMA report. If this figure is to be adopted, then the Newark & Sherwood area is already ahead of meeting this target based on developments in Ollerton and Edwinstowe alone.

- The previously adopted housing figures should remain but there should be the ability for them to reflect more local market demands in individual settlements which would assist in "smoothing out" delivery rates. For example, if one settlement is under delivering but there is stronger demand in another settlement, then provide the flexibility for increased delivery in that settlement.
- The new figure appears to be based upon the Objectively Assessed Need figure, with no adjustment taking into account local market or planning considerations. We consider that there should be a more considered assessment of growth options presented for consideration and consultation. This should include higher growth based figure more equivalent to the existing growth levels.

Question 7: Do you agree that the District Council's approach of setting a target range for new employment land requirements?

The majority of responses to this question were generally supportive with many respondents making no further comments including those from Blidworth, Norwell, Rufford and Wellow Parish Councils and Ollerton & Boughton Town Council.

Collingham Parish Council note that employment is needed to prevent villages become dormitories and residents needing to travel to their place of work. Fernwood Parish Council comment that the range does not identify industry target types and a decision needs to be made as to what kind of area NSDC is i.e. industrial or commercial so that the targeting does not result in land availability with no industry on it. South Muskham and Little Carlton Parish Council think that consideration should be given to the future of current large employers with discussion taking place with at least 10 major employers in the region. Southwell Town Council note the different units used for the different B Use classes so there is no indication of the actual total land area requirement for all types and query what the floor space/land area conversion criteria are. Southwell Civic Society also support the target range approach but query whether the densities quoted include roads and parking areas or if they are the net areas of the buildings.

Highways England acknowledges the reduced housing and employment targets proposed and would expect this to slightly reduce overall future travel demand on the highway network in the area. They note their principal interest is safeguarding the A1 and A46 routes through the Plan area.

Nottinghamshire County Council notes that Table 3.26 needs units identifying as ha. and would agree with a range to reflect economic conditions.

Respondents linked to the development industry generally supported the approach but made the following additional comments:

- the upper target should not be treated as a maximum figure
- sufficient flexibility needs to be accommodated in the Plan to deliver a strong and prosperous economy
- Need for flexibility where proposals would result in atypical plot densities or employment densities within new buildings
- Note that the typical plot and employment densities for B1a and B1b uses are markedly different in our experience so their amalgamation may not be robust.

Reference is also made to the suitability of their site submission for land East of Harrow Lane, Boughton to deliver a mixed development.

One individual noted that the District Council needs to allocate as much employment land as possible to encourage sustainable, creative developments to attract business. Another respondent considered that the regeneration priorities should be in the former coal mining districts.

A couple of responses were neutral, one noting they were unsure as to the meaning of "new employment land requirements" and querying if we are now talking about a plurality of Councils. The other thought the approach suggested is too vague to commit either way and a more detailed plan specifically for the Newark & Sherwood district is required.

Question 8: Do you agree with the Council's approach to reviewing development allocations or do you think there is a better approach which should be considered?

There was a reasonable level of support for the Council's approach to reviewing the development allocations. This came both from individuals, Housing Associations, the Canal and River Trust and the wider development industry. Some additional comments were made including the need to use the Sedgefield method when calculating supply, support for giving priority to brownfield sites rather than agricultural land and that any land allocated should be given a build by date or be replaced by sites that are deliverable and have developer / land owner support. One respondent notes the importance of incorporating evidence in terms of the need for changes to allocated sites at an early stage to assist the proper consideration of development management proposals and actions around identifying adequate sites to ensure that need can be met.

Nottinghamshire County Council agrees that a 'call for sites' approach should be used for selecting development allocations.

One local agent notes that the development allocations is a reasonable start point, although there was little opportunity for proper public debate and scrutiny on the selection of allocated sites. The Inspector at the Allocations Inquiry made it very clear that the Inquiry was the wrong environment for a "beauty parade of sites". However if not then, when does that opportunity exist to question and challenge the Councils conclusions on site allocation? It is submitted that some very good, sustainable sites were over looked and never had a fair hearing.

A number of Parish Councils support the approach to reviewing allocations, with Norwell, Rufford and South Muskham and Little Carlton Parish Councils making no further comments. Coddington Parish Council are supportive as well and suggest that the site allocated for mixed use on land north of the A17, NUA/MU/1, be de-allocated since its development relies on the resolution of the traffic issues on the A17 and its related junctions. Ollerton and Boughton Town Council also agree with the approach but would like to know what alternatives were considered. Wellow Parish Council would like due consideration to be shown to conservation areas. Blidworth Parish Council agree - but subject to every village being set an overall increase of 5 dwellings to help prevent land bank acquisitions. Fernwood Parish Council agree but feel that the review should be supported by research regarding type of organisations or businesses which would be attracted to Newark and then decide on allocations. Southwell Civic Society comment that if new sites are found to be more suitable than existing identified sites then consideration should be given to de-allocate the original sites.

Southwell Town Council however do not agree with the approach and make the following comments: You need to engage with the local communities and the emerging neighbourhood plans first. There is no mention of consultation. Objections to proposals have been ignored in the past. You need to take into account the wishes of the community regarding where to allocate the dwellings. Where alternative new sites are identified, less suitable sites need to be de-allocated. The Local Transport Plan review of 2016 needs to be brought into the review. Among other things this is likely to free up the line of the Southwell by-pass where there is land which the community consider to be more suitable than some of the sensitive gateway sites.

Highways England notes that information gathered will be used to prepare a Strategic Housing and Employment Land Availability Assessment (SHLAA) to set out sites' suitability and help to identify any required changes to allocated sites. Highways England will wish to engage with the Council on this work as it progresses. They note their principal interest is safeguarding the A1 and A46 routes through the Plan area.

Anglian Water Services Ltd would welcome the opportunity to provide comments relating to the sites to be identified within the Strategic Housing and Employment Land Availability Assessment and note in relation to the existing and proposed allocations within Anglian Water's area of responsibility it would be helpful to understand the impact that this would have on existing wastewater infrastructure.

Severn Trent Water set out their position statement with regards to their Sewerage Strategy, Surface Water and Sewer Flooding, Water Quality, Water Supply and Water Efficiency. They have an obligation to provide water supplies and sewage treatment capacity for future development. It is important for them to work collaboratively with LPA's to provide relevant assessments of the impacts of future developments. Once detailed developments and site specific locations are confirmed by local councils, they are able to provide more specific comments and modelling of the network if required. For most developments they do not foresee any particular issues. Where there may be an issue they would discuss in further detail with the local planning authority. They will complete any necessary improvements to provide additional capacity once there is sufficient confidence that a development will go ahead.

CPRE agree with the structured review process but also welcome the fact that Newark & Sherwood are prepared in principle to consider de-allocation. They would like to have a dialogue with Newark & Sherwood about the review process. In principle, they agree that village envelopes should be decided in liaison with local communities. However, village envelopes have often been useful in containing settlement form and setting and they are concerned that if the decision to adopt a village envelope is left entirely to a Neighbourhood Plan or similar process, the result will be long delays and villages will be vulnerable to speculative applications.

William Davis Ltd generally agrees with the approach, they have a controlling interest in Site NAP2B Land East of Newark allocated for in the region of 1600 dwellings. Detailed site assessment work is being completed and the initial plans suggest that the total capacity of the site may well be less than that anticipated in the Core Strategy.

Persimmon Homes are in detailed pre-application discussions in respect of just over 50% of allocation NAP2C Land around Fernwood. They consider the Council has set out a logical chronological approach to considering the impact of proposed housing targets and the deliverability of current allocations. They provide details of their engagement with stakeholders and the promoters of the other parts of the allocation as part of the planning application preparation and confirm that this should enable the strategic allocation to be realised in full, with a comprehensive approach to delivery. It is anticipated that dwellings can be delivered from the site as early as 2017, with the allocation delivering homes in a phased approach throughout the plan period. They consider that Newark should remain the primary focus for development in the District.

Persimmon also control site ST/MU/1 in Sutton on Trent allocated in the ADM DPD. They note the issues raised by the Tidal Trent modelling commissioned by the Environment Agency (EA) which stalled the application but confirm that the site has been redesigned to accommodate the revised flood plain and remains a policy compliant scheme.

Nottingham Trent University agree that the Council correctly expresses a preference in its Call for Sites process for brownfield sites. There is equally a need to consider a broad distribution of sites across the District, to be consistent with the adopted Core Strategy and its area objectives. Particular reference is made to policies SoAP 1 and SoAP 2 and the emphasis on supporting the sustainable development of the Nottingham Trent University Brackenhurst Campus. They note that the NPPF clearly offers broader support to rural business than is reflected in the current Spatial Policy 3 and cite the Government's 10 point 'Rural Productivity Plan' (August 2015), which has acknowledged the diversity of our rural areas as an engine for growth and its capability to support and retain a highly skilled workforce. The Dowling Review of Business recognises that the excellence of research generated by our higher education institutions, as well as being worthwhile in its own right, is vital to tackling the productivity gap that is the foremost economic challenge facing the UK.

The existing policy recognition of the Brackenhurst site in the Core Strategy continues to be welcomed and the policy remains relevant for the future ambitions of the site. Student numbers have increased by over 60% over the past decade and the importance of the work carried out at Brackenhurst in developing, supporting and improving a sustainable rural economy cannot be underestimated. A detailed submission has been made indicating the University's aspirations for the future and areas where enhancements to planning policy are sought to support this. A collaborative development partnership between the Council and Nottingham Trent University within the District boundary is essential.

A submission has been made on behalf of Harworth Estates proposing Thoresby Colliery as a development site. The site extends to 197.5ha and is accessed from the A6075 (Ollerton Road), to the north east of the settlement of Edwinstowe. Reference is made to delivering site restoration; its location within an area with potential for tourism growth; where previous transport infrastructure that could support further development, particularly rail, has lain dormant for decades; and notes that the redevelopment of Thoresby Colliery offers the opportunity to deliver residential and employment development alongside high quality open space and leisure opportunities. Opportunities for the extension of the Robin Hood Line; an existing link with the former Dukeries Line which could strengthen the possibility of reinstatement and also provide the opportunity to reopen the dormant Edwinstowe Railway Station. Further benefits are put forward including improved Highways Infrastructure including possible contributions towards improvements at Ollerton Roundabout and Edwinstowe Crossroads. Harworth Estates believe that the redevelopment of Thoresby Colliery provides an opportunity for the District Council to meet its housing and employment requirements through the redevelopment of this highly sustainable brownfield site, without the need to rely on greenfield sites or amendments to the Green Belt; providing an opportunity to regenerate the wider area at this sustainable location, the redevelopment of the site can deliver new homes, commercial development to provide new jobs, and the thorough and careful restoration of the spoil heap to provide leisure and recreation opportunities.

One respondent notes that in undertaking a review of the development allocations it is considered essential that the site review extends beyond those sites allocated. Sufficient flexibility needs to be built into the Plan to ensure delivery over the Plan period. Furthermore, the NPPF requires policies and allocations to be considered against all reasonable alternatives, which must include new sites even if they were not necessarily available for consideration when current allocations were initially set. The Plan should be the subject of ongoing review. It is requested that consideration is given to land East of Harrow Lane, Boughton. The site could deliver a high quality mixed use development, reflecting the adjacent land uses, in a sustainable settlement.

Hollins Strategic Land agree with the review but are concerned that the only reference made to altering the spatial distribution is in paragraph 3.32 which states that the Council 'may also need to consider whether we re-apportion the percentage of development between the different settlements'. The 2015 SHMA recommends a wholly different spatial strategy to that set out in the Core Strategy and HSL consider that a comprehensive review of the spatial distribution must be fundamental to the Plan Review. Most notably it recommends a significant reduction in the proportion of housing need to be provided at Newark – from approximately 72% to 54% of the housing growth within the District. Consequently, the SHMA recommends that the proportion of housing need to be delivered in the Southwell, Sherwood, Mansfield Fringe and Nottingham Fringe areas should be materially increased. They are also concerned that there is no indication that an independent view is to be sought from market experts such as residential agents (for example Savills or JLL who are active in the local residential housing market) to inform the review of the site allocations. Overall, there is concern that the proposed review does not go far enough in that it simply seems to maintain the status quo and reconsider the current position rather than take account of what the new evidence is actually saying or how the market is actually responding.

A local landowner notes that consideration must be given through the call for sites to sites that are suitable and deliverable for Custom Build development. The Council should also develop a Custom Build Register for the district, in light of the recommendations of the SHMA and the Government's intention to introduce a 'Right to Build'. There should be further research to identify the objectively assessed need for Custom Build housing within the district and ensure that there is a sufficient supply of deliverable sites for Custom Build through the Plan Review and call for sites.

One individual believes that Allocations favour conservative development as the land is predominantly in the hands of larger developers with no interest in change. Another stated that "I see the need for some kind of "development allocation" and I can understand that under time pressure there is a tendency for the Council to accept uncritically the advice of the Officers but I do believe that if they stepped back a bit and considered a broader picture they would often reach different conclusions."

One respondent does not support the process identified. Reference is made to the under provision of sites in Lowdham and Blidworth, blamed on the existence of the Green Belt. Reference is made to another site identified during the early consultation stages which was ultimately excluded on grounds of potential flood risk, notwithstanding that part of the site proposed for development fell within Flood Zone 1 - and that neither the SFRA, nor the landowner's own site specific FRA, concluded a residual flood risk towards that part of the site proposed for development. A consequence of the above is that Lowdham's housing needs now have to be met elsewhere. The requirement for two bedroom dwellings is not being delivered and the affordable housing needs are not being addressed at source.

There is a similar situation at Blidworth. The Consultation Document suggests that Green Belt boundaries will not be further reviewed and any unmet housing need and/or sites that might not come forward as originally envisaged will simply be directed elsewhere and the Core Strategy requirements for that settlement to be tailored (reduced) accordingly. Such an approach is considered to fly in the face of the objectives behind the Settlement Hierarchy within the Core Strategy and, if adopted, will represent the Council failing those communities. The Council had every opportunity to make sufficient and satisfactory provision at the Site Allocations stage courtesy of Spatial Policy 4a and via an appropriate Green Belt review, including the identification of 'safeguarded land' if appropriate. The proposal to lower the housing figures for Lowdham and Blidworth amounts to a 'retro-fit' of housing targets to relinquish the Council of its housing duties to those communities and this is not considered acceptable.

Question 9: Do you agree that no further amendments to the green belt should be made and that if no additional sites are found within Lowdham and Blidworth that their housing figures should be lowered?

There was equal support and opposition for the proposed approach with one neutral response.

Nottinghamshire County commented that the Green Belt should be fixed for the given period of the plan but needs to be flexible and adjusted to reflect reality, so housing figures could be adjusted accordingly.

The National Federation of Gypsy Liaison Groups commented that Green Belt Boundaries are drawn too tightly to accommodate needed development. Lowering figures is an unacceptable solution.

Five Parish Councils agreed with the approach and one disagreed as follows:

- Ollerton & Boughton TC agreed that no further amendments should be made unless the circumstances were exceptional, in line with the NPPF.
- Collingham PC supported the approach but considered that the number of dwellings should not be transferred to non-Green Belt areas.
- South Muskham and Little Carlton, Oxtun and Fernwood PC's supported the approach.
- Blidworth PC commented that in order to prevent over intensification of housing in the village they would accept a minor expansion of the greenbelt subject to suitable infrastructure.

Of those that objected to the approach, 4 respondents were site owners or their representatives some of whom used this question to promote their sites. Collectively they considered that in order to meet future housing requirements more development is justified in the Green Belt now and in the future. Other reasons for objecting to the approach were:

- Contrary to the golden thread of sustainable development running through the NPPF.
- Proportional expansion of Blidworth and Rainworth would be preferable to focusing majority of growth on Newark.
- In some cases around the Mansfield fringe settlements, the most sustainable location for growth is in the Green Belt.
- The purposes of including land within the Green Belt are all safeguarded by the Development Plan process and the review process is an appropriate time to review boundaries.
- Displacing housing targets from or reducing targets within a settlement does not address the OAN for the particular settlement or specific polices such as Lo/HN/1.
- Blidworth and Lowdham were identified as sustainable settlements through the Core Strategy and so alternative sites within or adjacent to the settlements (including those previously discounted) should be considered rather than displacing the requirement elsewhere which would be contrary to the aims of the Settlement Hierarchy.
- Lowering the housing figures for Blidworth and Lowdham would amount to a 'retro-fit' of housing targets to relinquish the Council of its responsibilities to those communities.
- It should not be adopted until a review of sites on the edge of the settlements has been carried out.

Of those that supported the approach specific comments were:

- Planned growth should not be re-allocated to other areas as this would impose extra pressure on them. Low rise flats were suggested as a solution.
- Southwell would be an appropriate location to accommodate displaced growth from Blidworth and Lowdham.
- Planned growth should be given to re-allocating growth to settlements where it could support dwindling services.

One respondent considered that the Green Belt should be re-instated in Lowdham as a means of reducing the housing requirement because of inability of existing infrastructure to cope.

Question 10: Do you agree with the areas of minor amendment to Spatial Policies set out in the above table?

Of the thirty-four responses received to Question 10, eighteen were straightforwardly in agreement. Three respondents (Wellow Parish Council, Southwell Town Council and the Southwell Civic Society) agreed with the amendments suggested to Spatial Policies 7 and 9 but not those suggested to Spatial Policy 8.

A property developer suggested that Spatial Policy 6 should also be amended in order to update information about the Community Infrastructure Levy (CIL). Another property developer submitted the following comments:

‘It is considered that Spatial Policy 9 should simply make a distinction as to where the allocation of sites should specifically be restricted, and the amendments proposed by PAS are not appropriate or necessary.

Our view is that to ensure consistency with national policy, regard should be had to footnote 9 of the Framework which provides advice on those areas where development should specifically be restricted, such as sites protected under the Birds and Habitats Directives, SSSI’s, AONB’s, or designated heritage assets.

The need to consider more general impacts on biodiversity and landscape are already adequately covered in other policies such as Core Policy 12 ‘Biodiversity and Green Infrastructure’ and Core Policy 13 ‘Landscape Character’. Furthermore, the Sustainability Appraisal underpinning the site selection process will also take these site specific (and often subjective) considerations into account.’

A third property developer commented:

‘In terms of Spatial Policy 9, we would simply add that it will be important for the allocation process to afford substantial weight to the consideration of whether land allocations provide a realistic prospect of delivery having due regard for market signals, i.e. the 5 stage process envisaged at paragraph 3.31 of the Issues Paper.’

Averham, Kelham and Staythorpe Parish Council expressed concern about the potential for recreational space elsewhere in the District to be lost in relation to amendments to Spatial Policy 8. Also in terms of Spatial Policy 8, the Theatres Trust recommend use of the following definition for community and cultural facilities in the accompanying text and in the glossary:

‘Community and cultural facilities provide for the health and wellbeing, spiritual, educational, recreational, leisure and cultural needs of the local community.’

A local land owner suggested that Spatial Policy 9 point 7 ‘should protect current areas of natural importance and favour land which is not good farmland, whether that be because of poor / wet soils, or land classed as average / poor quality. Any development should be supplemented by environmental enhancement on nearby land and provide for example wild flower meadows, ponds etc. for wildlife. This land owner also commented on Spatial Policy 7, saying that: ‘Travel Plans can be a significant financial burden on a development when viability is borderline, as such we would suggest caveating the policy to require Travel Plans where their cost will not be prohibitive’.

A representative of Nottingham Trent University submitted the following comments:

‘The amendment to Spatial Policy 9 ‘Selecting Appropriate Sites for Allocation’ bullet point 7 recognises the requirement to be consistent with Paragraph 110 of the National Planning Policy Framework (NPPF), with plans required to allocate land with the least environmental or amenity value. However this is on the premise that they must be consistent with other policies in the framework and the intention of the framework is a preference. In rural areas, it is highly likely that certain sites could have a particular environmental or amenity value in certain aspects, in certain cases can be mitigated successfully in the design and planning process. This will have to be weighed against the social, economic and environmental aspects of sustainable development as a whole when decisions are made to allocate sites for the future growth of the District.’

Nottinghamshire Wildlife Trust provided detailed comments:

Spatial Policy 9 sets out 9 bullet points. Of these, 1-6 and 8 are considered in conformity with the NPPF. However, point numbers 7 and 9 may both need to be strengthened to ensure full consistency with the NPPF. Point 7 seeks ‘that allocations would not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites’, whereas the NPPF seeks that allocations should ‘prefer land of lesser environmental value’, which is much broader, covering, for example, landscape and agricultural land classification impacts. In addition, para 109 refers to ‘minimising impacts on biodiversity’.

Point 7

There does not appear to be a reference to ecological surveys in the NPPF. The NFFP does, however, in Paragraph 109 refer to ‘minimising impacts on biodiversity’ and in Paragraph 110 ‘plans should allocate land of the least environmental value’. Our interpretation of the term ‘environmental’ would include the ecology of an area and the provision of ecosystem services, including flood risk mitigation. In order to clearly understand the ecological value of an area, robust ecological surveys will be necessary undertaken by suitably qualified ecologists.

We feel that the following mitigation hierarchy could be used to provide greater clarity to the policy:

- Avoid negative ecological impacts, especially those that could be significant;
- Reduce negative impacts that cannot be avoided, and as a last resort;
- Compensate for any remaining significant negative ecological impacts

It should also be recognised that where satisfactory compensation cannot be secured, then permission should not be granted. In this context, the use of compensation in general, and offsetting specifically, must be a last resort, where it has not been possible to firstly avoid impacts, or secondly to provide sufficient mitigation.

Point 9

We support the inclusion of a reference to the sequential, risk based approach (including the Exception Test) required in respect of flood risk to bring the spatial policy more into line with the NPPF. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:

- applying the Sequential Test;
- if necessary, applying the Exception Test;
- safeguarding land from development that is required for current and future flood management;
- using opportunities offered by new development to reduce the causes and impacts of flooding; and
- where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.'

Question 11: Do you agree that the Council should consider area and sub area targets for affordable housing in different parts of the District?

In general terms there was support for the proposed approach. Notably County Councillor John Peck (Rufford Ward) along with Averham, Kelham & Staythorpe, Blidworth, Norwell, Rufford, South Muskham & Little Carlton and Wellow Parish Councils and Ollerton & Boughton and Southwell Town Councils all provided support. Collingham Parish Council pointed out that the definition of affordable housing was likely to change as a result of government policy and that all areas of the District require affordable housing. Fernwood Parish Council objected to the approach to area and sub-area targets and also emphasised that care in the placement of affordable housing was required to recognise the needs of retired residents when mixed with young families. Concerns over the approach to the density of development were also raised.

Whilst agreeing that varied targets should be considered the Campaign to Protect Rural England detailed that the potential implications need to be carefully assessed. Citing fears that developers would be attracted to areas with lower affordable housing targets and show a reluctance to develop in areas where a greater proportion of affordable housing is sought – with implications for the sustainability of those settlements. The Homes & Communities Agency point out the changes to affordable housing need since the adoption of the Core Strategy and that welfare reforms have led to a shift in demand to smaller dwelling types. It is therefore stressed that the Authority needs to have a clear understanding of its affordable housing requirements today to ensure that needs are met. Significant support was provided in the responses from Midlands Rural Housing, Nottinghamshire County Council and Southwell Civic Society.

Turning to the development industry- Nexus Planning support variable targets in so far as it will allow proposals to respond to differing circumstances and ensure that the plan responds effectively to needs. However the approach must be based around and have regard to viability evidence. Persimmon Homes point to emerging government policy and recommend that the approach includes a mechanism to deliver discounted open market value properties and responds to the starter homes agenda. Rippon Homes provided support for the proposed approach. William Davis Ltd highlight viability as the critical issue and that the key is to establish requirements which are deliverable in the first instance. In the case of the strategic sites this needs to take account of site specific circumstances which are likely to result in the need for sub-area affordable housing targets – an approach which would be supported.

The response on behalf of Minster Veterinary Centre (promoting a site adjoining Southwell) points to a clear and pressing need for affordable housing within the district which sub-area targets would help to provide greater clarity and certainty over future delivery requirements. The response also advises that an increase in total housing figures included in a Local Plan can be considered where it could help deliver the OAN for affordable homes, having had regard to the constraints identified in Paragraphs 14 and 47 of the NPPF. It is argued therefore that to assist in meeting the clear identified need for affordable housing the Authority should increase the overall housing target across the plan period. Given the reductions in grant funding available it is portrayed as imperative that the Authority work closely with the private sector to deliver affordable housing through increased overall housing delivery to enable cross subsidy of affordable housing. Similarly the response from Copesticks Ltd, on behalf of a private individual, took a similar line emphasising support in the interests of meeting in full the District's OAN. This included the importance of identifying a housing target which will meet affordable housing needs in full.

Town-Planning.co.uk set out that as the majority of housing is focused in the Newark Urban Area and these sites provide the best access to services, facilities and public transport then the urban extensions should provide the highest targets for affordable housing. The response also points to the outcome of the Government appeal over base affordable housing thresholds.

The majority of responses from residents provided support for the approach, apart from one notable comment which questioned the need for any approach to affordable housing provision given the likely direction of government policy and highlighting confusion between affordable housing and affordability.

Question 12: Do you agree that the Council should include more detail in its policies regarding type of new housing required within an updated policy?

In general terms there was support for the proposed approach. In respect of local representatives County Councillor John Peck (Rufford Ward) along with Averham, Kelham & Staythorpe, Blidworth, Collingham, Fernwood, Norwell, Rufford, South Muskham & Little Carlton Parish Councils all provided support. As did Ollerton & Boughton and Southwell Town Councils. The response from Southwell fell back to content within the Town's emerging Neighbourhood Plan and also emphasised the need for open book viability assessments, as well as putting forward that off-site provision should only be acceptable in extreme circumstances.

On the basis that there exists clearly demonstrated need then the Campaign to Protect Rural England would provide support for the proposed approach. The body also advises that the introduction of 'starter homes' will need to be factored into any new policy approach – though concerns are expressed that this product may undermine affordable housing delivery in rural areas. Through the response the continued preparedness of the body to work with partners to increase the supply of affordable housing in rural areas is underlined. The Homes & Communities Agency supported the proposed approach and drew particular attention to addressing extra care and supported housing needs. Support for the approach outlined in the Paper was also provided by the County Council, Midlands Rural Housing and Southwell Civic Society.

In respect of the development industry- Nexus Planning, on behalf of Hollins Strategic Land, argued against being too prescriptive over type and mix, setting out that this would be liable to becoming quickly outdated and inconsistent with paragraph 50 of the NPPF which requires flexibility over mix. The alternative approach suggested is one based around location, nature of the scheme, viability and the latest most up to date information over local housing need. In providing support Rippon Homes nonetheless also advised against a prescriptive approach. The response pointed to parts of the District where there will be a greater demand for 4+ bed units which developers will need to be able to meet.

William Davis also warned against prescription over mix and highlighted the potentially significant implications on the viability of the strategic sites from the recommended mix (50% 1&2 bed and 50% 3&4 bed) in the Housing Market & Needs Assessment. The need for flexibility to take account of changes across the plan period – particularly to demand is emphasised. The comments also point out that the conclusions in the assessment seem to be based more around ‘need’ than ‘demand’. With attention being drawn to Paragraph 50 of the NPPF which requires plan makers to reflect demand in identifying the size, type, tenure and range of housing required in a particular location. The indicated demand within the market sector for 3+ bed dwellings in the Newark Area is greater than the suggested policy approach. Therefore the response puts forward an alternative sub-area based approach to ensure that housing provision appropriately reflects housing demand.

Chave Planning considered that the Authority should make specific provision, through site allocation, to meet the needs of the elderly for market and affordable accommodation. Simply ‘encouraging’ provision as part of general housing development is unlikely to be effective. Jackson Design & Associates support the approach in principle but advocate the need for flexibility to respond to changes in the market and to reflect local demand. Ian Baseley Associates provided support.

In responding on behalf of Minster Veterinary Centre, Tetlow King Planning identified the need for a policy response to deliver custom and self-build housing. The comments point to the level of interest in this form of housing, the government agenda and successful delivery as part of large sites in Nottingham and Bicester. Comments from Copesticks Ltd on behalf of a local landowner support the proposed approach which they consider will provide clarity and transparency for developers. Though the response later qualifies this by setting out that specific requirements for market homes are not entirely realistic, as developers will have market data demonstrating the level and nature of demand.

Question 13: Do you agree with the Council’s assessment of need and approach to providing for it?

The majority of respondents agreed with the assessment of need with one respondent commenting it was well thought out, four objected and there were two neutral responses.

The Homes and Communities Agency question whether the 50% reduction in pitches to reflect those travellers who have settled permanently makes adequate provision for future travellers needs in the area.

The Parish/Town Councils of Norwell, Ollerton & Boughton, South Muskham & Little Carlton, Southwell and Rufford all agreed with the assessment of need. Wellow PC did not agree but offered no explanation.

The East Notts. Travellers Association (ENTA) do not agree with the assessment of need as it is based on estimates. They recognise the difficulty in obtaining accurate figures due to lack of engagement but feel that the actual need would be higher based upon the growth of the population and the new sites that have developed over the previous few years.

The National Federation of Gypsy Liaison Groups considers that the assessment has understated need.

Question 14: Do you agree with the Council's approach to identifying the proportion of the District's Gypsy and Traveller population who have ceased to travel permanently?

The majority of respondents agreed with the approach with one commenting that those who have stopped travelling should not be taking up pitches.

Nottinghamshire County Council agreed and stated that this will have an impact on blocked pitches and need for additional pitches.

The Homes & Communities Agency stated it would be useful for the evidence on how the assumption was arrived at to be set out.

The East Notts Travellers Association (ENTA) strongly disagree with the Government's definition and consider that the approach is not appropriate as it is based on estimates.

The National Federation of Gypsy and Traveller Liaison Groups consider there is no evidence to support the approach and it would lead to substantial under provision.

The Parish Councils of Ollerton (with reservations over the accuracy of the figures), Blidworth, Fernwood, Norwell, Rufford, Southwell and Southwell Civic Society supported the approach. Fernwood PC additionally requested that site specific considerations are taken into account and stated that the whole report seems to exercise undue bias towards the Gypsy and Traveller community.

South Muskham and Little Carlton PC objected to the approach and stated that a more factual survey should be undertaken to identify permanent non-travelling residents who should be re-housed elsewhere thereby reducing the need for new sites.

Question 15: Do you agree with the Council's strategy for future pitch provision set out above? Do you know of any land that may be suitable to provide pitches?

The majority of respondents agreed with the strategy with one specifically stating that concentration of pitches on Newark and Ollerton is wrong.

The Homes and Community Agency believed that the Council should set out its strategy for future pitch provision. The caveat is that it should be based on evidence of actual need in the District.

Nottinghamshire County Council stated that the strategy will need to be reactive.

Parish Councils of Blidworth, Fernwood, Norwell supported the strategy. Fernwood PC additionally requested site specific considerations are taken into account and justification is provided for additional pitches. Norwell PC stated that rural land would not be suitable for pitch provision and availability of local services should be a paramount consideration.

South Muskham and Little Carlton PC did not agree with the strategy stating that it makes more sense to re-house existing 'settled' Gypsies and Travellers into properties on the same new site to maintain their feeling of community.

Southwell Town Council commented that Gypsy and Traveller sites should be assessed on their own merit and the travelling community be consulted as to their appropriateness for settlement just as allocated housing sites are in the rest of the district.

The East Notts Travellers Association (ENTA) responded that they do not know of any suitable sites and would prefer a Council run site. They consider it would be better for travelling sites to be spread out rather than being all in one area like a concentration camp. Sites near housing developments would help with the breakdown in communication between communities and support the reduction in stereotyping and prejudice the Gypsy and Traveller community face.

Question 16: Do you agree with the amended Core Policy 5 set out above?

The majority of respondents agreed with the amended policy.

One respondent disagreed stating that the pitch sizes do not need to be so large.

Nottinghamshire County Council agree with the amended policy and comment that the pitch sizes seem generous.

The Environment Agency welcomed that point 6 of Core Policy 5 remains unchanged with regard to reference to Planning Policy for Traveller Sites and the NSDC SFRA. Paragraph 11(f) of the PPTF states that LPA's should ensure that traveller sites are sustainable economically, socially and environmentally. Local authorities should therefore ensure their policies do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans. However, it is not clear whether Core Policy 5 is consistent with the principles set out in the District Councils preferred approach to development on Tolney Lane as proposed through Question 17 of this consultation. This particularly relates to the issues regarding the application of the Exception Test, and the requirement for a development to achieve safety for any proposed residents.

Notts. Wildlife Trust were broadly supportive of the criteria included in relation to nature conservation and request minor amendments to the wording.

The National Federation of Gypsy and Traveller Liaison Groups disagreed with the amended policy considering it too restrictive, particularly in referring to reducing the need for long distance travel as this is a fundamental requirement of fulfilling the definition of a traveller. They also consider the pitch sizes unnecessary.

The East Notts Travellers Association (ENTA) agreed with the pitch sizes and types identified within the policy. They do not believe that planning permission should be given on flood risk sites whether a risk assessment is in place or not, this causes a lot of problems for the community as it is. This is not a choice it is a lack of options for them.

The Parish Councils of Blidworth, Collingham, Fernwood, Norwell, South Muskham and Little Carlton agreed with the amended policy. Fernwood PC additionally requested site specific considerations are taken into account. Wellow PC did not agree but offered no explanation.

There were also some non-planning related comments.

Question 17: Do you agree with the Council's approach to new development on Tolney Lane?

There was a high level of support for the approach and only two objections.

The Environment Agency (EA) acknowledged and welcomed the consideration of flood risk that is known to constrain the site. The EA has been extensively involved in discussions regarding the future allocation of pitches at Tolney Lane for many years. The existing use of the land as a gypsy and traveller residential caravan site is classed by the NPPF as a highly vulnerable land use and is not permitted in the Functional Floodplain. When considering new development, only water compatible uses and essential infrastructure should be permitted. We have maintained our position that to allow additional pitch provision is not appropriate in light of the majority of the site and its access being within the Functional Floodplain and the resultant unacceptable level of flood risk posed to residents. They recommend that the Council confirm the approach complies with national planning policy.

The Parish/Town Councils of Blidworth, Fernwood, Norwell, Ollerton and Boughton, South Muskham and Little Carlton, and Southwell supported the approach.

Wellow Parish Council did not agree but offered no explanation.

The East Notts Travellers Association (ENTA) agreed that only temporary permission should be given where the risk of flooding is high, but only if something very specific is done to identify other sites. In the absence of alternative site not at risk of flooding there would be insufficient pitches to support population growth.

The other objection to the approach was from an agent who considered that Tolney Lane is an integral part of the Newark Urban Area and considers that the Council should work with the community to bring about environmental improvements on Tolney Lane and to introduce additional flood mitigation measures.

Question 18: Do you agree with the Council's approach to retail and town centre uses?

In broad terms there is support for the proposed approach to retail and town centre uses, including positive responses from County Councillor John Peck member for Rufford ward, Ollerton & Boughton Town Council and Averham, Kelham & Staythorpe, Blidworth, Collingham, Rufford, South Muskham & Little Carlton and Wellow Parish Councils. The response from Southwell Town Council fell back to content in the Towns emerging Neighbourhood Plan.

Norwell Parish Council objected to the proposed approach suggesting that existing small local stores and the establishment of new ones should be promoted by the Authority to reduce travel, traffic and help sustain the viability, vitality and character of smaller communities.

Fernwood Parish Council also objected to the proposed approach, on the basis that the continued focus on Newark Town Centre would force residents from outlying areas to drive into the town adding to congestion levels. Support could only be provided were the existing road network is upgraded. Reflecting their interest in the Land around Fernwood strategic site Persimmon Homes also responded, with support being provided for the retention of the existing retail hierarchy and Local Centre status of Fernwood.

In relation to the mixed use allocation at Sutton-on-Trent comments from Town-Planning.co.uk objected to the proposed approach. Suggesting that delivery of the site had stalled as a result of only a residential led scheme being supported. In putting forward an alternative approach the response details that the Authority needs to work with the community and the Lincolnshire Co-operative Society to develop a village retail and community centre which is not housing led.

Responses from the Homes and Communities Agency along with those from other consultees have highlighted the link between the level of need/capacity for future retail and the proposed reduced housing figures. The HCA set out that were the Authority, following consultation with neighbouring Authorities, to increase the level of housing being planned for then there would be a follow-on need to address future retail growth accordingly.

Beyond this, detailed responses were received on behalf of respondents with interests in two sites in the Newark Urban Area. Firstly Aylward Town Planning on behalf of Mulberry Property Developments (joint applicant for the pending Sainsbury's proposal on the former County Council depot in Newark) and Planning & Design Group on behalf of NSK.

Through their response Aylward Town Planning set out that although the new Town Centre & Retail Study will result in capacity figures, and also perhaps a recommended spatial distribution, this should not be understood as a cap on development. Indeed it is suggested that the development management process should afford more weight to the impact and sequential tests set out through national policy. Should the work identify qualitative deficiencies from overtrading or spatial gaps in provision then this should given weight and consideration as to how it may be remedied. Support was provided for the existing hierarchy and the role and functions of the respective centres. With respect to the strategic site Local Centres the response advises that should the phasing of their delivery be accelerated (prior to the point where they can be regarded to meet purely local needs) then that should be subject to SEA and assessed in retail impact terms. The response goes onto identify the need for an appropriate framework to measure, benchmark and monitor the characteristics of Newark Town Centre which Policy DM11 requires be taken account of in applying the impact test. Referring back to evidence provided as part of the pending planning application the response argues for the de-allocation of the employment allocation NUA/E/4 and its identification for retail use in line with the proposal.

Planning & Design Group (P&DG) respond on behalf of NSK recognising that much of the comparison retail capacity currently identified through the plan will have been compromised by the Northgate appeal decision. Nonetheless the comments emphasise the continued strategic importance of the NSK mixed use allocation. Whilst the response does acknowledge the changing nature of retail it is nonetheless argued that in order to deliver the relocation of the existing factory, and the regeneration of the site, the precise mix and balance of uses will need to respond to the market in order to maximise site values. To further reduce or limit the potential of NUA/MU/3 to respond to these conditions is presented as premature and unduly restrictive.

The response goes on to provide a detailed appraisal of the implications from changes to the nature of retail development on floorspace requirements. Essentially the case put forward is that the change to floorspace needs from a move to greater online retailing and 'click and collect' are yet to be fully established. Therefore to reduce potential retail floorspace based on traditional, pre-internet, retailing formats and expressions of retail need is argued to be shortsighted and unduly restrictive. Indeed large format retail is presented as likely to be even more importance in this scenario through supporting a new, more sustainable pattern of shopping where goods are collected, or delivered, from a warehouse/showroom.

It is put forward that the changes to the nature of retailing in terms of floorspace requirements will be tempered by; an increased requirement for store floorspace to cater for growing online sales, continued growth of store-based shopping, the slow-down of online sales as the market matures, the continued need for a bricks and mortar presence to service 'click and collect' and the multi-channel approach of retailers driving demand for traditional outlets.

As part of the comments P&DG draw attention to the trend of 'polarisation' whereby retailers concentrate on larger schemes in larger centres. It is suggested that this poses challenges to Newark if it is to retain its role and function within the hierarchy of competing centres. In order to address this the comments emphasise the importance of an approach which takes account of retailer requirements. In comparison retailing terms this is characterised as a preference for clustering in locations where they achieve critical mass and suitable access arrangements for access. Accordingly the strengths of the NSK site in this respect are emphasised, and it is argued that the site constitutes the only suitable and deliverable format to meet these requirements. The commitment to and desire of NSK to relocate within Newark Urban Area is repeated, with one of the employment areas allocated through the strategic sites being cited as a likely location.

Question 19: Do you agree with the Council's proposed approach to Wind Energy?

Of the twenty-six responses received, twenty were supportive.

Wellow Parish Council suggested that the District Council should 'be looking at all renewable energy'. Averham, Kelham and Staythorpe Parish Council supported the District Council's policy being community led in line with the new Government guidance on wind energy. Ollerton & Boughton Town Council emphasised that, when considering planning applications for wind energy, it is important that the planning impacts identified by local communities have been fully addressed and therefore the proposal has their backing.

Halloughton Parish Council said: 'Halloughton fully endorses the Council's proposed community-led approach, specifically that if there are no areas where the local community wants more wind energy, then no land will be allocated. We draw the attention of the Council to the special nature of conservation areas and their setting, and to the need to protect local landscapes and views from intrusive industrial structures such as wind turbines.'

Both Caunton and Upton Parish Councils said that they 'fully agree local communities should make the decisions on wind energy schemes in their locality, irrespective of size.' Norwell Parish Council also expressed this view and went on to say that 'neighbourhood plans should not be required to establish whether a local community wants a scheme in its neighbourhood. This would be cumbersome and expensive simply to exclude a locality for wind energy schemes.'

Rufford Parish Council strongly agreed with the District Council and said that ‘there must be more importance placed on the views of local people. Any sites should be identified and agreed in the Neighbourhood Plan for both wind energy and solar farms.’ Fernwood Parish Council supported the idea of parish residents having greater decision making powers on wind energy schemes and suggested incentivising ‘low carbon’ energy. Southwell Town Council wrote: ‘encourage every community to have its own source of sustainable energy – wind, solar or ground source. At the moment site locations are finance led not community led’.

A District resident commented on wider issues around energy generation and went on to say: ‘The proposals while looking reasonable are politically motivated and designed to kill off further on shore wind power development. There should be a presumption in favour for wind power development unless there are material objections as in all other planning applications.’ A local land owner disagreed with the proposed approach and suggested that the Council should identify areas suitable for wind energy, as well as commenting on national policy.

Southwell Civic Society proposed that ‘there should be designated allocated zones for wind turbines in the same way as there are industrial zones. The free for all that we have at present time goes against all the basic principles of planning. These zones should be allocated so that they do not affect the integrity of conservation areas, listed buildings or areas of special landscape value.’

The Campaign to Protect Rural England (CPRE) wrote that: ‘we agree that it is not desirable simply to allocate areas to wind energy, and that support for wind energy installations from local people is crucial. We have submitted a number of objections to wind energy applications and would like to add that there are good landscape grounds too for not allocating an area in Newark & Sherwood to wind energy. However, we support renewable energy and it is our view that wind has a contribution to make here, but we would like to see more community energy schemes and LPA support for these. Renewable energy schemes developed by, or in close liaison with, local communities, supported by them and meeting their energy needs (or a part of them) are in our view the most sustainable form of renewable energy.’

Question 20: Do you agree with the areas of minor amendment to Core Policies set out in the above table?

Twenty-four of the twenty-five responses received were in agreement with the proposed amendments, including six that were only concerned with Core Policy 7.

Nottingham Trent University submitted these comments: ‘We support the proposals to revise the wording in Core Policy 7 of the Core Strategy to be compliant with paragraph 28 of the National Planning Policy Framework, where tourism and visitor based development would be possible in locations that broadly ‘respect the character of the countryside’. The current process limiting the interpretation of this policy to specific locations and proposals of a distinct scale overrides the significant role of design and landscaping innovation in the planning process recognised by Core Principle 7 of the NPPF. In addition to making this policy compliant with the national framework, the proposed revision would also be more akin to the Government’s Rural Productivity Plan to enhance the conditions for rural business growth.’

Natural England commented that: ‘we support the proposal to review Core Policy 7 Tourism Development to ensure that it is compliant with NPPF, however we consider the policy must help to deliver sustainable tourism which does not compromise the high quality environment and special character of the area.’

A possible omission in the commentary from the Planning Advisory Service and AECOM on the current Local Plan's conformity with the National Planning Policy Framework (NPPF) is identified by the National Trust, who also suggest an additional amendment:

'The AECOM Plan Review 2015 reviews policies for NPPF conformity only up to Core Policy 13 (see page C-10) and therefore fails to review Core Policy 14: Historic Environment. This omission will need to be addressed.

National Trust considers that Core Policy 13: Landscape Character ought to be included as an area for minor amendment. While the landscape character approach is generally supported, we believe that the policy should also explicitly seek to protect and enhance 'valued landscapes' in accordance with NPPF paragraph 109. Guidelines for Landscape and Visual Impact Assessment (3rd Ed.) 2013 provides further advice on valued landscapes.'

Bourne Leisure, a travel agent, submitted a detailed response which is reproduced below:

Core Policy 7: Tourism Development

The adopted Core Strategy (2011) identifies the stimulation of tourism as a key objective and states that new tourist development could complement the existing tourist themes and help to develop a year round tourist economy for the district. Bourne Leisure strongly supports the promotion of tourism within Newark and Sherwood and would emphasise the ongoing value of tourism to the local economy and to creating employment. In consequence it is important that the review of core policies fully supports tourism development and the ongoing investment in new and existing tourism facilities and accommodation, in order to ensure that the District becomes an important tourism destination and that the tourism offer reflects the changing needs of visitors.

Adopted Core Policy 7: Tourism Development supports tourism and visitor-based development, including good quality over-night accommodation, subject to seven criteria. In any reviewed version, Bourne Leisure considers that it is important that the updated policy promotes the enhancement and expansion of tourism facilities or accommodation, and does not overly limit the location of tourism provision.

Bourne Leisure acknowledges that the requirements at the Policy's bullet points 1 and 2, for the development to be appropriate to the size and role of the settlement and acceptable in terms of scale, design and impact upon local character, the built and natural environment, including heritage assets, amenity and transport are important planning considerations, but would emphasise the need to review each proposal on its own merits, to take into account social and economic benefits and in the case of listed buildings, the opportunity to retain a heritage asset in active use.

As acknowledged in the Issues Paper, bullet points 3 and 4 in the adopted policy are significantly more restrictive than indicated by paragraph 28 of the NPPF, which only requires rural tourist development to 'respect the character of the countryside' and 'support the provision and expansion of tourist and visitor facilities in appropriate locations'. The bullets are overly restrictive in terms of directing tourism development, particularly rural tourism, to specific locations (at the edge of town centres or at other accessible locations), or meeting specific requirements (such as supporting local employment, community services and infrastructure). Bourne Leisure therefore considers that a more positive approach to tourism development in rural areas should be promoted in the review of the Core Strategy, including the expansion and enhancement of existing tourist facilities, and the alteration, enhancement and appropriate

expansion of listed buildings. This revised approach would then be consistent with the national policy in paragraph 28 of the NPPF to: “support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development”; to “support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings; and to “support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside”.

Bourne Leisure then endorses the retention of bullet points 6 and 7 which respectively state that tourism will be supported where “the extension of existing tourist accommodation is of a scale appropriate to the sites location and where the extension helps to ensure future business viability”; and where “the development enhances and complements tourism attractions and themes in the District and supports the development of a year-round tourist economy”. The Company would however emphasise that this approach should include the use and appropriate alteration, enhancement and expansion of historic buildings for hotels.

Question 21: Do you agree with the Council’s approach to Area Policies?

A total of twenty five responses were received to this question, sixteen of which agreed, and nine of which disagreed. Many of those arguing in favour of changing the area policies were developers.

A representative of Aspbury Planning wrote: ‘Aspbury Planning have been involved in discussions with NSDC regarding their land interests at Fernwood and the potential to reallocate part of the B1 allocation to alternative uses because of the perceived peak hour impacts of the current allocation of B1 office development on the local and wider road network. Any change to the range of uses to be permitted within the current Employment allocation to potentially include retail development beyond local centre scale would require a change to Area Policy NAP 2C as well as amendment to the retail hierarchy.’

Another developer commented: ‘The Council proposes to progress the Plan Review based on materially different (and in both cases reduced) housing and employment targets. The Issues Paper appears to recognise the need for the Plan Review to undertake a comprehensive review of the current site allocations and sites with planning permission, as well as running a call for sites exercise in order that any issues with deliverability are identified and changes to the site allocations put forward where necessary. As set out in our response to Question 8, we consider a central part of this will be the need to review the distribution of development between the settlements, in order to reflect the updated evidence in the SHMA.

Given this context, it is concerning that Section 5 of the Issues Paper concludes that the paper ‘has identified no need to change the overall strategic context of the Plan’ and that there will be no requirement to amend the Area Policies in the Core Strategy. This statement is of serious concern and in our view, in order to ensure a robust set of Development Plan Documents, the Area Policies must be reviewed and amended where necessary as part of the overall plan review process.’

A firm of planning consultants wrote: ‘I am happy for the Council to review the requirement to amend the area policies as the various elements of the Plan Review take place. However, it is considered that area-based Policy Lo/HN/1 (Housing Need) must be re-visited in the light of the significantly reduced housing requirements and the implications such a policy is clearly having on the delivery of the two small housing sites currently allocated.’

A developer stated: 'No - taking the approach that the Area Policies will not be reviewed pre-empts the necessary review of other parts of the Core Strategy such as those that relate to potential Green Belt releases around Lowdham, referred to in question 9.'

Persimmon homes submitted the following comments: 'Persimmon Homes is currently preparing a planning application for allocation at NAPC2 Land around Fernwood which is an Area Policy. On this basis Persimmon Homes sets out the following comments where the Area Policy NAP2C should be amended.

Phasing: The policy of the Plan sets out that the scheme will come forward in three phases where each phase is substantially completed before the next phase commences and linked to the timing of the Southern Link Road, and other highways improvements. This component of the policy is out of date as the allocation is being brought forward in parcels of land with separate developers, rather than as one overarching developer. While the policy framework will ensure that the strategic allocation is delivered comprehensively, and Persimmon Homes is working on this basis alongside other developers, the phasing component of the policy is no longer consistent with national policy.

While it is important that the allocation is delivered in an approach that is consistent with the timing of the delivery of infrastructure, it is not consistent with the NPPF to hold back residential phases of the allocation until previous phases have been substantially completed, as the policy requires. This element of the policy should be removed as it is not consistent with the NPPF.

Similarly, the allocation is not linked to the delivery of the Southern Link Road as this is being delivered by alternative mechanisms associated with Newark South urban extension. As such this reference in the policy should be removed;

Housing Standards and outdated references: elements of the policy are framed within PPG3 and the Code for Sustainable Homes. These elements should be updated and reflect recent policy and guidance on such matters;

Local Centre: The reference for health facilities, in particular the requirement for 3 GPs needs to be substantially updated to reflect the latest infrastructure requirements of providers. It is recommended that this be revised to reflect infrastructure required to deliver and mitigate the development.

In addition, the requirement for a Retail Impact Assessment set out in the policy is no longer required as the policy is inconsistent with paragraphs 24 and 26 of the NPPF as the local centre at Land around Fernwood is defined within an adopted local plan. The policy should be updated to reflect this position.

Comprehensive Development: The Council is aware that the allocation is being delivered in a number of individual parcels, where each parcel is coming forward through separate developers. While this is an entirely acceptable way to deliver a strategic allocation, and Persimmon Homes is committed to ensuring that its component of the allocation is fully cohesive with the other parcels of the allocation, the policy should reflect this position. It should include reference to ensure that the solutions and mitigation required to deliver the allocation are delivered cumulatively with each parcel brought forward contributing equitably and consistent with delivering a comprehensive urban extension to Newark.'

Additional comments

A number of additional comments were made that do not directly relate to the above questions. They can be summarised as follows:

- Support for re-development of Thoresby Colliery
- General support for re-development of brownfield land.
- Support for Newark rail flyover.
- Important that all new development is sustainable and maintains the District's natural and built environment.

It was requested that site NUA/E/4 (Former highways depot Kelham Road) be de-allocated for employment and re-allocated for retail use.

The East Notts Travellers Association (ENTA) commented that they feel strongly that there is more that could be done by the Local Authority to support the Gypsy and Travelling community to combat stigma, stereotype and discrimination by the non-travelling community. Working with housing developers and with groups like ENTA to try and find ways of moving forward where people can move past the prejudiced view they hold of Travellers and why they won't include them in new planning development sites. A change in the definition of Travellers does nothing but compound the view that this client group's needs are not being met or even taken seriously. Organisations and Local Authorities wonder why they can't engage with this community after they constantly feel a lack of trust and feel let down and then they hear they are not even allowed to be classed as Travellers for the purposes of planning when they have been forced to settle rather than this being a choice. This consultation has done very little to try and engage with a very diverse and hard to reach community. Why was a consultation event not also held on Tolney Lane in the school site especially since there are known problems about reading and writing amongst the travelling community. Not enough was done by the LPA to engage this specific client group.

Fernwood Parish Council commented that in order to service the additional housing the Council needs to push for enhanced and improved infrastructure. Building a single carriageway, southern relief road when it has been recognised that Newark bypass has to be upgraded seems short sighted on the part of Highways England and the District Council. The additional congestion in and around Newark Town centre needs to be addressed and tackled - this includes not only the road infrastructure but also car parking facilities and public transport arrangements. Additional surveys to residents so they are listened to regularly and their needs are taken into consideration. Practicality and not necessarily design needs to be taken into consideration for modern family life. The Upper Witham Internal Drainage Board commented that generally NSDC have the appropriate policies with regard to flood risk and land drainage. These policies should be updated to take into account the changes in Legislation associated with the Flood & Water Management Act 2010 particularly the requirement to the deliver Sustainable Drainage Systems, SuDS

Some respondents also used this section to suggest/promote sites for allocation. These are included in the site submissions summary.

Newark and Sherwood Local Development Framework

Plan Review

Preferred Approach - Strategy

Consultation Responses Document

February 2017

1. Introduction

- 1.1 The Newark and Sherwood Local Development Framework Plan Review: Preferred Approach – Strategy (hereafter referred to as the Preferred Approach – Strategy) was published for a period of public consultation on 29 July 2016. Representations were requested to be received by 23 September 2016. The Local Development Framework Task Group approved the document for publication on 13 July 2016 following delegated authority from the Economic Development Committee on 15 June 2016.

- 1.2 This statement sets out how many representations were made on the Preferred Approach – Strategy document and a summary of the main issues raised in those representations, in accordance with Regulation 22(c)(iii) of the Town and Country Planning (Local Planning) (England) Regulations 2012. It goes on to set out the District Council’s Response to these and any actions which flow from the District Council’s response that have informed the development of the Plan Review.

2. Summary of Main Issues Raised

- 2.1 A total of 336 representations were received from 64 respondents to the Preferred Approach – Strategy document. Most of these representations were responses to the 20 questions raised within the consultation document, however, some representations were received making additional comments and others responded to the Draft Integrated Impact Assessment (IIA).
- 2.2 The summary below of the main issues raised sets out the responses in relation to each question in turn and then deals with the additional and IIA comments at the end of the report.

Question 1: Do you agree with the Council’s Preferred Approach to the housing target? If you think a different target should be used, please set out which Option, or other figure, you think is most appropriate along with your reasons.

- 2.3 Twenty-nine representations were received in relation to Question 1 of which four explicitly supported the Council’s preferred approach and twenty objected to the Preferred Approach. The remaining representations were not specific in expressing either support or objection.
- 2.4 Those respondents supporting Option 1 included Gedling Borough Council (59(1)). The site proponents for Thoresby Colliery (12(1)) stated that the redevelopment of the Colliery would provide the opportunity to deliver new homes and meet the District’s housing requirements.
- 2.5 Of those objecting to the Council’s preferred approach, eleven respondents considered that Option 2 was preferable, one considered that Option 3 was preferable and three stated that either Option 2 or 3 would be preferred. Although expressing their support for the Council’s preferred approach, Fernwood Parish Council (47(1)) also stated that more affordable housing is needed and that this should be on a freehold basis, with affordable rented accommodation to be provided by the Local Authority. A number of respondents who objected to Option 1 raised concerns in relation to the Full Objectively Assessed Needs for housing (FOAN) and the Strategic Housing Market Assessment (SHMA) on which it was based. These concerns included issues such as that they are out of date, not justified and not consistent with the National Planning Policy Framework (NPPF) or the National Planning Practice Guidance (NPPG). One developer (27(1)) provided an additional report relating to their objections to the FOAN and another

developer (50(1)) stated that the documents should be based on the 2014 population and household projection information and that insufficient consideration has been given to factors such as affordability, household formation rates and unattributable population change. These concerns are shared by many respondents who raised objections. One respondent (27(1)) added to this that the approach to affordable housing is flawed. The recent appeal decision at Farnsfield has been cited by most of the objectors as grounds for justifying a higher housing target than is within Option 1 and the District Council's reasons for disagreeing with the appeal decision have been brought into question. A developer (56(1)) stated that the District Council's desire to ensure that it can demonstrate a five year supply of housing land is not appropriate justification for choosing a lower housing target. Of particular concern to a number of respondents is the requirement in the NPPF and NPPG to significantly boost the supply of housing and a positive approach to achieve this is promoted by those objectors to Option 1. The delivery of affordable housing through a higher housing target is also promoted.

- 2.6 The representations which neither expressed support nor objection included one from Collingham Parish Council (1(1)) which stated that it supported Option 1 but considered that Option 2 was most likely in light of the Farnsfield appeal Inspector's report. Highways England (31(1)) did not comment on a preferred approach but note that all options are significantly lower than the adopted Core Strategy and therefore would have less of an impact on the Strategic Road Network. Historic England (46(1)) also chose not to comment on a preferred approach but stated that the forthcoming Site Locations DPD will need to ensure appropriate consideration is given to the historic environment and historic assets.

District Council Response: The District Council has considered the various issues raised by the consultation regarding the evidence base which supports the Councils proposed housing target. The Council believes that the Nottingham Outer Strategic Housing Market Assessment prepared by GL Hearn provides an assessment of objectively assessed housing need which meets the provisions of the NPPF and associated guidance. We note the comments regarding the publication of the 2014 Sub National Population Projections and we have undertaken further work in the HMA to assess the impact of this.

Actions: Further work to address the 2014 demographic update has been undertaken.

Question 2: Do you agree with the Council’s Preferred Approach to the employment target? If you think a different target should be used, please set out which Scenario, or other figure, you think is most appropriate along with your reasons.

- 2.7 Twelve representations were received in relation to Question 2, eight of which explicitly supported (or supported in principle) the Preferred Approach, including Fernwood Parish Council (47(2)); three representations did not express a view either way but made comments including from Collingham Parish Council (1(2)), the Highways Agency (31(2)) and Historic England (46(2)).
- 2.8 There was one objection to the Preferred Approach (40(2)). This respondent stated that after Brexit the degree of uncertainty makes all such targets debatable and the respondent considered that such figures may be determined by prejudice and self-interest.
- 2.9 Those who supported or supported in principle the Preferred Approach often made no caveats or concerns. Two concerns that were identified are the interlinking of housing growth with employment land take-up (Collingham Parish Council) and the current/historic slow rate of development of identified/permitted employment land in the District and places such as Mansfield (5(2)) and 37 (2)).
- 2.10 The Highways Agency and Historic England stated that they were not commenting on the Preferred Approach but that any new sites subsequently identified for employment purposes should meet the respective requirements of these two bodies which they summarised in their representations.

District Council Response: The comments are noted.

Actions: None required.

Spatial Policy 1: Settlement Hierarchy

Question 3: Do you agree with the Council’s Preferred Approach to the status of Edwinstowe within the Settlement Hierarchy to accommodate a strategic site at Thoresby Colliery? If you think a different approach is more appropriate, please provide details along with your reasons.

- 2.11 Twenty-six representations were received in relation to Question 3, two of which supported the Preferred Approach without any amplification including Fernwood Parish Council (47(3)) and respondent 63(3). Eight other respondents supported the Preferred Approach but had comments that did not affect the policy wording. The National Trust (24(1)) supported the Preferred Approach provided that there was no adverse impact upon the environment. The National Trust also provided more detail on how the leisure/tourism aspects could be integrated with other such uses in the Sherwood Forest area. One respondent (5(3)) supported the Preferred Approach provided that the development land at Bilsthorpe was not affected. Respondent 12(2) supported the Preferred Approach and as the proponents of the Colliery redevelopment gave more detail in support of those proposals. Newark Town Council (52(1)) gave qualified support for the Preferred Approach as there was concern that the Colliery redevelopment could affect the necessary development of sites in and around Newark, and a similar view but applying to sites elsewhere in the District was made by two other respondents (53(3)) and (62(3)). One respondent (37(3)) supported the Preferred Approach but considered that the masterplan prepared by the developers needed to show better linkage between the site and the village of Edwinstowe and that care needs to be taken to ensure that the development of the Colliery site does not adversely affect the development potential of land at Bilsthorpe. One respondent (51(2)) supported the policy approach with particular reference to Collingham where they supported the fresh approach being taken by the Council from that set out for the settlement in the adopted Core Strategy.
- 2.12 Three respondents neither supported nor objected to the Preferred Approach. Nottinghamshire County Council (44(1)) stated that whilst they did not support or object to the Preferred Approach, they could not find any Habitats Regulation Assessment (HRA) for the proposals and an HRA would need to be undertaken given the sensitivity of the surrounding countryside. The County Council considered that all aspects of the Preferred Approach – the Colliery and the changed status of Edwinstowe would need careful assessment. The Nottinghamshire Wildlife Trust (42(1)) also did not object to the Preferred Approach and called for more investigations into potential impacts upon the natural environment. The Wildlife Trust was only concerned with the Colliery redevelopment aspects of the Preferred Approach. The RSPB (35(1)) does not object to the Preferred Approach in as much that development takes place on previously used land but requests that there is a clear buffer between built development land and the restored heathland. The respondent makes various comments which are relevant to more detailed planning issues concerning the Thoresby Colliery site and surrounding areas which have valuable ecological and landscape value. The respondent also

considers that more safeguards for ecological interests needs to be written into the policy and its supporting text.

- 2.13 Eleven respondents made objections to the Preferred Approach. Natural England (4(1)) objected to the Preferred Approach stating that the development proposals at Edwinstowe/Thoresby Colliery needed to be screened for potential impacts upon the natural environment. Historic England (46(3)) also objected stating that there was a lack of evidence in relation to possible impacts upon the historic environment and this evidence base should be in place before an allocation was made. This respondent also considered that if the Preferred Approach was accepted by the Council, it would effectively allocate the site before the Site Allocations Plan Document was out for public consultation and this may affect the soundness of that Plan. Historic England also felt that the Council's own admission that they were investigating potential environmental and other impacts also raised soundness issues with regard to the impact of the Preferred Approach on the nearby countryside assets. Wellow Parish Council ((9(1)) objects to the Preferred Approach considering that Edwinstowe should remain a principal village (and not a service centre) and that any further increase of services should be directed to Ollerton and Boughton where there would be greater benefits as well as assisting in the extension of the Robin Hood Railway Line to Ollerton.
- 2.14 One representation (11(1)) objects to the Preferred Approach in that the housing and employment elements at the Colliery site are outside the existing village envelope and within or adjacent to sensitive areas of countryside; redevelopment of the Colliery site should be restricted to appropriate leisure /tourism uses which are in keeping with established policies for the Sherwood Forest area. A respondent (22(3)) objected to the Preferred Approach stating that the allocation of former Colliery sites for housing and employment had not been very successful in terms of the actual delivery of dwellings and employment uses over the Plan period. The proposals for Thoresby Colliery were very unlikely to provide the scale of housing being proposed. A similar argument is put forward by another respondent (20(1)) who considers the redevelopment proposals are poorly located with respect to the village of Edwinstowe and that there are doubts as to the sustainability of the proposals in themselves. One objector (25(2)) also considers the proposals for Thoresby Colliery are poorly linked to the village of Edwinstowe and considers that the housing element proposed at the Colliery site could be better located elsewhere and the respondent suggests a number of sites in and around other settlements in the District.

- 2.15 Another respondent (34(2)) objects to the Preferred Approach again because the Colliery site is not well related to Edwinstowe, that too much reliance would be placed on a major development site with large infrastructure costs and that the employment element should be in more modern, high technology, IT sectors and that a better location would be in places such as Brackenhurst College. One respondent (45(1)) objected to the Preferred Approach in that too much reliance was being placed on the Thoresby Colliery site delivering 800 dwellings over the next ten years.
- 2.16 An objection to the Preferred Approach was made by another respondent (60(3)) who considered that the site was of poor quality and would not be developed quickly and should be redeveloped as a woodland site.
- 2.17 The objection from respondent 61(3) considered that there was no need to change the status of Edwinstowe and that whilst the Thoresby Colliery site should be redeveloped, the priority should be for employment development with a bit of housing rather than with a larger volume of housing.
- 2.18 Collingham Parish Council (1(3)) stated that this question was a matter for Edwinstowe and surrounding Parish Councils and made no other comment. A similar view was expressed by another respondent (40(3)).

District Council Response: Comments are noted. A number of respondents made comments in relation to the suitability or otherwise of Thoresby Colliery being allocated, and a number of these comments informed work that was subsequently done as part of the Preferred Approach – Sites and Settlements consultation. The District Council is committed to the regeneration of the Thoresby Colliery site and views the site as a sustainable location to accommodate growth and therefore Edwinstowe is best regarded as a Service Centre.

Action: Further work has been undertaken to support the allocation and informed the proposed Plan Review amendments.

Spatial Policy 2: Spatial Distribution of Growth

Question 4: Do you agree with the Council's Preferred Approach to the distribution of development within the Settlement Hierarchy? If you think a different approach is more appropriate, please provide details along with your reasons.

- 2.19 Twenty-seven representations were received in relation to this question of which three supported the Council's Preferred Approach, twenty objected and four were not specific

in either supporting or objecting. Gedling Borough Council (59(2)) supported the Council's Preferred Approach. The developers (12(4)) promoting the redevelopment of Thoresby Colliery stated that this was an opportunity to meet housing and employment targets on a highly sustainable brownfield site. They also expressed support for moving Edwinstowe up the settlement hierarchy.

- 2.20 The objections raised to the Council's Preferred Approach covered a number of issues and were from a range of respondents including local residents and a number of developers and agents. The key issues raised by developers and agents related to a recommendation for a more flexible approach to the settlement hierarchy to deliver sustainable development in accordance with paragraphs 14 and 55 of the NPPF; the need to include higher housing target figures; and concerns that the preferred approach would not boost the supply of housing as required by the NPPF. Objections were raised to the reliance on Edwinstowe to accommodate a significant proportion of the overall housing requirement. One respondent (11(2)) specifically stated that Edwinstowe should remain a Principal Village. Respondents suggested that further work should be undertaken to assess the needs of rural settlements and Spatial Policy 2 should be amended to take into account their housing needs, including affordable housing needs, and the need to support and improve services and facilities in rural areas through growth. One respondent (5(4)) recommended that 5% of growth should be allocated to "limited growth villages" as it was considered that the previous approach had starved settlements below Principal Village level of organic and sustainable growth through the application of Spatial Policy 3.
- 2.21 The justification for the distribution of growth was called into question and increased growth was promoted by various respondents in Newark, Southwell, Lowdham, Bilsthorpe, Bleasby, Harby, Norwell, Walesby and Blidworth. However, concerns were raised in relation to the proportion of growth proposed in Farnsfield and Collingham and an objection was stated to the displaced housing need from Blidworth being accommodated in Southwell, which is stated to have the highest house prices in the District. One local resident suggested that Caunton should be considered as a sustainable village and housing development be allowed. In promoting the further allocation of housing in the Mansfield Fringe Area, specifically in Blidworth, one local resident stated that the Council cannot reasonably adopt the SHMA housing figure and ignore the other advice and findings of the SHMA, such as locational need and suggested directions for growth.

- 2.22 One respondent (37(4)) considered that the category of “Principal Village” was too wide in its scope and too large and should be broken down into four separate village categories to reflect their facilities.
- 2.23 In addition to this, Historic England (46(4)) objected on the basis that there had been no historic impact assessment in relation to Thoresby Colliery, Edwinstowe and Ollerton Conservation Areas, Listed Buildings, Sherwood Forest and the wider landscape. Historic England consider that the change in status of Edwinstowe is not sound within the context of the NPPF and that the promotion of Thoresby Colliery as a strategic housing site through the Preferred Approach rather than a Site Allocation document would result in it not being sound. Collingham Parish Council (1(4)) and Fernwood Parish Council (47(4)) both raised objections with Collingham Parish Council stating that their community had consistently voted for no more development in the Parish due to the highways issues already experienced. The National Trust (24(2)) queried how employment growth had been calculated and that the growth levels in Spatial Policy 2 need to be clearly linked to, and informed by, a Housing and Employment Land Availability Assessment (referring to the NPPG) otherwise the targets may be undeliverable in some settlements.
- 2.24 The four representations which were not specific in their support or objection raised issues such as any changes to the settlement hierarchy needing to take into full account any impacts on the natural environment (Natural England (4(2))); a desire to ensure local communities have the opportunity to see any boundary changes; a presumption that any adverse impacts on the A46 had already been taking into account given that no additional sites are proposed for Collingham and Newark (Central Lincolnshire Joint Strategic Planning Committee (54(1))); and that Newark and Sherwood District Council and Nottinghamshire County Council need to be satisfied that the highway infrastructure can accommodate any increase in traffic on a site by site and cumulative basis, or alternatively, identification of the necessary highways infrastructure improvement required and how they would be delivered (Mansfield District Council (16(1))).

District Council Response: The comments are noted. The Council believes that the amended policy does provide for the appropriate level of future housing and employment need as required by the NPPF. With regard to the question of flexibility in terms of the levels of future development, it should be noted that the levels in the policy are minima and therefore in line with the principles of sustainable development (as encapsulated in Policy DM12 Presumption in favour of Sustainable Development and the various other policies of the development plan)

other development proposals will be allowed in sustainable locations where appropriate. Furthermore many of the points regarding further development elsewhere in the district have been addressed in amendments to Spatial Policy 3.

Comments relating to the suitability of Edwinstowe to be elevated in the hierarchy are addressed in the Council's response to Question 3.

Actions: None proposed.

Spatial Policy 3: Rural Areas

Question 5: Do you agree with the Council's Preferred Approach to the Rural Areas? If you think a different Option is more appropriate, please provide details along with your reasons.

- 2.25 Thirty-one representations were received in relation to this question. Seven representations supported the Council's Preferred Approach and twenty-four objected to it. Collingham Parish Council (1(5)), Harby Parish Council (14(1)), Norwell Parish Council (48(1)) and the National Trust (24(3)) submitted representations of support. Harby Parish Council noted that Option 3 provided additional scope and flexibility for communities to support appropriate small scale development which is missing from the current policy.
- 2.26 Amongst those objecting to the Council's Preferred Approach were Caunton Parish Council (7(5)), Coddington Parish Council (17(1)), Laxton and Moorhouse Parish Council (18(1)), South Muskham and Little Carlton Parish Council (39(1)) and Fernwood Parish Council (47(5)). Laxton and Moorhouse Parish Council and South Muskham and Little Carlton Parish Council consider the existing Spatial Policy 3 works well and should remain unchanged, whereas Coddington Parish Council does not support Option 2 as there is no definition of local need. Caunton Parish Council consider that Option 3 does not go far enough to meet the needs of Caunton which should be explicitly regarded as a village eligible for development to ensure its sustainability and status. Coddington Parish Council raise queries regarding how the wording of the policy under Option 3 would be interpreted and suggest the removal of references to assessing viability of facilities and services and that information regarding housing tenure and type should be included within the policy. Coddington Parish Council also stated that within criterion 5 of the policy, additional weight should be given to the consideration of development within or affecting the setting of a Conservation Area.

- 2.27 Two key issues can be drawn out of many of the objections raised. The first issue is that relating to development being limited to within the built up area of settlements. Respondents raised concerns that this was too restrictive and suggested that the policy should be reworded to either include sites adjoining the main built up area or sites which relate well to the main built up area to enable sustainable growth. One respondent (41(11)) stated that the approach was inconsistent with paragraph 55 of the NPPF which promotes sustainable development in rural areas by locating housing where it will enhance or maintain the vitality of rural communities. One respondent (23(2)) stated that sometimes the open spaces within the main built up areas are historic or restrictive and therefore considers that sites should be considered which are closely related to the built envelope of the village. It is suggested by two respondents that Spatial Policy 3 is at odds with Spatial Policy 9 which enables sites to be allocated adjacent to settlements and that Spatial Policy 3 should be amended accordingly.
- 2.28 Secondly, concern has been expressed regarding the lack of understanding as to what “local need” is defined as and the difficulties which have been experienced in relation to the interpretation of the existing Spatial Policy 3. A number of respondents requested that this matter be dealt with to provide clarity.
- 2.29 Of those representations objecting to the Council’s Preferred Approach, three representations explicitly supported Option 1, one explicitly supported Option 2 and two supported Option 3 but recommended amendments.
- 2.30 Other comments were made in the objections raised, including one local resident requesting that the village boundary be re-instated around Edingley and raising flooding and drainage concerns if any further development was to take place within the village; queries as to how Lowham’s housing shortfall would be met and that it shouldn’t be met in Edwinstowe; concerns that Spatial Policy 3 does not reflect the changes to Core Policy 7, leading them to be contradictory and changes are therefore recommended to Spatial Policy 3 regarding tourism; a query regarding the appropriateness of including a clause about the re-use of rural buildings of architectural merit given that under permitted development rights no such restrictions apply to the conversion of agricultural buildings; a requirement to consider the implications of an ageing population in North Muskham; the promotion of sites in Walesby and a request that it should move up the settlement hierarchy; the promotion of a site in Besthorpe; sites being promoted for development in Bleasby (25(4)); and Historic England (46(5)) recommended that the fourth paragraph of the policy be extended to refer to encouraging enhancement of heritage assets.

District Council Response: The responses to the consultation are diverse and set out a number of different and to some extent divergent views on the various potential approaches to this policy area. The Council notes these comments however, it has proceeded on the basis that Spatial Policy 3 will be amended to allow a more flexible approach. Therefore it will not look to keep the same policy nor go so far as to name specific settlements as some Parish Councils have requested. The comments regarding the ‘restricting’ of development within the main built up areas of villages is noted however going beyond this approach introduces a whole new level of judgement of what is acceptable, which we do not believe is possible to codify adequately within a development plan policy. In terms of further defining what ‘local need’ constitutes the need to further define this is accepted. With regard to the issue of the impact of changes to Core Policy 7 and its impact on Spatial Policy 3 the Council accepts that this needs to be addressed in an amendment. The Council also accepts Historic England’s comments regarding schemes to enhance heritage assets and proposed to accept the change.

Actions: provide further clarification of local need and amend Spatial Policy 3 to reflect the requirements of amended Core Policy 7 and Historic England’s comment.

Spatial Policy 4A: Extent of the Green Belt

Spatial Policy 4B: Green Belt Development

Question 6: Do you agree with the Council’s approach to the Green Belt? If not, please set out what other approach you think is more appropriate.

2.31 Fifteen representations were received in relation to Question 6 of which six representations were in support of the Council’s approach, eight raised objections and Collingham Parish Council (1(6)) stated that the issue wasn’t applicable to their community so hadn’t been considered. Oxtun Parish Council (8(1)) and Fernwood Parish Council (47(6)) were amongst those expressing support. The National Trust (24(4)) also supported the approach, stating that Parishes are best placed to consider the approach to individual villages and Historic England (46(6)) also supported Spatial Policies 4A and 4B, subject to rural exception sites being assessed in respect of the impact on the historic environment. One supporter of the approach stated that Green Belt releases should be avoided as there are alternative sustainable options for accommodating growth.

2.32 Of the objections raised in relation to the Green Belt, four representations promoted further development in Lowdham, three promoted further development in Blidworth and one promoted further development in Rainworth. Issues were raised that the previous Green Belt review was small scale and local communities were significantly

under provided for, most notably in Lowdham and Blidworth. One respondent (50(4)) stated that given the uncertainties regarding the Council's housing needs evidence, a Green Belt review may be required and therefore it is critical that a methodology is defined. Concern was also raised that the answer to meet housing needs in Lowdham cannot be addressed by re-allocating housing development elsewhere. One respondent (34(5)) stated that the statement regarding the permanence of the Green Belt being an overriding factor is too restrictive. A suggestion is also made that Spatial Policy 4B should allow limited infilling in the "washed over" part of Lowdham. Another respondent (41(2)) queried the meaning of the addition text within Spatial Policy 4B that "No villages "washed over" by the Green Belt have been identified for limited infilling" and that it may be contrary to the NPPF.

District Council Response: The Council notes the comments; when the review of the Green Belt was undertaken as part of the production of Allocations & Development Management DPD process it was intended to be a one off and not a continual approach which would be revisited at every review of the Development Plan as set out in Paragraph 83 of the NPPF. Indeed, especially given the plentiful supply of housing and employment land and the limited area that the Green Belt covers in Newark & Sherwood it is not necessary to consider Green Belt release. In terms of the status of 'washed over' villages, the NPPF at Paragraph 89 bullet point 5 states that exceptions include "limited infilling in villages, and limited affordable housing for local community needs **under policies set out in the Local Plan**" (my emphasis) and therefore it is for local planning authority to decide in its Local Plan policies where this applies. The approach that the Council took when developing the Core Strategy and through the review is that beyond those settlements (or parts of settlements) excluded from the Green Belt no communities will be identified for limited infilling in line with the former PPG 2 Green Belts and the current provisions of the NPPF. In order to make this clear reference to this will be made in the amended supporting text.

Actions: Ensure the amendment to the supporting text is clear.

Spatial Policy 5: Delivering the Strategy

Question 7: Do you agree with the Council's proposed amendments to Spatial Policy 5? If not, please give details of any alternative proposals.

2.33 Eighteen representations were received in relation to Question 7, six of which explicitly supported the proposed amendment, including Fernwood Parish Council (47(7)) and the National Trust (24(5)) whilst two other respondents supported the amendments but made other comments. One respondent (19(4)) supported the proposed amendment

but considered that the need for additional development land in the Newark area should be reassessed downwards or that the revised policy met the District's development land requirements over the Plan period. One respondent (37(7)) specifically supported the Thoresby Colliery development site with the caveats expressed on their representation on Question 3 regarding wider community benefits to be included in the scheme, that the outline masterplan prepared by Harworth Estates does not provide sufficient integration and linkages with Edwinstowe and that concerning the phasing of the release of employment land at this site consideration should be given to give priority to employment sites at Bilsthorpe in order to avoid two uncompleted employment sites arising.

- 2.34 There were eight objections to the proposed amendment including Historic England (46(7)). One respondent (60(7)) just objected to the proposed amendments. The other objectors went into more detail much of which repeated in summary their comments on other questions and in particular Question 3. Historic England specifically objected to the inclusion of the Thoresby Colliery site for the reasons set out by them under Question 3. Respondent 5(6) also objected to the inclusion of Thoresby Colliery particularly with regard to the adverse impact this may have on the development of existing identified sites at Bilsthorpe. Another respondent (27(3)) whilst supporting the overarching principle of Spatial Policy 5 to monitor the delivery rate for development against the anticipated rate of delivery, considered in the light of their representations on Questions 1 and 4 that sufficient sites have been allocated to meet the District's housing needs over the Plan period. This is viewed as an objection to the Thoresby Colliery addition to the policy. An objection to the policy with regard to the inclusion of the Thoresby Colliery site was made by one respondent (22(5)) whilst one respondent (25(5)) considered that the Plan should not rely on a small number of large sites. Representation 21(1) objected to the proposed amendments in that the policy makes no reference to supporting and encouraging the delivery from allocated sites to overcome constraints and to unlock sites for development as a first step before bringing forward opportunity sites. This respondent considered that there was a risk that the proposed amendments could be read in a way that was contradictory to a number of the core principles set out in the NPPF by moving away from a plan-led approach and ducking the harder option of redeveloping previously used land. One respondent (61(7)) reiterated Edwinstowe and that whilst the Thoresby Colliery site should be redeveloped, the priority should be for employment with a bit of housing rather than with a larger volume of housing.

- 2.35 Collingham Parish Council (1(7)) and one other representation (40(7)) pointed out that the amendments did not affect Collingham and therefore the matter had not been considered.

District Council Response: The Council notes the comments. Comments relating to Thoresby Colliery and the suitability of Edwinstowe to be elevated in the hierarchy are addressed in the Council's response to Question 3. The Council agrees with the comments regarding the need to ensure that the Council's delivery strategy is in line with National Policy and therefore the Policy has been amended and expanded to fully detail its strategy on this matter.

Actions: Amend Spatial Policy 5 to fully detail the Council's delivery strategy.

Core Policy 1: Affordable Housing Provision

Question 8: Do you agree with the Council's Preferred Approach to Affordable Housing and amendments to Core Policy 1? If you think a different option is preferable, please set out which option, or other figures, you think are most appropriate along with your reasons.

- 2.36 Nineteen representations were received in relation to this question of which four were in support, including from two local residents and fifteen raised objections.
- 2.37 Objections were raised by Collingham Parish Council (1(8)), Fernwood Parish Council (47(8)), Newark Town Council (52(2)), local residents, developers and agents. Collingham Parish Council wish to retain the current different thresholds of 10 and 5 dwellings (or 0.4 hectares and 0.2 hectares, respectively) for seeking affordable housing and queried whether developers could submit a number of small schemes over time to avoid having to consider affordable housing. Fernwood Parish Council support the Preferred Approach but state that the affordable housing should be freehold, with affordable rented accommodation being provided by the Local Authority, not private developers. Newark Town Council also supported Option 4 but sought to expand the definition of "affordable housing" to achieve a mix of provision (shared ownership) and overcome issues regarding stalled sites, commuted sums being applied to alternative sites and reduced allocations within sites. One local resident (40(8)) also queried the definition of "affordable housing".
- 2.38 One respondent (5(7)) raised concerns that a 40% target for Central Newark and Sherwood was too high given that a CIL charge would still apply and that development has already stalled on a number of sites due to viability issues and other policies such as Core Policy 3 and So/HN/1, which affect the viability of schemes. However, another

respondent (36(2)) stated that they had no objection to the 40% target for this area. Viability issues were also raised by a different respondent in their suggestion that the target for the Sherwood and Mansfield Fringe area should be reduced.

- 2.39 Three respondents sought to increase the overall housing targets in order to deliver affordable housing through cross-subsidisation. Two of these respondents (26(3) and 36(2)) acknowledged the difficulties arising in securing sufficient affordable housing in light of a Court of Appeal decision and a change in the NPPG leading to a threshold of ten market houses being imposed before affordable housing can be required.
- 2.40 One developer (56(3)) supported Option 2 as it incorporates starter homes within the overall affordable housing target but allows flexibility in future negotiations with Housing Associations. Another respondent (34(6)) also supported Option 2 unless CIL rates are reduced. One respondent (55(4)) requested that additional text be added to the policy referring to affordable housing being sought “where it is practicable and viable to do so”. A further respondent (37(8)) objected to a different set of sub areas being used in Core Policy 1 based on viability which are not used elsewhere in the plan and so considered that this causes confusion. It was also stated that this policy should not specify tenure and size mix as it is too inflexible. One respondent (26(3)) welcomed the principle of the provision of one and two bedroomed affordable units in Southwell. A local resident (43(3)) highlighted the need to consider the challenges of an ageing population.

District Council Response: The comments are noted. Since the Preferred Approach – Strategy was consulted upon the government have confirmed that they will not be introducing a mandatory 20% requirement for Starter Homes in all new developments over 10 dwellings. Given that the reason for amending Core Policy 1 was to accommodate this approach, the District Council is now minded not to make fundamental changes to the policy and instead simply update it to reflect the NPPF and up-to-date housing requirements. The Council has retested its affordable housing requirements in regard to viability and believes that the 30% target is appropriate as a district-wide figure.

Action Required: Revert the principals of the original Core Policy 1 amendment to reflect current evidence and policy.

Core Policy 3: Housing Mix, Type and Density

Question 9: Do you agree with the Council’s Preferred Approach to housing mix, type and density and the changes to Core Policy 3? If not, please give details of any suggested alternative approach.

- 2.41 Fifteen representations have been received in relation to this question, five in support, nine raising objections and one was not specific. Collingham Parish Council (1(9)), Historic England (46(8)) and Fernwood Parish Council (47(9)) all supported the Council’s Preferred Approach. Historic England particularly welcomed the provision made within the policy for a lower housing density from the preferred housing density should circumstances warrant it, as it could assist situations where a lower density may be required for heritage reasons.
- 2.42 Two respondents stated that they broadly agreed with the Preferred Approach but sought one bedroomed dwellings in the Sherwood Area. Two respondents stated that the policy should include reference to Custom Build as well as self-build homes to reflect the NPPF and the wider Government agenda. One respondent (43(4)) highlighted the need to consider the challenges of an ageing population.
- 2.43 Four respondents, including two developers (27(4) and 56(4)), objected to the policy as it is considered to be too prescriptive and should provide flexibility in relation to mix, type and density in accordance with paragraph 50 of the NPPF and to promote sustainable development in accordance with paragraph 14 of the NPPF and to allow locational factors to be taken into account and to reflect demand. One of these respondents (27(4)) suggested that the approach in the adopted Core Policy 3 should be reflected in the proposed amendments and stated that the SHMA suggests that the market is a better judge of what is the most appropriate profile of homes to deliver at any given point and recommends flexibility.
- 2.44 One local resident made a representation stating that if the suitable sites are available, the mix would be fine but doesn’t indicate whether this is in support or objection to the proposals or whether they consider that suitable sites are available.

District Council Response: The comments are noted. The Council has taken on board the comments regarding the prescriptive nature of elements of the policy, and it is proposed to retain instead the facilitative word of the current Core Policy 3.

Actions Required: Amend Core Policy 3.

Core Policy 4: Gypsies & Travellers – New Pitch Provision

Question 10: Do you agree with the Council’s Preferred Approach to providing for the accommodation needs of the Gypsy and Traveller community and the changes to Core Policy 4? If not, please give details of any alternative approach which is more appropriate.

- 2.45 Seven representations were received in relation to Question 10, two of which explicitly supported the Preferred Approach, including from Newark Town Council (52(3)); four of which objected; and one representation was received from Collingham Parish Council (1(10)) which stated that the issue wasn’t applicable to their community so hadn’t been considered.
- 2.46 Fernwood Parish Council (47(10)) disagreed with the Preferred Approach and South Muskham and Little Carlton Parish Council (39(2)) stated that they do not want gypsy / traveller sites located next to or within the small settlements of South Muskham and Little Carlton. One respondent (6(2)) emphasised the importance of undertaking a district-wide assessment of appropriate sites against specific criteria and the need to ensure any identified site is sustainable and would not impact on the privacy or amenity of existing uses and another respondent queried whether the existing sites are in full use.

District Council Response: The comments are noted; the policy seeks to distribute future pitch provision in line with the spatial distribution of growth provided by Spatial Policy 2. Sites received through the ‘call for sites’ process have been assessed. Core Policy 5 both in its existing and current form require impact on privacy and amenity into account. Given the consents granted elsewhere the focus for additional need is within the Newark Urban Area, the ability of the existing community at Tolney Lane to accommodate additional development is constrained by flood risk.

Action: None.

Core Policy 5: Criteria for considering Gypsies & Travellers and Travelling Showpeople

Question 11: Do you agree with the proposed pitch sizes and amendments to Core Policy 5? If not please give details.

- 2.47 Six representations were received in relation to Question 11. Two representations support the approach, including one from Nottinghamshire Wildlife Trust (42(2)) which particularly supported criterion 1 and two objections were received.

2.48 Fernwood Parish Council (47(11)) did not agree with the proposed pitch sizes and amendments. The Environment Agency (13(1)) welcomed the consideration of flood risk and the compliance with national policy which is sought in relation to Tolney Lane, however, it maintains its position that to allow additional pitch provision on Tolney Lane is not appropriate given that a large part of the site and access road is within functional floodplain and there would be an unacceptable flood risk to residents. The amendments to Core Policy 5 in relation to the sequential and exception tests are supported but the Environment Agency recommended further amendments to ensure that planning permission is only granted at Tolney Lane as a last resort. The Environment Agency suggest that a proactive approach should be taken to finding new sites not within high flood risk areas and notes that caravan sites are not appropriate in flood zones 3a or 3b, hence the flood risk vulnerability classification tables in the NPPG do not require sequential or exception tests. The Environment Agency also refer to comments made at a previous stage of consultation.

2.49 In addition to the representations of support and objection, two comments were received neither supporting nor objecting to the proposed approach. Historic England (46(9)) noted that heritage assets and their setting have already been addressed and did not comment further. Collingham Parish Council (1(11)) stated that the issue wasn't applicable to their community so hadn't been considered.

District Council Response: The comments are noted; the proposed indicative pitch sizes are meant to guide the allocations of sites and consideration of planning applications and remain robust, notably no objections have been received from representatives of the gypsy and traveller community. The support from the EA for the amendments which seek to address the issue of flood risk at Tolney Lane is welcomed. The EA have proposed that the content on the Sequential Test and Tolney Lane ought to include reference the appropriate geographic extent for the Test being District-wide. This is disagreed with, and viewed as unnecessary. Whilst the most appropriate scale to apply the test will usually be District-wide this is not the case where there are specific objectives within the Development Plan. In this case the content on the spatial distribution of development is relevant. The proposed policy wording makes reference to applying the Test in line with the Planning Practice Guidance and so the suggested amendments are deemed unnecessary.

Action: None.

Minor Policy Amendments

Spatial Policy 6: Infrastructure for Growth

Question 12: Do you agree with the minor changes proposed to Spatial Policy 6? If not, please give details of any suggested alternative.

- 2.50 Nine representations were received in relation to Question 12 all supporting the minor policy changes, including Historic England (46(10)), Collingham Parish Council (1(12)) and Fernwood Parish Council (47(12)). Historic England also welcomed the reference to the Developer Contributions & Planning Obligations SPD.
- 2.51 Collingham Parish Council and an individual (40(11)) who also lives in Collingham commented that the settlement is bisected by the A1133 and as a result is badly affected by traffic congestion as well as from substandard road junctions. Both representations stress the unique nature of Collingham within the District in this regard. The Parish Council comments on the poor accident record on the main link to the A1 at Potters Hill and the existing heavy congestion at the junction of the A1133 and the A1 at Winthorpe Roundabout. Whilst not objecting to the minor changes to Spatial Policy 6, the two representations imply that small development allocations in the settlement are unlikely through developer contributions to remove, or meaningfully reduce, traffic and highway issues affecting Collingham.

District Council Response: Comments noted.

Actions: None Required.

Minor Policy Amendments

Spatial Policy 7: Sustainable Transport

Question 13: Do you agree with the minor changes proposed to Spatial Policy 7? If not, please give details of any suggested alternative.

- 2.52 Twelve representations were received in relation to Question 13, nine of which supported the minor policy changes without modifications, including Natural England (4(3)), Collingham Parish Council (1(13)), Nottinghamshire County Council (44(2)) and Fernwood Parish Council (47(13)).
- 2.53 There were three objections. One representation (6(3)) agreed with the revisions in principle but would not wish the policy to be applied to rural hotels and tourist destinations where most visitors would use private motor vehicles. Newark Town Council (52(4)) considered that the words “sought to” should be inserted before the word ‘ensure’ in the sixth bullet point as past experience has shown that it is not always

possible to ensure that traffic problems do not arise. Another respondent (53(7)) considered that the Council should define the phrase 'significant amounts of movement' in the first bullet point for the sake of clarity.

- 2.54 Collingham Parish Council (1(13)) and an individual (40(12)) commented that the use of public transport was of great importance, given the state of traffic in Collingham and the fact that the District has an ageing population.

District Council Response: Comments noted. The Council believe that the policy does not require further amendment

Actions: None Required.

Minor Policy Amendments

Spatial Policy 8: Protecting and Promoting Leisure and Community Facilities

Question 14: Do you agree with the minor changes proposed to Spatial Policy 8? If not, please give details of any suggested alternative.

- 2.55 Nine representations were received in relation to Question 14, six of which supported the minor policy changes without modifications, including Natural England (4(3)), Nottinghamshire County Council (44(2)), Newark Town Council (52(4)) and Fernwood Parish Council (47(14)).

- 2.56 Sport England (32) agreed with the revisions in principle but suggested a wording change to clarify that the policy covers sports facilities and playing pitches. Collingham Parish Council (1(14)) agreed with most of the policy apart from the last paragraph as they considered that small scale development in village can gradually reduce recreation land and open space.

- 2.57 The Theatres Trust (64(1)) objected to the policy which they considered was not in line with the NPPF. More support and protection should be given for arts and cultural facilities.

District Council Response: Comments noted. Supporting text will be amended to address Sport England's concerns. The comments of the Theatres Trust are noted, however the Plan should be read as a whole and the Council does seek to secure facilities which can be used to secure culture and arts as part of its wider strategy.

Actions: Amend supporting text.

Minor Policy Amendments

Spatial Policy 9: Selecting Appropriate Sites for Allocation

Question 15: Do you agree with the minor changes proposed to Spatial Policy 9? If not, please give details of any suggested alternative.

- 2.58 Nineteen representations were received in relation to this question, nine of which were in support and ten in objection. Representations of support for the minor policy amendments included those received from Natural England (4(4)), National Trust (24(6)), Nottinghamshire Wildlife Trust (42(3)) and Nottinghamshire County Council (44(3)), which all particularly supported the amendments to criterion 7. Natural England and one further respondent (21(2)) stated that the amendments will guide development to the most sustainable locations in line with the approach of paragraph 110 of the NPPF. Support was also received from Fernwood Parish Council (47(15)).
- 2.59 Collingham Parish Council (1(15)) generally support the changes but raise concerns that flood risk should be considered for the whole area, not just the development being considered and that the policy should not lead to a loss in open space.
- 2.60 The Environment Agency (13(2)) supported the principle of the changes to criteria 7 and 9 but sought further amendments such that in criterion 7 impacts on biodiversity should be avoided and in criterion 9 that development should not increase flood risk on neighbouring sites. One respondent (49(2)) suggested amended wording to criterion 7 to include reference to internationally, nationally and locally designated sites for biodiversity to bring this into line with the approach in criteria 5 and 8.
- 2.61 Historic England (46(11)) state that the proposed amendments are outwith its remit, however, it has requested that criterion 5 of the policy be amended to bring it in line with the NPPF in considering designated and non-designated heritage assets and their settings; specific wording is suggested. Historic England also highlight the need to consider non-designated heritage assets being lost outside Conservation Areas through Demolition Notices and that the NPPF uses the term “harm” rather than “adverse impact”.
- 2.62 Three further representations suggested amendments to this policy to include references to previously developed land, as encouraged in paragraph 111 of the NPPF (respondent 19(5)); sites being relevant in scale to the size of the development;

development only being permitted in Conservation Areas where it preserved or enhanced the area; consideration of local space that contributes to the character and structure of a settlement; a wider assessment of flood risk; clarification of the meaning of “and be the least to increase flood risk on neighbouring sites”; and consideration of allocations within Neighbourhood Plans, including reserved sites and safeguarded land for future development. One local resident raised concerns that Trent villages, including Collingham, are becoming increasingly vulnerable. A developer (60(13)) queried the appropriateness of certain housing allocations in Blidworth.

District Council Response: Comments noted. Amendments to the policy wording suggested by the Environment Agency, Historic England and the Local Nature Partnership have been incorporated.

Actions: Amend Policy

Minor Policy Amendments

Core Policy 6: Shaping our Employment Profile

Question 16: Do you agree with the minor changes proposed to Core Policy 6? If not, please give details of any suggested alternative.

- 2.63 Eleven representations were received in relation to Question 16, eight of which supported the minor policy changes without modifications, including Collingham Parish Council (1(16)), Fernwood Parish Council (47(16)) and Newark Town Council (52(6)). Collingham Parish Council reiterated the point made on Question 2 that without good employment opportunities, houses are unlikely to sell. One respondent (6(4)) particularly supported bullet point 6. Another respondent (5(8)) considered the proposed policy to be in line with NPPF and that the revised policy would enable alternative land uses to be proposed on a long standing employment site in the Fernwood area.
- 2.64 There were two objections to the revised policy. One respondent (19(6)) considered that the fourth bullet point needed to be revised to reflect fully the matters set out in paragraph 22 of the NPPF. Another respondent (26(6)) considered that the revised policy should place more emphasis on the support for expansion of existing businesses.
- 2.65 One respondent (40(15)) made a comment regarding the lack of workspaces in Collingham stating that if there is no local work, house prices may be too high.

District Council Response: The comments are noted; with respect to paragraph 22 of the NPPF this only concerns land allocated for employment purposes, whereas the proposed amendment to the Core Policy covers both allocated and non-allocated sites. Notwithstanding this the policy seeks to provide for an appropriate approach to considering employment land loss in both circumstances. In respect of allocated sites it is not considered necessary to repeat national policy verbatim, and that treating applications for alternative uses on their merits, having regard to market signals and the relative need for different land uses are implicitly covered by 'reasonable prospect of them being required'.

It is considered that the expansion of existing businesses would be covered by the 'enhancing the employment base of out towns and settlement and supporting the economies of our rural communities'.

Action: None.

Minor Policy Amendments

Core Policy 7: Tourism Development

Question 17: Do you agree with the minor changes proposed to Core Policy 7? If not, please give details of any suggested alternative.

- 2.66 Thirteen representations were received in relation to Question 17, eleven of which supported the minor policy changes without modifications, including Collingham Parish Council (1(17)), Newark Town Council (52(7)), Fernwood Parish Council (47(17)), Natural England (4(5)), the National Trust (24(7)) and Historic England (46(12)).
- 2.67 Two respondents whilst welcoming Core Policy 7 suggested revisions to the text of the policy. One respondent (6(5)) wanted the policy to support the enhancement and expansion of tourism accommodation and attractions. The respondent also considered that the policy reflects NPPF advice in the reuse of historic buildings for alternative uses such as tourism provided there is no harm to the asset or its setting. With regard to tourism development in rural areas, the respondent objected to the requirement in the second bullet point for compliance with the spatial requirements of Spatial Policy 3 as this latter policy is defined in a way which would unnecessarily limit tourism development potential in rural areas. The second respondent (33(2)) also considered that Spatial Policy 3 would affect tourism development in rural areas and considered that this part of the bullet point in Core Policy 7 be removed.

District Council Response: The comments are noted. It is not considered necessary to make explicit reference to the enhancement and expansion of tourism accommodation and attractions. Support is indicated through 'viewing positively proposals which help to realise the tourism potential of the District, support the meeting of identified tourism needs, complement and enhance existing attractions or that address shortfalls in existing provision', subject of course to compliance with the supplementary criteria. With respect to assessing the impact of a proposal on the heritage value of an asset or its setting, and the ability to secure their long-term future the appropriate way to deal with this matter is through application of Core Policy 14 and Policy DM9.

Reference to the locational requirements of SP3 is considered to be appropriate as this defines those areas where the policy would apply. However SP3 only refers to tourism development which requires a rural location. Amendment is required to bring this into line with the amended Core Policy 7.

Action: Amend Spatial Policy 3 to provide support for appropriate sustainable tourism proposals in line with Core Policy 7

Minor Policy Amendments

Core Policy 10: Climate Change

Question 18: Do you agree with the minor changes proposed to Core Policy 10? If not, please give details of any suggested alternative.

- 2.68 Twelve representations were received in relation to Question 18, six of which supported the minor policy changes without modifications, including Fernwood Parish Council (47(18)).
- 2.69 Five respondents whilst welcoming the policy considered that changes to the text were required. Collingham Parish Council (1(18)) considered that specific mention should be made of Sustainable Urban Drainage Systems (SUDS) which should be considered for all new developments. This point concerning SUDS was also made by the National Trust (24(8)) and by another respondent (49(3)). The Environment Agency (13(3)) considered the policy should be strengthened to promote increased water efficiency for all new development.
- 2.70 One respondent (40(18)) commented that Collingham has a drainage issue.

District Council Response: The comments are noted; Collingham PC, The National Trust, Lowland Derbyshire and Nottinghamshire Local Nature Partnership made recommendation that the promotion of SUDS should be included within Core Policy 10. The District Council considers that this matter is addressed by Core Policy 9 – (Sustainable Design) and as such Core Policy 10 does not need to be amended.

Action: None required.

Minor Policy Amendments

Core Policy 13: Landscape Character

Question 19: Do you agree with the minor changes proposed to Core Policy 13? If not, please give details of any suggested alternative.

- 2.71 Ten representations were received in relation to Question 19, seven of which supported the minor policy changes without modifications, including Collingham Parish Council (1(19)), Fernwood Parish Council (47(19)) and Historic England (46(13)).
- 2.72 Several respondents whilst welcoming the policy considered that changes to the text were required. Nottinghamshire County Council (44(5)) generally supported the policy but considered that the Landscape Character Assessment should be based on the section in the NPPF regarding “valued landscapes”. The National Trust (24(9)) also supported the policy in principle but considered that the policy be modified so that a) it applies to all landscapes and b) valued landscapes are protected and enhanced. One respondent (6(7)) welcomed the policy in general but considered the policy should have as its key approach the balancing of environmental concerns with the social and economic benefits of development.

District Council Response: The comments are noted. The policy and supporting text has been amended to make clear that it applies to all landscape; additionally the supporting text makes clear that the Landscape character assessment will be updated. We note the comments of (6(7)) however this policy should be read within the context of the whole plan which balances these considerations appropriately.

Action: Amend policy and supporting text for clarity.

Minor Policy Amendments

Core Policy 14: Historic Environment

Question 20: Do you agree with the minor changes proposed to Core Policy 14? If not, please give details of any suggested alternative.

- 2.73 Twelve representations were received in relation to Question 20, nine of which supported the minor policy changes without modifications, including Collingham Parish Council (1(20)), Fernwood Parish Council (47(20)) and the National Trust (24(10)).
- 2.74 Two respondents whilst welcoming the policy considered that changes to the text were required. Newark Town Council (52(8)) supported the policy but wished specific reference is made to Newark Castle and the spire of St Mary Magdalene Church. Historic England (46(14)) also supported the policy in principle but suggested minor wording changes to the first bullet point to make the policy more in line with the wording in the NPPF.
- 2.75 One respondent (6(8)) objected as they considered the policy should allow for enabling development such as for tourism that respected the asset and its setting.

District Council Response: The comments are noted; it is not intended to include specific reference to individual heritage assets other than those linking through to other policies or where they are the only element of that nature in the District (e.g. Stoke Battlefield). Newark's Heritage Assets will be fully recognised as part of the forthcoming Conservation Area Character Appraisal. The comments made by Historic England will be addressed by amendments to Core Policy.

Action: Amend Core Policy 14 to reflect Historic England comments

Comments on the Draft Integrated Impact Assessment

- 2.76 Three comments raising objections to the Draft Integrated Impact Assessment (IIA) were received from Natural England (4(7)), the Environment Agency (13(4)) and Historic England (46(15)). Natural England welcomed the change to Sustainability Objective 6 in relation to biodiversity but stated that in Appendix Two, objective 6 in relation to Thoresby Colliery ought to identify the potential risks to biodiversity from redeveloping the site due to its close proximity to Sites of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).
- 2.77 The Environment Agency made comments in relation to Appendix One and Two, suggesting that amendments should be made to the wording of the Sustainability

Objectives and stating that in Appendix Two the consideration of Core Policy 10 focuses exclusively on flood risk management, despite provision within the policy otherwise, and therefore recommend that this is changed to promote increased water efficiency in new developments.

- 2.78 Historic England raised objections to Appendix One, Two and Three. In relation to Sustainability Objective 3 in Appendix One, Historic England state that many of the commentary boxes are empty but have a “0” outcome and therefore this needs to be addressed in the explanatory text otherwise it could be considered uncertain leading to a “?” outcome. Changes to wording were also suggested in several places. In relation to Appendix Two, Historic England made representations with regard to Housing Target, Employment Target, Former Thoresby Colliery, Settlement Hierarchy and Distribution, Green Belt, Delivery Strategy, Sustainable Transport, Selecting Appropriate Sites for Allocation, Affordable Housing, Landscape Character and Historic Environment. The key themes of the objections raised were disagreement with the assessments of options having no impact, or the impacts being neutral, and that insufficient consideration had been given to the historic environment. Historic England state that there is no evidence base to support these assessments and they are instead based on assumptions in relation to impacts on the historic environment. In relation to the former Thoresby Colliery in particular, objections are raised that no historic impact assessment has been undertaken and no assessment of impacts has taken place on Edwinstowe and Ollerton Conservation Areas, listed buildings and the colliery site itself, Sherwood Forest and its landscape setting and other heritage assets. It is stated that the outcome should be registered as “?”. The effects and approaches within the Historic Environment section of Appendix Two were accepted but a query was raised as to why the introductory text says that this wasn’t consulted upon as part of the Issues Paper.
- 2.79 In relation to Appendix Three, Historic England state that it does not include all of the historic environment and cultural heritage references which should be taken into account in IIA preparation and refer to Historic England’s advice notes regarding Sustainability Appraisals and Strategic Environmental Assessment. Representations were also made that the terminology used throughout the IIA should reflect that in the NPPF, for example, preservation should be replaced by conservation and reference should be made to the historic environment and heritage assets and their settings to ensure all designated and non-designated assets are encompassed.

District Council Response: These comments are noted. The changes suggested by Natural England and all but one suggested by the Environment Agency will be incorporated into the

document. The Environment Agency request that the word 'sensitive' be omitted from 'Objective 16: To direct sensitive development away from areas at risk of flooding and to assist in the positive management of the water environment.' The original wording will be retained as not all development is inappropriate in areas at risk of flooding.

It is not proposed to change the IIA to include text commenting on every '0' outcome. The approach taken is consistent with SA and SEA work undertaken at previous stages of the development of the Local Plan. It is considered that impacts on the historic environment are addressed in existing and proposed amended Core Policy 14, in the proposed Shap4 and through other existing and proposed amended policies. Also, impacts on the historic environment will be addressed through development management processes. The IIA assesses the Plan Review and not any specific development proposal.

Actions: Objective 6 in the IIA of the potential redevelopment of Thoresby Colliery will be amended as suggested by Natural England. All the changes to wording and other suggestions from the Environment Agency will be incorporated into the document, with one exception, set out above.

Changes to the wording of Objective 3 suggested by Historic England will be made. Additionally, new documents will be included in Appendix 3: Relevant Plans, Policies and Programmes, in line with Historic England advice.

Additional Comments

2.80 The final section of the representation form invited respondents to make any additional comments they wished. Those comments which were specific to the IIA have been set out above. In addition to these, further comments were submitted by nineteen respondents. Five of these were from respondents promoting sites that they wish to be allocated for development. Collingham Parish Council (1(21)) made a number of additional comments including stating that the maps within the consultation document were difficult to read, concerns in relation to highways issues in Collingham and the need for a by-pass and infrastructure prior to any further development. Collingham Parish Council also stated that there is a need to consider surface water, sewage and capacity in the local primary school and medical centre. Oxtun Parish Council (8(2)) raised concerns about the sustainability of the affordable housing stock if Government policy continues to allow it to be sold. Fernwood Parish Council (47(21)) stated the views of a specific Councillor that the plan review is made in good faith and would work if the infrastructure was sufficient to cope with it, although it is stated that the roads,

drains and transport are insufficient. Fernwood Parish Council also state more development will compound existing traffic problems in Newark and that constituents' views should be taken into account but consider that they are usually overlooked. One respondent (63(18)) stated that should any of the policies be at variance with a Neighbourhood Plan which is in force, the Neighbourhood Plan should preside.

- 2.81 Nottinghamshire County Council (44(6)) highlighted the need for the Minerals and Waste Local Plans to be taken into consideration in the preparation of the current plan, including the emerging Minerals Local Plan. Nottinghamshire County Council draw specific attention to a number of minerals and waste policies relating to the safeguarding of waste management facilities, the need to minimise waste and maximise recycling, existing and proposed minerals sites and the safeguarding and consultation areas around minerals sites. Nottinghamshire County Council also highlight many issues for consideration as a result of a Rapid Health Impact Assessment having been undertaken.
- 2.82 Natural England (4(6)) referred to previous comments recommending amendments to Core Policy 12 and recommend further changes to create more coherent and resilient ecological networks.
- 2.83 A developer (50(5)) considered that a substantial further evidence base is required to progress the plan and highlight the need for the Council to demonstrate it has fulfilled the duty to cooperate and the need for a robust, iterative Sustainability Appraisal. One respondent (37(13)) suggested that the Current Settlement Facilities in Appendix B should be completely revised to cover all services and facilities in all settlements that are not defined as "towns" and to reconsider whether the settlement hierarchy is correct on this basis (arguing that currently it is not correct). Detailed tables are provided setting out strategic services, essential services and key local services for these settlements. One respondent (40(19)) expressed concern that landowners were invited to submit available land around Collingham for consideration without the Parish Council having been informed, states that an opportunity for higher density development at Braemar Farm was missed and raises concerns in relation to highways issues due to an increase in cars.
- 2.84 One respondent (41(3)) called for changes to be made to Core Policy 2 to allow some market housing to help facilitate the provision of additional affordable housing to meet local needs in rural areas, such as Lowdham, as advocated in paragraph 54 of the NPPF.

- 2.85 Upper Witham, Witham First and Witham Third Internal Drainage Boards (28(1), 29(1) and 30(1)) stated that generally the District Council have appropriate policies with regard to flood risk and land drainage and that these should be kept up to date to take into account changes in legislation associated with the Flood and Water Management Act 2010 and local practice.
- 2.86 Two respondents (10(1) and 57(1)) stated that the document had been considered and there were no comments to make at this stage.

District Council Responses:

The infrastructure requirements (both site specific and those which cannot be pinned down to a single site) to support planned growth have been considered through the Infrastructure Delivery Plan, and in respect of highways issues the District-Wide Transport Study. Necessary infrastructure will be provided through a combination of the Community Infrastructure Levy, planning obligations, developer contributions and where appropriate funding assistance from the District Council. Assumptions over infrastructure requirements will be revisited at the planning application stage and proposals will be expected to include appropriate provision. Where there is evidence supporting their introduction then Core Policy 10a would allow for the introduction of 'Local Drainage Designations' to address severe surface water issues.

The comments from Oxton Parish Council are noted, however the approach of the District Council towards affordable housing provision needs to accord with national policy. In respect of Fernwood the infrastructure requirements to support growth have been considered in line with the response to Collingham PC above. The Fernwood Neighbourhood Plan, once 'made', will form part of the Development Plan and so afforded an appropriate level of weight as part of the planning process.

Comments from the County Council with respect to the safeguarding of minerals and waste resources are noted. Whilst no objections have been made on specific sites the Authority has suggested that the site allocation policy for Land South of Newark should make reference to the existence of sand and gravel resource and highlight the potential for prior extraction of the mineral. However the area beyond the Urban Boundary which the Authority has referred to would not accommodate built development, and the site already benefits from extant consent.

In terms of the comments from Natural England it is not considered necessary to amend Core Policy 12 to make specific reference to SANGS as this matter is dealt with through the linked Policy DM7 'Biodiversity and Green Infrastructure'. The provision of coherent and resilient

ecological networks is viewed as integral to, and so implicitly covered by, the protection, promotion and enhancement of a Green Infrastructure Network which is sought through Core Policy 12 and Policy DM7.

The Plan Review process is founded on an appropriate and robust Integrated Impact Assessment and evidence base. Requirements under the Duty to Cooperate have been fully accorded with. The assessment of facilities within settlements is monitored on an annual basis and updated through the Annual Monitoring Report, this provides an appropriate way of assisting with the implementation of Spatial Policy 3. In order to understand potential land supply it has been necessary to undertake a wide ranging 'call for sites' as part of the Plan Review, offering land owners the opportunity to indicate availability for development. Parish Councils have been, and will continue, to be involved in the Plan Review process and have the opportunity to make representations.

With respect to Core Policy 2 amendments will be made setting out the circumstances where cross-subsidy from a small market element would be allowed.

Actions:

Amend Core Policy 2 setting out the circumstances in which cross subsidisation of rural affordable housing would be acceptable.

Abbreviations

| | |
|------|---|
| CIL | Community Infrastructure Levy |
| DPD | Development Plan Document |
| FOAN | Full Objectively Assessed Needs for Housing |
| IIA | Draft Integrated Impact Assessment |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Practice Guidance |
| SAC | Special Area of Conservation |
| SHMA | Strategic Housing Market Assessment |
| SSSI | Site of Special Scientific Interest |

APPENDIX TWO**Representations List**

| Respondent Number | Respondent | Questions Responded To |
|-------------------|--|--|
| 1 | Collingham Parish Council | 1 – 20 plus additional comments |
| 2 | Local Resident | Specific land in Balderton |
| 3 | Local Resident | 4, 5 |
| 4 | Natural England | 3, 4, 13, 15, 17 plus Core Policy 12 and additional comments (IIA) |
| 5 | Aspbury Planning Ltd for Strawsons | 1, 2, 3, 4, 5, 7, 8, 16, 17 |
| 6 | Nathaniel Lichfield & Partners for Bourne Leisure Ltd | 5, 10, 13, 16, 17, 18, 19, 20 |
| 7 | Caunton Parish Council | 5 |
| 8 | Oxton Parish Council | 6 plus additional comments |
| 9 | Wellow Parish Council | 3 |
| 10 | Canal and River Trust | General no comment |
| 11 | Local Resident | 3, 4 |
| 12 | Pegasus Group for Harworth Estates | 1, 3, 4 |
| 13 | Environment Agency (x2) | 11, 15, 18 plus IIA |
| 14 | Harby Parish Council | 5 |
| 15 | Local Resident | 5 |
| 16 | Mansfield District Council | 4 |
| 17 | Coddington Parish Council | 5 |
| 18 | Laxton and Moorhouse Parish Council | 5 |
| 19 | JLL for Flowserve | 1, 4, 6, 7, 15, 16 plus additional comments |
| 20 | Conway Land Management Ltd | 3 |
| 21 | Planning and Design Group for NSK Europe Ltd | 7, 15 |
| 22 | GPS Planning and Design Ltd for Coultas Farming | 1, 3, 4, 5, 7, 8, 9 |
| 23 | Corylus Planning and Environmental Ltd | 1, 5 |
| 24 | National Trust | 3, 4, 5, 6, 7, 15, 17, 18, 19, 20 |
| 25 | JVH Town Planning Consultants Ltd for Southwell and Nottingham Diocese | 1, 3, 4, 5, 7 plus additional comments |
| 26 | Tetlow King Planning for Minster Veterinary Surgery | 1, 4, 8, 9, 15, 16 |

| | | |
|----|---|--|
| 27 | Define Planning Design Ltd for William Davis Ltd (x3) | 1, 4, 7, 9 |
| 28 | Upper Witham IDB | Additional comments |
| 29 | Witham First IDB | Additional comments |
| 30 | Witham Third IDB | Additional comments |
| 31 | Highways England | 1, 2 |
| 32 | Sport England | 14 |
| 33 | Concept Town Planning Ltd | 5, 17 |
| 34 | Jigsaw Planning & Development Ltd | 1, 3, 4, 5, 6, 8 |
| 35 | RSPB | 3 |
| 36 | Walker Morris LLP for The Gascoine Group Ltd | 1, 8 |
| 37 | Town-Planning.co.uk | 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 18, 20 plus additional comments |
| 38 | Local Resident | 1 |
| 39 | South Muskham and Little Carlton Parish Council | 5, 10 |
| 40 | Local Resident | 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 20 plus additional comments |
| 41 | IBA Planning | 5, 6 plus additional comments |
| 42 | Nottinghamshire Wildlife Trust | 3, 11, 15 |
| 43 | Local Resident | 1, 5, 8, 9 |
| 44 | Nottinghamshire County Council | 3, 13, 15, 19 plus additional comments |
| 45 | GPS Planning and Design Ltd on behalf of clients | 3, 5, 8, 9 |
| 46 | Historic England | 1, 2, 3, 4, 5, 6, 7, 9, 11, 12, 15, 17, 19, 20 plus IIA comments |
| 47 | Fernwood Parish Council | 1 – 20 plus additional comments |
| 48 | Norwell Parish Council | 5 |
| 49 | Lowland Derbyshire and Nottinghamshire Local Nature Partnership | 12, 15, 18, 19 |
| 50 | Gladman Developments Ltd | 1, 4, 5, 6 plus additional comments |
| 51 | Heaton Planning for Collingham Land Owners | 1, 3 |
| 52 | Newark Town Council | 3, 8, 10, 13, 14, 16, 17, 20 |
| 53 | Carter Jonas LLP for Noble Foods Ltd | 1, 2, 3, 4, 5, 8, 13 plus additional comments and site submissions |
| 54 | Central Lincolnshire Joint Strategic Planning Committee | 4, 15 |
| 55 | Peacock and Smith Ltd on behalf of clients | 1, 5, 7, 8, 9, 12, 13, 15, 18, 19, 20 |
| 56 | Avant Homes | 1, 4, 8, 9 |

| | | |
|----|---------------------------------------|--|
| 57 | Amec Foster Wheeler for National Grid | General no comments |
| 58 | Local Resident | Additional comments |
| 59 | Gedling Borough Council | 1, 4, 7 |
| 60 | Millcroft Homes Ltd (x2) | 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20 plus additional comments |
| 61 | Copesticks Ltd on behalf of clients | 1 – 20 |
| 62 | Local Resident | 1, 2, 3, 4, 5, 6, 7, 8 |
| 63 | Southwell Civic Society | 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 20 plus additional comments |
| 64 | Theatres Trust | 14 |

Newark and Sherwood Local Development Framework

Plan Review

Preferred Approach – Sites & Settlements

Consultation Responses Document

July 2017

1. Introduction

- 1.1 The Newark and Sherwood Local Development Framework Plan Review: Preferred Approach – Sites & Settlements (hereafter referred to as the Preferred Approach – Sites & Settlements) was published for a period of public consultation on 12th January 2017. Representations were requested to be received by 24th February 2017. The Local Development Framework Task Group approved the document for publication on 15th December 2016 following delegated authority from the Economic Development Committee on 15 June 2016.
- 1.2 This statement sets out how many representations were made on the Preferred Approach – Sites & Settlements document and a summary of the main issues raised in those representations, in accordance with Regulation 22(c)(iii) of the Town and Country Planning (Local Planning) (England) Regulations 2012. It goes on to set out the District Council’s Response to these and any actions which flow from the District Council’s response that have informed the development of the Plan Review.

2. Summary of Main Issues Raised

- 2.1 In total 335 representations were received of which 252 were from residents objecting to the proposed amendment to NUA/Ho/2 to become a Gypsy & Traveller site.
- 2.2 The summary below of the main issues raised sets out the responses in relation to each question in turn and then deals with the additional comments at the end of the report.

QUESTION 1: Do you agree with the proposed changes to Policy NAP1 Newark urban Area? If you think there should be other, or no changes, please explain why.

- 2.3 William Davis Ltd the developers of Land East of Newark, while they supportive of the spatial strategy, argue that a higher level of housing development in Newark should be allowed.
- 2.4 Nottinghamshire County Council made comments about minerals but did not object to the preferred approach. Simons Developments promote Land to the south-east of the Dixons/Knowhow Distribution Centre complex for employment development, arguing for a higher level of employment development in the Newark area, as well as suggesting amendments to the employment land supply calculations.

District Council Response: The comments are noted. the District Council is firmly of the belief that the development targets proposed for the Plan Review are based on robust evidence contained in independently prepared evidence base documents. The Council has a flexible housing and employment land supply for the new plan period. Comments from the County Council with respect to the safeguarding of minerals and waste resources are noted. Whilst no objections have been made on specific sites the Authority has suggested that the site allocation policy for Land South of Newark should make reference to the existence of sand and gravel resource and highlight the potential for prior extraction of the mineral. However the area beyond the Urban Boundary which the Authority has referred to would not accommodate built development, and the site already benefits from extant consent.

Action: None.

QUESTION 2: Do you agree with the proposed changes to Policy NAP 2A Land South of Newark? If you think there should be other, or no changes, please explain why.

- 2.5 Urban and Civic, developers with an interest in Land South of Newark, suggest some amendments to do with retail and education but are essentially supportive.

District Council Response: The comments are noted. Amendments have been made to reflect changes in education requirements; in terms of retail provision the submissions from Urban & Civic are acknowledged. A sequentially appropriate location within the main built-

up area to the south of Newark remains the most suitable and sustainable location to meet future convenience retail needs, given the relationship between population growth and future capacity. However it is difficult to meaningfully separate the relative merits of Land South of Newark and Land around Fernwood. Accordingly Core Policy 8 will be amended to provide support for additional convenience retail development in a sequentially appropriate location, within the main built up area to the south of Newark of a scale sufficient to meet the needs generated by population growth. The operation of the market will be relied upon to determine the final location. Given that convenience capacity is not forecast to be present until post 2026 (District-wide) and will be driven by population growth the timing of delivery is however an important consideration. Whilst it may be appropriate to adopt a pragmatic approach, i.e. not expecting the full forecast population growth to have occurred before development takes place, it is nonetheless important that the potential impact on the District's network of Centre's is robustly considered. Application of the Impact Test is viewed as the appropriate means for doing so.

Action: Amend policy and supporting text accordingly.

QUESTION 3: Do you agree with the proposed changes to Policy NAP 2B Land East of Newark? If you think there should be other, or no changes, please explain why.

- 2.6 The masterplan produced by William Davis Ltd, the developers, indicates that Land East of Newark has the capacity for 1,200 dwellings and this is the figure that they would like to see in the policy. They suggest that the country park should extend throughout the development as part of a linked green infrastructure and not be 'restricted solely to land north of Clay Lane'. They argue that only 2 points of access are required. They also suggest that the indicative illustration is deleted as it does not agree with their masterplan.
- 2.7 The preferred approach refers to the provision of 2 GP facilities if required, and the developers say that this should be removed because their pre-application consultation shows that key stakeholders would seek a financial contribution instead. The developers also ask that a Retail Impact Assessment is required only if the scale of retail provision proposed in an application is greater than the thresholds set out in the NPPF. Further suggestions include less stringent requirements for linking pathways with the countryside, providing sports fields, and retaining landscape features.

District Council Response: The comments are noted, the Council agrees that some amendments should be made to reflect the current circumstances with regard to infrastructure provision, however it does not agree that the original design concept of the Country Park should be removed. Following discussions with William Davis a small number of changes have been agreed to the policy, however both parties have agreed that the scheme can be delivered with the current design parameters in place. The changes agreed

refer to GP provision and sports pitches which are now to be delivered off site, and amends to reflect the reality that connection to countryside beyond the A1 is not practical.

Action: Make agreed amendments to NAP 2B.

QUESTION 4: Do you agree with the changes to Policy NAP 2C Land around Fernwood? If you think there should be other, or no changes, please explain why.

2.8 Strawsons Property, landowners at Land around Fernwood, argue that the preferred approach should be open to B2 and B8 uses at Fernwood Business Park, and should promote non B employment uses more. The Environment Agency are supportive and Highways England have no objections. Urban and Civic, developers with an interest in Land South of Newark, suggest some amendments to do with retail, education and the Southern Link Road but are essentially supportive.

District Council Response: The comments are noted. The policy has been amended to make clear that this requirement refers to the employment land allocated as part of NAP 2C not the current partially developed Fernwood Business Park. The comments by Urban and Civic are noted and are dealt with in answer to

Action: Amend the policy accordingly.

QUESTION 5: Do you agree with the current status and approach to employment land in the Newark Area? If not, please explain why.

2.10 Land to the south-east of the Dixons/Knowhow Distribution Centre complex is being put forward for employment development, arguing for a higher level of employment development in the Newark area, as well as suggesting amendments to the employment land supply calculations.

District Council Response: See question 1 response

Action: None.

QUESTION 6: Do you agree with the current status and approach to housing sites in the Newark Urban Area? If not, please explain why?

2.11 No comments received

District Council Response: None

Action: None

QUESTION 7: Do you agree with the proposed changes to Policy NUA/Ho/7? If you think there should be other, or no changes, please explain why.

2.12 No comments received

District Council Response: None

Action: None

Question 8: Do you agree with the proposed changes to Policy NUA/Ho/2? If you think there should be other, or no changes, please explain why.

- 2.13 A total of 252 responses were received to consultation on proposed changes to NUA/Ho/2, almost all opposed to the preferred approach. Some planning issues were raised, although many of the concerns expressed went beyond the scope of the planning system. Two slightly different versions of a petition have been handed in, opposing the preferred approach. There is also an online version of this petition on the Change.org website which has 670 signatures.
- 2.14 The land owner of the north-west portion of the NUA/Ho/2 site, as well as a substantial area of employment land to the north where their business is based and where land is currently available to rent-strongly objects to the preferred approach. They argue that the consultation 'has blighted the prospects of reoccupation of surplus land and buildings on this employment site', as well as reducing the value of the part of NUA/Ho/2 that they own.
- 2.15 Part of the site is owned by Severn Trent Water. The landowner would like this land, and the land his company already owns, to be used for the development of bricks and mortar housing. Concerns are also raised about traffic impacts, the potential loss of the homeless hostel and visual amenity.
- 2.16 Severn Trent Water has also objected to the proposed changes to Policy NUA/Ho/2. One reason given is concern that the preferred approach will reduce the Council's housing land supply and miss the opportunity to develop a sustainable site for bricks and mortar housing. They also argue that insufficient evidence has been provided to justify the change in policy, meaning that the preferred approach is unsound.
- 2.17 Severn Trent Water are keen to retain the current policy with a view to securing a residential consent for 86 dwellings on the site.
- 2.18 The Environment Agency welcome the preferred approach. Despite the site being within flood zone 2 and requiring the Exception Test, they consider that NUA/Ho/2 offers a much improved reduction in flood risk compared to the 'heavily constrained' Tolney Lane. In the absence of any other alternative sites, the Environment Agency are of the opinion that Quibells Lane should be the preferred location for the siting of future Gypsy & Traveller accommodation, directing all new pitches away from the Tolney lane site.

- 2.19 The National Federation of Gypsy Liaison Groups support the provision of more Traveller pitches, but are concerned that this should not be at the expense of local homeless people. They do not think that Travellers pitches sharing the site with a homeless hostel would be a good arrangement, but they do not say why not. If alternative accommodation for the homeless is to be found elsewhere first, then they question whether the site can be delivered to a suitable timescale.
- 2.20 Heine Planning who specialise in Gypsy & Traveller issues raised some concerns that too many pitches are being provided in Newark compared with the rest of the District. There should be more choice of pitches in terms of location, size and tenure, and most Travellers would rather live on small sites owned and occupied by families. They question the deliverability of the site on the grounds of: flood risk; archaeological potential; and proximity to the East Coast Main Line leading to possible noise and vibration issues. She also mentions concerns that the homeless will be displaced.
- 2.21 One local Councillor objects strongly to the preferred approach, commenting on the loss of bricks and mortar housing land, local objections, fear of crime, access, property prices and the perceived loss of the homeless hostel. She also says the preferred approach will be harmful to her business, and complains about how the consultation was carried out. Another Councillor, is keen that a way is found to house more Gypsies & Travellers on Tolney Lane rather than the NUA/Ho/2 site.
- 2.22 Murdoch Planning submitted identical comments on his own behalf and on behalf of various clients who are members of the Gypsy & Traveller community resident at Tolney Lane. As well as saying the pitch need figures are too low and expressing concern at the 'loss' of the homeless facility, the respondent states that the Travellers he represents do not want to live at the site. The submission also noted that one landowner on Tolney Lane also does not want to be at the NUA/HO/2 site and would rather have planning permission for more pitches at Tolney Lane.
- 2.23 The preferred approach to NUA/Ho/2 was widely understood as entailing the imminent demolition of the Seven Hills Homeless Hostel. Two main themes emerged from comments that referred to this. 70 respondents mentioned financial considerations, including the money spent on the refurbishment of the facility and the cost of constructing an alternative facility elsewhere. The other main theme, mentioned in 95 responses, was concern that the users of the hostel would be left with nowhere to live or offered inferior accommodation.
- 2.24 79 responses expressed concern that the potential development of a Gypsy & Traveller site would lower house prices locally. Some acknowledged that this was not an issue that could be taken account of in the planning system.

- 2.25 65 of the responses received stated or implied that the writer believed that the Gypsy & Traveller community was associated with criminality, and gave fear of crime as a reason for opposing the preferred approach.
- 2.26 Worries about traffic issues were mentioned in 57 responses, often accompanied with descriptions of existing traffic problems. Concerns that the Seven Hills site was vulnerable to flooding and was therefore unsuitable for allocation, or was too costly to make safe, were raised in 8 comments. 19 respondents worried that housing more people in the area would put pressure on the local school, often stating that there was already a waiting list due to a shortage of places.
- 2.27 The idea that any new Gypsy and Traveller pitches in Newark should be at Tolney Lane despite flood risk was put forward in 40 responses. This was often associated with suggesting improvements to flood defences and mention of vacant land or available pitches at Tolney Lane. 21 comments stated that the Gypsy and Traveller community did not want to live on the Seven Hills site, often citing a community representative who spoke at a public meeting.
- 2.28 32 responses suggested sites other than NUA/Ho/2 for use by Gypsies & Travellers. 30 people suggested that the Gypsy & Traveller community would create mess or not dispose of waste and litter appropriately. 18 respondents complained about the potential for loss of privacy, overlooking, noise or disturbance.
- 2.29 Complaints that the consultation process was inadequate or secretive, or that the preferred approach was insufficiently publicised, were made in 11 comments. A number of respondents wrote that they were made aware of the potential development of a Gypsy & Traveller site by the letter anonymously distributed in the area, by word of mouth or by other means rather than through Council publicity material.
- 2.30 Fewer than 10 respondents:
- expressed a preference for bricks and mortar housing rather than a Traveller site;
 - said that the proximity to the railway line was dangerous, for instance because children might access it;
 - wrote that there would be ill feeling or a lack of social cohesion between the Gypsy & Traveller community and the settled community; and
 - complained about the potential loss of the 'community centre' at Seven Hills.

District Council Response: The comments are noted. The Council recognises the significant local concern with regards to this site. It has carefully considered these responses and has undertaken further discussions with Seven Trent Water with

regards to the delivery of the site. It has concluded the site is not deliverable because it cannot deliver the suitable number of pitches requirement to meet the Council's required need.

Action: Investigate alternatives to NUA/Ho/2 for the delivery of additional Gypsy & Traveller pitches.

QUESTION 9: Do you agree with the continued allocation of site Co/Mu/1? If not please explain why.

2.31 11 responses were received about the housing allocations in Collingham including 2 from agents promoting additional allocations at Manor Road (as Co/MU/1 already has permission) and Oaklands as this represents a better site than the reserved land at Co/RL/1. Two local agents and a number of individuals and residents (none from Collingham) support the continued allocation of Co/MU/1 though some note that it will attract more people from Lincolnshire than the NSDC area.

District Council Response: The comments are noted. The Council has made sufficient provision for development within Collingham to meet the housing requirement so no further allocations are being considered for inclusion as part of the Review.

Action: None

QUESTION 10: Do you agree with the continued allocation of site ST/MU/1? If not please explain why.

2.32 7 responses were received about the Mixed Use allocation in Sutton-on-Trent including the Environment Agency who had no objections and the Trent Valley IDB who note that they hope to undertake a scheme in the area to reduce flood risk to the village. A local agent from the village objects to the continued allocation believing the current settlement hierarchy is now inappropriate having regard to changes in local services and facilities. They conclude that since allocation in the previous Local Plan, flood risk has materially changed such that the LPA is now required to carry out a new sequential test and exception test as required by the NPPF if allocation is proposed. This has not been undertaken. It is also clear that the previous allocation did not carry out the necessary consideration under s66 on impact on the Conservation Area; again such a statutory test is required to be undertaken. Other comments from individuals and residents (none from Sutton-on-Trent) agree with the approach taken with one noting that there is no problem developing brown field sites in rural areas as it provides essential housing.

District Council Response: Comments are noted. Site ST/MU/1 is subject to a current planning application which has been under consideration, and subject to a number of amendments and extensive consultation, over some period of time. In responding to the

change in flood risk sequential work has been undertaken through the application process, with the availability of reasonable alternative sites at lesser flood risk having been considered. The Environment Agency has approved the Flood Risk Assessment accompanying the pending application and therefore appear satisfied from an Exceptions Test perspective. The Environment Agency does not raise any objection to the continued allocation of this site and the District Council is not aware of any reason why this site would not be deliverable. Where evidence has come forward to indicate allocations are no longer deliverable they will be deallocated.

Action: None.

QUESTION 11: Do you agree with the proposed changes to the Southwell Area Policies? If not please explain why.

- 2.33 16 responses were received concerning the Southwell Area policies (SoAP 1 'Role & Setting of Southwell' and SoAP 2 'Brackenhurst Campus'). Many of which expressed support for the proposed amendments, notably this included Southwell Civic Society, Nottingham Trent University and the National Trust.
- 2.34 Nonetheless objections were received from the CPRE who disagree with the revision seeking to secure additional car parking capacity, considering that the existing wording promoting sustainable transport measures ought to be retained. ~~The~~ Southwell Medical Centre highlighted that the surgery has reached capacity, with concerns being expressed over the implications of additional growth in the town and at Farnsfield. The consultee requested that development be coordinated with the Clinical Commissioning Group to avoid access to healthcare becoming problematic. Through their planning agent a local landowner put forward that SoAP1 should be amended to support custom and self-build housing, and the references to new employment development widened to include the expansion of existing businesses.

District Council Response: The comments are noted. Content concerning additional car parking has been evidenced through the Town Centre & Retail Study. The proposed approach would run in conjunction with Spatial Policy 7 'Sustainable Transport', which seeks to secure sustainable transport measures. Infrastructure requirements resulting from growth have been considered through the Infrastructure Delivery Plan, and improvements will be delivered through the Community Infrastructure Levy, planning obligations, developer contributions and where appropriate funding assistance from the Council. Assumptions will be revisited at the planning application stage and proposals will be expected to provide for appropriate infrastructure. It is considered that the expansion of existing businesses is already implicitly covered by the reference to new employment development in SoAP1. It is not considered necessary to widen the policy to overtly support custom and self-build housing which is supported through the Plan.

Actions: None.

QUESTION 12: Do you agree with the current status and future approach to employment land in the Southwell Area? If not please explain why.

- 2.35 9 responses were made over the preferred approach to employment allocations in the Southwell Area, expressing support in the most part. The National Trust viewed the de-allocation of the northern section of So/E/2 positively, considering it would support the protection of the immediate surroundings to the Workhouse.
- 2.36 Whilst agreeing with the proposed retention of Crew Lane for employment purposes Southwell Town Council have put forward an alternative approach to the future development of the south east of the Town. This would involve the connection of So/Ho/7 to So/E/3 with the wider site being brought forward for residential development, and access being taken from Fiskerton Road. Having expressed support for the wider approach to employment land allocation in the Southwell Area the Civic Society nevertheless go on to oppose the Town Council's proposal. Representatives of Minster Veterinary Surgery objected to the proposed reduction of So/E/3, though did offer support for an alternative use as per the Town Council's proposal.

District Council Response: The comments are noted. In respect of the National Trust comments it is not viewed as appropriate to delete So/E/2. There is still the need to meet employment land requirements within the Southwell Area, and it is considered that the 'immediate surroundings' of the Workhouse can be positively responded to through a sensitive and appropriate design and layout of development.

Following the County Council's deletion of the Southwell Bypass there is no longer any need to maintain its previously safeguarded line. In this event Policy So/E/1 commits the Authority to taking the opportunity to review the Crew Lane Industrial Estate Policy Area. As part of this the Town Council's proposal concerning So/E/3 and So/Ho/7 will be assessed and its merits considered moving towards the Publication Amended Allocations & Development Management DPD. It should be noted that the proposal would largely involve the amendment of existing allocations.

Action: Assess the Town council's proposal concerning So/E/3 and So/Ho/7 and consider its implications moving towards the Publication Amended Allocations & Development Management DPD.

QUESTION 13: Do you agree with the current status and proposed approach to housing sites in Southwell? If not please explain why.

- 2.37 12 comments have been made on the preferred approach to housing allocations in Southwell, including a number of general supports from residents across the District. Southwell Civic Society also provided support, particularly with regards to the proposed deletion of the former Minster School site and extension of So/Ho/7.
- 2.38 Two alternative sites have been put forward, land to the west of Allenby Road (60-70 dwellings) and land at Crew Lane / Fiskerton Road (circa 300 dwellings and employment use). With the Allenby Road representations seeking either the sites direct allocation or its inclusion as 'reserved land' to provide additional flexibility. Those made in respect of Crew Lane / Fiskerton Road pursues its allocation through the review, it should be noted that the land in question adjoins the area proposed by the Town Council.
- 2.39 The new surface water management content proposed for inclusion within Southwell housing allocations was the subject of a number of responses. Southwell Town Council queried why a flood return of 1 in 20 years had been used when the Town is subject to flood events of greater than 1 in 100 years, and suggested that the standard sought ought to be run-off rates which are in line with the site's pre-developed state. The Environment Agency advised that there should be continued discussions with the Lead Local Flood Authority (NCC) in order to establish the most appropriate wording for surface water requirements. Notably no response has been received from NCC in its capacity as the LLFA.
- 2.40 The County Council have provided ecological input on So/Ho/4 'Land East of Kirklington Road', the south east of which accommodates mature vegetation, most likely an old orchard and so a 'Habitat of Principle Importance'. The County Council suggest that the area either be deallocated or ensure that its retention as open space is provided for.

District Council Response: The Council has made sufficient provision for development within Southwell to meet the housing requirement and so consequently no fresh allocations are being considered for inclusion as part of the Review.

A flood return of 1 in 20 (5%) or greater in any year provides the starting point for consideration and discussions to identify the functional floodplain. This is taken as being the appropriate planning test, and basis on which to consider surface water flood risk through the Plan Review. Notably the approach has been signed off by the Environment Agency and the Lead Local Flood Authority has not raised any objection.

The biodiversity comments from the County Council in respect of So/Ho/4 would be dealt with through the planning application process in applying Core Policy 12 and Policy DM7.

Action: None.

QUESTION 14: Do you agree with the current status and proposed approach of housing sites in Farnsfield. If not, please explain why.

- 2.41 Farnsfield Parish Council object to the preferred approach. They say that there is no evidence presented to support the readjustment of the housing figure from 142 dwellings to 211 dwellings. They are concerned about possible further increases in future, and argue that there should be a presumption against more housing development. The lack of an employment allocation is also a concern, on the grounds that this may lead to ‘increased commuting with a negative environmental impact and a negative impact on the local economy.’
- 2.42 The Parish Council are hostile to new housing development because of what they regard as major negative impacts. They mention increased local traffic, a shortage of public transport, highways in poor condition, inadequate footpaths, pressure on the local primary school and the Minster School, and drainage and sewage management problems. They also feel that money from CIL or Section 106 agreements is insufficient.
- 2.43 The Environment Agency and the Trent Valley Internal Drainage Board do not object to the preferred approach. A representative of Farnsfield Medical Centre says that as Southwell Medical Centre is at capacity, Farnsfield may have to take the new residents as patients. The District Council is urged to work with Newark and Sherwood Clinical Commissioning Group to ensure that sufficient healthcare provision is in place to support new residential development.

District Council Response: Comments are noted. The change to the Farnsfield figures reflects the amount of development which has been completed or is already committed within the village during the revised Plan period. Whilst the figure is higher than that proposed within the Core Strategy, it does not require any further allocations to provide for the new requirement and covers the period up to 2033. Whilst the Parish Council’s concern is understandable, the existence of the permissions is now more appropriately accounted for within the Strategy. Despite appropriate marketing having been undertaken, no developers were forthcoming for the previously identified employment land.

Action: None

QUESTION 15: Do you agree with the current status and proposed approach to housing sites in Lowdham? If not please explain why.

- 2.44 There was mixed response to housing allocation in Lowdham, whilst it was accepted that greenbelt and flood risk constrained development comment was made that in terms of existing infrastructure Lowdham was a more sustainable location for development than Thoresby Colliery for new housing. The CPRE agreed that the preferred approach would achieve the right balance between protecting the green

belt and allowing for the delivery of a small number of affordable homes to suit local need. Local objection to additional housing was on the grounds of additional pressure on local services and traffic congestion.

- 2.45 Representation was made on behalf of the owner of Lo/Ho/1 suggesting that the site is most likely to come forward as mixed use retaining the existing employment use, with the suggestion that the remainder would be best suited for self-build dwellings and that development of the site is currently unviable due to the Council's desire to see 2 bedroom dwellings being delivered. Suggestions for amending the Green Belt Boundary were also proposed.

District Council Response: Comments are noted. No further amendments are to be made to the Green Belt boundary as part of this review and the Council is committed to the regeneration of the Thoresby Colliery site and views the site as a sustainable location to accommodate growth. Evidence from the Housing Market and Needs Assessment (2016) indicates a need for both 2 and 3 bed dwellings in the Nottingham Fringe Area and notes that it is the third most popular choice of location for Self/Custom build dwellings. Policy Lo/Ho/ 1 and Lo/HN/1 will be amended to reflect this.

Action: Amend Policies Lo/Ho/1 and Lo/HN/1.

QUESTION 16: Do you agree with the proposed changes to Policy ShAP2 Role of Ollerton & Boughton? If not please explain why.

- 2.46 11 responses were received to the amendments to ShAP 2 including from NCC – Strategic Highways who note that the second and third schemes named in the third bullet point are not forecast in the latest draft NSDC IDP to exceed their theoretical traffic carrying capacity during the life of the Local Plan i.e. by 2033 and hence will not require resolution. They also note that County Council as local highway authority has not approved the NSDC IDP and this is still being considered.
- 2.47 The CPRE do not agree with the proposed deletion of the sustainable transport part of the policy and submit that the text from the 2011 CS is retained: "Securing improved public transport linkages between Ollerton Town Centre and the surrounding Sherwood Area." (CS p.97). Two residents (one not from the area) believe the improvements should not be limited to the Town Centre and note that no further significant housing development should proceed until Ollerton roundabout and health care issues are resolved. Other respondents including individuals, a developer and an agent broadly support the changes.

District Council Response: The comments are noted. Agree with the CPRE comment that the sustainable transport text from the policy should be retained.

Action: Amend Policy ShAP 2.

QUESTION 17: Do you agree with the proposed new Policy ShAP3 Role of Edwinstowe? If not please explain why.

2.48 15 comments were received on the proposed introduction of ShAP 3 'Role of Edwinstowe'. This number included several residents objecting to the proposed redevelopment of the former colliery - on the grounds of impact on infrastructure (with general highways concerns, impact on healthcare and Ollerton Roundabout frequently figuring). Historic England provided support, subject to the satisfactory addressing of concerns connected with the redevelopment of Thoresby Colliery. The RSPB and Notts Wildlife Trust have both placed holding objections. With the two bodies being unsatisfied that the type and scale of development proposed for the colliery has been effectively justified (see later comments on ShAP 4). In their view until this has been resolved the matter of how and where Edwinstowe sits in the Settlement Hierarchy cannot be determined.

2.49 The owners of Thoresby Colliery provided support for the proposed content of ShAP 3, and have outlined how they believe the proposed redevelopment of the colliery accords with the emerging policy approach.

District Council Response: The District Council is committed to the regeneration of the Thoresby Colliery site and views the site as a sustainable location to accommodate growth and therefore Edwinstowe is best regarded as a Service Centre. The comments made by the nature conservation bodies should be addressed to ensure that the allocation is sound. In response to Historic England's comments the District Council has prepared a Heritage Impact Assessment.

Infrastructure requirements resulting from growth have been considered through the Infrastructure Delivery Plan, and improvements will be delivered through the Community Infrastructure Levy, planning obligations, developer contributions and where appropriate funding assistance from the Council. Assumptions will be revisited at the planning application stage and proposals will be expected to provide for appropriate infrastructure.

Action: Work with the Nature Conservation bodies to address the concerns expressed. Undertake a Heritage Impact Assessment.

QUESTION 18: Do you agree with the proposed new Policy ShAP4 Land at Thoresby Colliery? If not please explain why.

2.50 In terms of the proposed allocation of the colliery site through ShAP4 'Land at Thoresby Colliery' 20 responses were received. Again there were a range of objections from residents, mainly focussed on the infrastructure issues outlined in the ShAP 3 responses above. Unsurprisingly the Thoresby Colliery owners provided support for the allocation, and are confident that the emerging site requirements can be met and the quantum of development accommodated.

- 2.51 Whilst providing support in principle a local agent raised fears that additional employment land could stifle delivery of existing employment land in the area. On this basis it was argued that consideration should be given as to whether it would be appropriate to phase release of the employment land.
- 2.52 Historic England have raised concerns over the soundness of the proposed allocation, questioning the degree to which the proposed policy has considered the potential for harm to the historic environment and over what mitigation measures may be needed. The CPRE have submitted objections, pointing to a significant over-allocation of sites relative to requirements. Viewing it as unclear why the Authority has not taken the opportunity to facilitate a green tourism destination. The body does not believe the de-allocation of sites in Newark and re-direction of growth to an open countryside location is the correct approach.
- 2.53 In respect of nature conservation Natural England have welcomed the inclusion of nature conservation interests as part of the proposed approach, and support the requirement for SANGS. The body has however noted that the Habitats Regulations Assessment (HRA) screening report has not ruled out likely significant effects, and that an Appropriate Assessment may be required. They suggest that dependent on the further findings of the HRA the policy may need to provide further detail on the mitigation measures to prevent adverse impacts on the Special Area of Conservation, and the possible potential Special Protection Area from cat predation and recreational impacts.
- 2.54 The RSPB and Notts Wildlife Trust consider that the HRA does not offer sufficient certainty that a development of in the region of 800 dwellings can be delivered, without having a significant adverse effect on the Birklands and Bilhaugh Special Area of Conservation. These effects would be connected to the levels of nitrogen deposition likely to fall on habitats in the SAC from additional vehicle movements. Further information is to be provided by the site promoters, and the bodies are of the opinion that this is required to allow the proposed allocation to proceed. In their view if the impacts, alone or in-combination, cannot ultimately be satisfactorily mitigated then it may be necessary to reduce the overall scale of development envisaged. Support is however provided by the Environment Agency for how the environmental themes have been brought into the emerging site allocation policy.
- 2.55 In its role as the Highways Authority the County Council suggest that for the avoidance of doubt a further requirement is added securing other highway improvements as necessary to mitigate the impact of residual traffic.

District Council Response: Note the comments. The comments made by the nature conservation bodies should be addressed to ensure that the allocation is sound. In response to Historic England's comments the District Council has prepared a Heritage Impact Assessment. Consideration will also be given to how employment land can be released in a sustainable manner, however it should be noted that the NPPF normally discourages such approaches.

Action: Work with the Nature Conservation bodies to address the concerns expressed. Undertake a Heritage Impact Assessment.

QUESTION 19: Do you agree with the current status and proposed approach to employment sites in the Sherwood Area? If not please explain why.

2.56 10 responses were received to the approach to employment in the Sherwood Area including one from the Environment Agency who recommend for site OB/E/3 that development be kept free from any associated flood zones impacting this site or a 10 metre buffer (if this is the greater), for flood risk management and to improve habitat and water quality.

2.57 Most respondents broadly support the approach but points were made regarding the need for flexibility to respond to legitimate demand when and where it manifests itself, including uses which fall outside of the traditional "B" uses, and the possible need for some phasing given the addition of Thorsby Colliery. Two individuals disagreed, one noting that there is enough trade and industry in the Sherwood Area and the other noting the need for tourism and to elevate the related cultural benefits (including attracting major businesses) which not been identified as a major potential for the area specifically based around Sherwood Forest, Edwinstowe and the former colliery site.

District Council Response: The comments are noted. Those from the Environment Agency with respect to OB/E/3 are recognised and will be considered moving into the Publication Amendment Allocations & Development Management DPD. Comments concerning the need for flexibility are acknowledged, where such concerns are impacting on delivery of an allocation then this could be addressed through the planning application process.

The District Council is committed to the regeneration of the Thoresby Colliery site and views the site as a sustainable location to accommodate growth.

Action: Review OB/E/3 in light of the Environment Agency comments.

QUESTION 20: Do you agree with the current status and proposed approach to housing sites in Ollerton & Boughton? If not please explain why.

2.58 Some support was indicated for the Ollerton and Boughton housing allocations, the Environment Agency advised that they could not offer a full response for allocation OB/MU/1 prior to receiving and analysing the River Maun Hydraulic Model (this has subsequently been reviewed and found to be appropriate).

Avant Homes promoted the allocation of the new site at Harrow Lane, Boughton for 400 homes with the recommendation that if the OAN is higher the site could provide additional dwellings when required. One resident objected to further housing allocation stating that the land between Tesco and Newark Road that has planning permission should be built out prior to any new development on agricultural land.

District Council Response: The comments are noted. The Council has made sufficient provision for development within Ollerton & Boughton to meet the housing requirement so no further allocations are being considered for inclusion as part of the Review.

Action: None

QUESTION 21: Do you agree with the current status and proposed approach to housing sites in Edwinstowe? If not please explain why.

2.59 The response to the preferred approach to the housing allocations in Edwinstowe was small in number, with the bulk being from residents raising objections to the proposed allocation of the colliery site (again mainly on infrastructure grounds). The landowner has put forward additional land to the east of Maythorn Grove for allocation, which they believe can provide a suitable link between the existing settlement and the colliery site.

District Council Response: Comments are noted. The District Council is committed to the regeneration of the Thoresby Colliery site and views the site as a sustainable location to accommodate growth. The Council has made sufficient provision for development within Edwinstowe to meet the housing requirement so no further allocations are being considered for inclusion as part of the Review.

Action: None

QUESTION 22: Do you agree with the current status and proposed approach to housing sites in Bilsthorpe? If not please explain why.

2.60 10 responses were received about the housing allocations in Bilsthorpe including one from the owners of site Bi/MU/1 confirming that the site is deliverable within the next 5 years and should be increased from 75 to 85 dwellings. The Parish Council request that when making decisions the increased activity at the junctions on the A614 and A617 is considered, seeking traffic lights and /or a roundabout to be installed, noting that overall visibility needs to be improved and additional signage would also be greatly appreciated.

2.61 A local landowner considers that additional flexibility should be added through a positive approach to windfalls of an appropriate scale in and on the edge of Bilsthorpe, both in and outside the envelope. A local agent objects to the de-allocation of Bi/Ho/1 and considers it should remain allocated for flexibility. Other comments from individuals and residents (none from Bilsthorpe) variously agreed with the approach taken, considered that there were enough houses already, or believed it could accommodate more housing as it is well connected logistically.

District Council Response: Comments are noted. The Council has made sufficient provision for development within Bilsthorpe with the expanded area of Policy Bi/Ho/2 which now incorporates the whole of the former Nobles Foods site. Development of these sites will more than meet the housing requirement but as the de-allocated Bi/Ho/1 site remains within the Village Envelope there would be no objection in principle to its development if a proposal were to come forward.

Action: None.

QUESTION 23: Do you agree with the current status and proposed approach to employment sites in the Mansfield Fringe Area? If not please explain why.

2.62 Some support was offered for the preferred approach to employment allocations, although a number of respondents felt that allocation should actually be higher across the Mansfield Fringe Area.

District Council Response: Comments are noted - The District Council has made sufficient employment provision across the District.

Action: None

QUESTION 24: Do you agree with the current status and proposed approach to housing sites in Rainworth? If not please explain why.

2.63 In respect of the mixed use and housing allocations, two objections were raised to the de-allocation of RA/MU/1 with recommendation from a planning consultant that the land should remain allocated but purely for housing development. The Parish Council also objected to the preferred approach for RA/MU/1 and considered that the area would be best served by retail/business development.

2.64 The Parish Council in addition raised concern that housing allocation Ra/Ho/1 would have an adverse effect on traffic and other local infrastructure. In addition the allocated numbers for Phase 2 of Ra/Ho/2 would create over intensification of this development, Phase 1 that is now under construction.

2.65 Nottinghamshire County Council raised concern that Ra/E/1 has the potential to support protected species and should be subject to an ecological assessment before deciding whether it is appropriate for development. The EA recommend a sequential approach to site layout for RA/E/1 and a 10m buffer for flood risk management.

District Council Response: Comments are noted. The District Council has made sufficient provision to meet the housing requirement in Rainworth but as the de-allocated RA/MU/1 site remains within the Village Envelope there would be no objection in principle to its development if a proposal were to come forward. Issues around transport and infrastructure are addressed as part of the policy. The part of RA/Ho2 which does not yet have planning permission is of sufficient size to accommodate the additional number of dwellings allocated. The comments of the Nottinghamshire County Council and the Environment Agency will be taken into account as part of the policy.

Action: Amend Policy Ra/E/1

QUESTION 25: Do you agree with the current status and proposed approach to housing sites in Clipstone.

2.67 There was general support for the housing allocations, although one agent raised concern that C1/MU/1 is unlikely to come forward while the headstocks remain in place.

District Council Response: Comments are noted.

Action: None

QUESTION 26: Do you agree with the current status and proposed approach to housing sites in Blidworth? If not please explain why.

2.68 There was strong opposition to the New Lane housing allocation (B1/Ho/3) from residents and a local house builder, objection was on the grounds of poor highway provision and impact on local infrastructure provision. Representation was made on behalf of the land owner advising that the land is available immediately and talks are on-going with a house builder to dispose of the land.

2.69 One objection was raised to the deallocation of B1/Ho/4. Several requests were made that a further review of the green belt should be undertaken, to off-set the deallocation of B1/Ho/4 and stating that there are more suitable areas for housing allocation than New Lane.

District Council Response: Comments are noted. In respect to Policy B1/Ho/3 Issues around transport and infrastructure are addressed as part of the policy. The District Council have been informed by the owners of B1/Ho/4 that the land is no longer available for development. The Green Belt review was undertaken as part of the production of Allocations & Development Management DPD process and it was intended to be a one off and not a continual approach which would be revisited at every review of the Development Plan as set out in Paragraph 83 of the NPPF.

Action: None

QUESTION 27: Do you agree with the proposed new Core Policy 10a Local Drainage Designations? If not please explain why.

2.70 The preferred approach received limited comment, significantly however support has been provided by the Environment Agency who recognise the need for the designations, and look forward to subsequent involvement. Notably no response has been received from NCC in their capacity as LLFA. The Trent Valley Internal Drainage Board suggests Sutton-on-Trent for inclusion as an area where a designation could be explored, given previous flood events. Whilst agreeing that a policy is required Southwell Town Council put forward that a more coherent policy can only be created after the NCC mitigation plan has been finalised.

2.71 Beyond this local agents have raised the importance of the approach being proportionate to the scale and form of development proposed. Whilst another argued that the approach risked the development of a two tier approach to the management of surface water. A small number of residents commented, all providing support.

District Council Response: The comments are noted. It is not considered that the approach would result in a 'two-tiered' system. Where there is the evidence to support their introduction then Local Drainage Designations would be supported in locations beyond Southwell and Lowdham.

Action: None.

QUESTION 28: Do you agree with the proposed amendment to Core Policy 9 Sustainable Design? If not please explain why.

2.72 Limited response to the proposal to amend Core Policy 9, support from everyone who responded including the Environment Agency who wanted to include 'sustainable water management' within any policy. One respondent objected on the grounds that the Council should concentrate on Local Plan implementation and neighbourhood planning rather than an SPD on sustainable design.

District Council Response: Comments are noted

Action: None

District-wide Issues and Additional comments

2.73 A small number of district –wide issues were raised by consultees of particular note were:

- Nottinghamshire County Council – seeking to ensure the plan is compliant with the various provisions of the NPPF in relation to Minerals and Waste planning.
- Newark & Sherwood Homes want to ensure that future housing provision respects tenure shortages on the ground, and that future development doesn't impact on HRA investment
- A number of agents disagreed with the approach to the review because of the Council's approach to housing numbers, the fact that their sites were not included and one suggesting that "it will be necessary to test each proposed allocation to be taken forward against all other options that can be identified as 'reasonable alternatives' in order for the site allocation methodology to be sound."
- Education Funding Agency – wanted to draw attention to their role in funding new pupil place provision, working closely with the Local Education Authority and the Local Planning Authority.
- Sport England – suggested that the emerging Playing Pitch strategy and any update to the built sport strategy could help inform the Plan Review.

District Council Response: The comments are noted. Through the Plan Review the continued deliverability of all existing allocations has been considered. The approach to site allocation is considered robust and sound. Comments from the County Council concerning minerals and waste safeguarding have been addressed earlier in this report. The input from the Newark & Sherwood Homes, the Education Funding Agency and Sport England is acknowledged.

Action:

None.

Comments on the Draft Integrated Impact Assessment

2.7.4 Comments on the Draft Integrated Impact Assessment (Draft IIA) were submitted by Nottinghamshire County Council (NCC) and Historic England. NCC were supportive of the document, and suggested amendments to make references to waste and minerals more up-to-date or thorough. Historic England pointed out that their

Advice Note on Site Allocations has been in place for over a year but is referred to as being in draft form.

District Council Response: These comments are noted.

Action: The IIA will be amended as NCC and Historic England advise.

Newark and Sherwood Local Development Framework

Plan Review

Preferred Approach – Town Centre & Retail

Consultation Responses Document

July 2017

1. Introduction

- 1.1 The Newark and Sherwood Local Development Framework Plan Review: Preferred Approach – Town Centre & Retail document was published for a period of public consultation on 12th January 2017. Representations were requested to be received by 24th February 2017. The Local Development Framework Task Group approved the document for publication on 15th December 2016 following delegated authority from the Economic Development Committee on 15 June 2016.
- 1.2 This statement sets out how many representations were made on the Preferred Approach – Town Centre & Retail document and a summary of the main issues raised in those representations, in accordance with Regulation 22(c)(iii) of the Town and Country Planning (Local Planning) (England) Regulations 2012. Responses and, where appropriate, actions moving towards publication of the Publication Amended Core Strategy and Allocations & Development Management Development Plan Documents have been provided. Overall 10 responses were received from 10 consultees.

2. Establishing Convenience Retail Needs (Question 1 – Town Centre & Retail Paper)

Main Issues

- 2.1 *(Aspbury Planning Ltd obo Strawsons Property)* – Acknowledges the limited convenience capacity (180 sqm) up to 2026, but argues that this should not be a ceiling figure should a proposal for a new convenience store come forward within this time period particularly if this is at Land around Fernwood.
- 2.2 *(Cerdea Planning obo Marston’s Estates Ltd)* – Disagree with the preferred convenience retail forecast and do not consider that it represents an appropriate basis on which to plan to meet future need. The respondent points to the Bank of England having raised its forecasts for economic growth for 2017 to 1.4%, largely on the basis of consumer confidence and continued spend within the retail sector. Highlights that the economy grew by 0.7% in the fourth quarter of 2016, an upgrade on initial estimates, and that income had grown by 4% in this quarter. On this basis does not consider that consumer confidence is weakening. Recommends that supermarket/ deep discounter format category be further split down, without this it cannot be said that the forecasts represent an appropriate basis on which to plan.
- 2.3 *(Peter Brett Associates obo Newark Property Developments)* - The preferred approach to meeting convenience retail needs should be based on the ‘deep discount’ floorspace format, due to the development of superstore formats having slowed and reflecting market change. This would also be a better fit with the qualitative needs identified with respect to the Sustainable Urban Extensions.
- 2.4 *(Rainworth Parish Council)* – Consider that the residential growth anticipated for the settlement greatly exceeds the retail capacity forecasts for the village, disagree with the focus on Newark, Southwell and Ollerton and suggests that that current retail provision in the village cannot meet needs at present.

Response

The capacity forecasts are considered to remain both sound and robust. It is not the intention that they provide a fixed upper ceiling. They however provide an appropriate basis to plan for retail needs to be met over the plan period, and where appropriate will contribute to understanding the likely impact of retail proposals. Retail proposals will continue to be determined in line with national and local planning policy.

It is considered that the split between superstore and supermarket/deep discount is an appropriate basis on which to understand convenience retail needs over the plan period. The purpose of which is to obtain a finer grained understanding of the implications of different floorspace formats, and to support the day-to-day determination of planning applications. The splits are viewed as providing a proportionate and appropriate approach to doing so. Regardless of how floorspace formats are split it remains necessary to select a single scenario around which to base the Plan’s approach to meeting needs. The superstore format remains the preferred approach to doing so, opting for the

'supermarket / deep-discount' format is not considered appropriate. Whilst growth in the supermarket / deep discount sector has been witnessed there has also likewise been significant growth in the smaller convenience formats of superstore retailers (e.g. Tesco Express and Sainsbury's Local), which for the purposes of the Study fall within this floorspace category. This combined with the fact that the majority of active convenience retailers continue to fall within the 'superstore' category supports the selection of this scenario.

The economic forecasts contributing towards the capacity projections are considered to remain appropriate. Pointing to the economic performance from a single quarter does not suggest that these require fundamentally revisiting. The Study's underlying economic assumptions remain sound. Indeed underlining this growth slowed from the 7% posted in the final quarter of 2016 to just 3% in the first quarter of 2017. Forecasts indicate that the slowdown will continue as higher inflation dents consumer spending along with slowing employment and wage growth.

The settlement-level disaggregation distributes the District-wide 'global' capacity to the various Centres. The purpose is to help understand the potential scale and optimum location for new retail floorspace, with the proportions reflecting the status of the Centre within the retail hierarchy. However this does not necessarily mean that all the retail floorspace identified can and/or should be provided within that Centre per se. The distribution is not intended to constitute policy. It should be noted that the Plan continues to support retail development within Centres, and beyond this where the proposal is small-scale and would meet a local needs function or the sequential and impact tests have been passed. It is considered that this will enable the retail needs of communities to be met.

Action

None.

3. Preferred Approach to Meeting convenience retail needs (Question 2 – Town Centre & Retail Paper)

Main Issues

- 3.1 *(Aspbury Planning Ltd obo Strawsons Property)* – Support proposed approach and confirms that Strawsons Property have land available near the junction of Shire Lane and Great North Road.
- 3.2 *(Barton Willmore obo Urban & Civic)* – Disagree with the approach, putting forward that Land South of Newark represents an appropriate and deliverable location to meet identified needs. Take the view that it is inappropriate to discount the location on the basis that it already benefits from planning permission for convenience floorspace. Consider that no reasonable justification or analysis has been provided to discount the site. Put forward the location as appropriate for and able to accommodate an increased store of 2,787 sqm (2,230 sqm convenience and 557 sqm comparison).
- 3.3 *(Cerde Planning obo Marston's Estates Ltd)* – Objects to preferred approach, believing capacity to be greater than demonstrated. Don't consider that provision as part of the Strategic Urban Extensions would guarantee that identified needs can be met. Highlight the risk that the sites may not deliver a sufficient quantum of development within the plan period to attract a retailer. Put forward that a site within the existing urban area would guarantee delivery and be most sustainably located. On this basis the respondent puts forward the Sawmill Public House in Newark for small-scale local needs convenience retailing.
- 3.4 *(Rainworth Parish Council)* – Objects, citing Ra/MU/1 as a prime example which due to its central location should be allocated solely for retail use.

Response

The submissions from Barton Willmore are acknowledged. A sequentially appropriate location within the main built-up area to the south of Newark remains the most suitable and sustainable location to meet future convenience retail needs, given the relationship between population growth and future capacity. However it is difficult to meaningfully separate the relative merits of Land South of Newark and Land around Fernwood. Accordingly Core Policy 8 will be amended to provide support for additional convenience retail development in a sequentially appropriate location, within the main built up area to the south of Newark of a scale sufficient to meet the needs generated by population growth. The operation of the market will be relied upon to determine the final location. Given that convenience capacity is not forecast to be present until post 2026 (District-wide) and will be driven by population growth the timing of delivery is however an important consideration. Whilst it may be appropriate to adopt a pragmatic approach, i.e. not expecting the full forecast population growth to have occurred before development takes place, it is nonetheless important that the potential impact on the District's network of Centres is robustly considered. Application of the Impact Test is viewed as the appropriate means for doing so.

In terms of the Cerda Planning proposal, concerning the Sawmill, it is not considered proportionate or necessary to allocate in order to meet small-scale local needs retailing. The amended policy approach within Core Policy 8 and Policy DM11 provides an appropriate framework for delivering this form of development. Particularly in light of the respondents suggestion that such proposals will be market led. With respect to the appropriate geographic level to meet future need the respondent will be aware that convenience retail capacity is forecast to be dependent upon population growth. The SUE's will be the primary factor driving this growth, and so should delivery unexpectedly stall then the scale of population growth will fall below forecasts.

Ra/MU/1 has been proposed for deallocation due to no longer being required for retail development. Forecast capacity can be met through the extension of existing stores, reuse of existing buildings or infill development, subject to market demand. In respect of market demand no formal interest, demonstrated through the submission of a planning application, has been evident since adoption of the existing Plan. Notwithstanding this the site remains within the Centre boundary and so could still come forward for a main town centre use.

Action

Amend the approach to meeting convenience retail needs as outlined above.

4. Establishing comparison retail needs (Question 3 – Town Centre & Retail Paper)

Main Issues

- 4.1 *(Peter Brett Associates obo Newark Property Developments Ltd)* – Agree with the exclusion of NSK, however believe it to be unclear why sales density / productivity growth rates higher than those published by Experian have been used. Particularly given that much of the District’s existing retail floorspace is contained in older properties which have less potential for achieving above average productivity growth. Believes Scenario 1 provides the most appropriate basis.
- 4.2 *(Planning & Design Group obo NSK Europe Ltd)* – Agree with the overall comparison retail needs assumptions. Acknowledge that the timescales for delivery of NUA/MU/3 are dependent on the successful relocation of the existing NSK operations. Wider economic uncertainty makes the specific prediction of timescales very difficult.

Response

The advice the Authority has received is that the selection of a higher productivity growth rate is a reasonable assumption, as it reflects the fact that existing retailers are facing increased pressures on their turnover and profitability (see Section 3 of the Study). This is due to the fact that a significant proportion of retailers’ sales and profits are being taken up by increasing costs (including, for example, rents, rates and wages). Existing retailers will therefore need to achieve a higher ‘productivity’ growth over time to remain viable. On this basis the more cautious forecast based on slightly higher ‘productivity’ growth rate of 2.5% per annum represents the most realistic capacity scenario.

The contents of the NSK response are noted.

Action

None.

5. Preferred Approach to Meeting comparison retail needs (Question 4 – Town Centre & Retail Paper)

Main Issues

- 5.1 *(Aspbury Planning obo Strawsons Property)* – Highlight a continued reliance on NSK to meet comparison needs later in the plan period but considers there to be no certainty that the site will come forward. It is argued that the Council continues to fail to make provision for one-off, large scale, large site operators. Believe that the Authority should give consideration to a non-site specific, criteria based policy that could accommodate a one-off specialist store operator subject to application of the sequential and impact tests.
- 5.2 *(Peter Brett Associates obo Newark Property Developments Ltd)* – Argue the approach taken is contrary to national policy, which requires a thorough assessment of the ability of sites on the edges of Newark Town Centre to accommodate identified needs. Consider there to be no justification in allocating retail floorspace at NSK, given its inferiority to other edge-of-centre sites in terms of connection to the Town Centre. Respondent submits sites located off Northgate and highlights their connection to the Town Centre and ability to generate significantly higher levels of linked trips.
- 5.3 *(Planning & Design Group obo NSK Europe Ltd)* – Agree with the retention of NSK as an allocation, underlining its appropriateness and deliverability. Nonetheless consider that a town centre first policy over the first ten years fails to recognise that bulky goods / showroom formats are not always suitable for a town centre and that operators are likely to go elsewhere rather than be forced onto unsuitable sites.
- 5.4 In addition the site comprises a regeneration objective of strategic importance, which requires maximum flexibility to deliver. Believes it to be premature and unduly restrictive, and counter to the economic growth aims of the NPPF to seek to further reduce or limit the potential of NUA/MU/3 to develop responsively. The regeneration needs of NSK are no less important than those of town centre sites. It should be considered equally suitable and should not be limited as residual supply. This risks putting off strategic inward investment off. On this basis it is argued that Option 4 is the most appropriate.
- 5.5 *(Rainworth Parish Council)*- Comparisons between large town centres and villages are unrealistic, each has their own criteria and needs. Smaller villages often have a higher proportion of residents that depend on their local retailers for their daily needs.

Response

An additional non-site specific criteria based policy to accommodate 'one-off' specialist stores is not considered necessary, and would only serve to duplicate content in Core Policy 8 and Policy DM11. Where such a proposal is able to satisfy the sequential and impact tests then it would be policy compliant from a main town centre use perspective.

Prior to the Town Centre & Retail Paper consultation all retail options submitted through the 'call for sites' were considered. This resulted in the inclusion of NSK within the preferred approach. The sites off Northgate had not been submitted through this process and so had not been assessed or considered for inclusion. Following the receipt of valid site submissions this will now occur moving towards the Publication Amended Allocations & Development Management DPD.

The 'Town Centre first' approach is in line with national planning policy, through which their role as the heart of communities and the need to provide for their viability and vitality is recognised. It is appropriate that Town Centre redevelopment opportunities be considered prior to those beyond the Centre, particularly given the lag before significant capacity is forecast to be available. From the perspective of the viability and vitality of the Town Centre such regeneration opportunities are clearly of greater importance than those which lay beyond it. Notwithstanding this it is acknowledged that the possible floorspace yields are, at this stage, unknown. Nevertheless with 4,389 sqm capacity up to 2033 it is highly likely that there will be a 'balance' to be found.

It is not considered that a 'Town Centre first' approach fails to recognise the needs of bulky goods retailers. Clearly the availability of suitable sites within the Town Centre is material to how the sequential test ought to be applied. Where an out-of-centre bulky goods proposal is able to satisfy the sequential and impact tests then it will be policy compliant from a main town centre use perspective, nothing in the proposed policy content or approach to meeting retail needs would alter this.

The Northgate site submission will be assessed, and the potential implications for the approach to meeting comparison retail needs over the plan period will be considered moving into the production of the Draft Allocations & Development Management DPD.

The Town Centre & Retail Study has undertaken a robust assessment and identified retail and other Main Town Centre Use needs over the plan period, and considered the health of the District's various Centre's. This has informed the development of planning policies that effectively respond to the findings and which will support the meeting of Centre's differing needs.

Action

Assess site submissions off Northgate and reflect on preferred approach to meeting comparison retail needs.

6. Core Policy 8 Amendments (Question 5 – Town Centre & Retail Paper)

Main Issues

- 6.1 *(Aspbury Associates obo Strawsons Property)* – Provides support to the amendment of CP8. Believes Land around Fernwood to be of sufficient scale where the accommodation of a range of retail and town centre uses including pubs, restaurants, health and fitness and a supermarket scale foodstore could be expected.
- 6.2 *(Barton Willmore obo Urban & Civic)* - Recommends that the policy include provision for a superstore of the scale suggested in comments on question 2, with Land South of Newark the most appropriate location. Further amendments should be made to introduce the flexibility to enable provision of a superstore in place of the Eastern Local Centre, with this then being redefined as a District Centre.
- 6.3 *(Cerdea Planning obo Marston's Estates Ltd)* – Object to the setting of local impact thresholds at 350 sqm (gross). Consider that this would effectively require any proposal outside of a Centre to submit such an assessment. Don't believe that a lower threshold than the default 2,500 sqm in national policy can be justified, with the study concluding that the District's Centre's are largely vital and viable. The respondent points to the sustainable role of smaller local needs convenience stores which provide a top up function in accessible locations and enable day-to-day needs to be met. The suggested impact that even smaller out-of-centre stores can have on smaller centre's is rejected, ignoring the contribution such stores can make to the sustainability of a community. Believe that the sequential test provides an adequate means of dealing with this issue, and that the proposed threshold would be disproportionate.
- 6.4 *(Peter Brett Associates obo Newark Property Developments Ltd)* – Welcome amendments to the sequential approach but consider that the proposed wording should make reference to the preferability of accessible sites that are well connected to the Town Centre. Object to the proposed impact test threshold, citing a lack of justification given the evidence base has found that District's Centre's to be vital and viable. Believe the approach to be based on the anticipated floorspace requirements of certain retail operators, rather than relevant criteria within the Planning Practice Guidance. Points to the performance of Newark Town Centre and believes this justifies the setting of a higher threshold.
- 6.5 *(Planning & Design Group obo Nottingham Trent University)* – View the amendments as wholly consistent with national policy and provide support.
- 6.6 *(Planning & Design Group obo NSK Europe)* - Suggest that the requirement for Retail Impact Assessments should exclude allocated sites.
- 6.7 *(Rainworth Parish Council)* – Agree with the proposed policy, believing that it shows that Rainworth needs more retail growth to establish itself as a District Centre once more, to be consistent with population growth.

Response

There is difficulty in meaningfully separating Land South of Newark and Land around Fernwood from one another as locations for the meeting of future convenience retail needs. It is considered that the most appropriate approach is to amend Core Policy 8, providing support for additional provision within the main built up area at either Land around Fernwood or Land South of Newark with regard to the Sequential and Impact Tests.

The circumstances in which a Retail Impact Assessment would be sought are considered in line with national policy, and the introduction of local impact thresholds is supported by the findings of the Town Centre & Retail Study. The existing threshold is considered far from satisfactory given the scale of the District's centre's, where even its largest Newark is realistically a medium-sized market town. By way of example even within the Newark Urban Area most retail development falls significantly below 2,500 sqm. Whilst the current approach does not preclude the requesting of an impact assessment it does imply that this won't be the case, the proposed amendment therefore provides clarity and certainty to applicants.

Some of the concerns appear predicated on proposals inevitably failing to satisfy the Test, this is not the case. Nonetheless it is important that the approach be implemented in a proportionate manner. In this respect the proposed policy contains safeguards, and it is stated that the scope of the test will be discussed and agreed at an early stage on a case-by-case basis. The contribution which local needs retailing can make is recognised, and the amended Core Policy 8 seeks to provide support. Advice which the Authority has received indicates that a proposal falling below the threshold rarely fulfills a 'local needs role'. It is not considered that the Sequential Test can be relied upon alone, as this merely considers the availability of sites and not impact. It is quite clearly possible for a proposal to be sequentially appropriate but unacceptable in impact terms.

Whilst it is considered that the 350 sqm (gross) threshold remains appropriate for the majority of the District the comments suggesting a different threshold for the Newark Urban Area are noted, and this is to be the subject of further work. Notwithstanding this it needs to be recognised that whilst Newark Town Centre is the largest Centre within the District Newark Urban Area also contains smaller Centre's, two in Balderton and those within the Strategic Urban Extensions. Consequently the implications of setting of a varied threshold need to be carefully considered.

It is not considered necessary to repeat national policy verbatim within the Sequential Test content, the proposed policy wording makes clear that the approach will be implemented in line with national policy.

In respect of site allocations only one is strictly proposed (NSK). In this case the requirement of an impact assessment is considered wholly appropriate. There is a significant lag until capacity becomes available, and long-term forecasting should necessarily be treated with caution. In addition there are also potential opportunities within Newark Town Centre which are to be investigated, planned and delivered prior to this. Consequently it is possible that the capacity picture may be radically different by the time that the proposed redevelopment of the NSK is brought forward. It is therefore crucial that the scheme is guided by a robust assessment of impact. There are also justifications, as outlined

earlier, supporting the requirement of an Impact Assessment for a proposal which seeks to meet convenience retail needs at either Land around Fernwood or Land South of Newark.

As no definitive choice has been made over where future convenience retail needs will be met to the south of Newark (i.e. either Land around Fernwood or Land South of Newark) the upgrading of the status of their centre's would not be appropriate at this stage, this could however be done through subsequent reviews if appropriate. It should also be noted that it would only be with respect to convenience retailing that provision would arguably be going beyond meeting the needs generated by growth from that site, the other main town centre uses would still be restricted a scale appropriate to the Centre and to meet the needs of the development.

The downgrading of Rainworth to a Local Centre is considered to be evidenced by the findings of the Town Centre & Retail Study. This does not however prevent additional development from taking place within the Centre, and beyond this where this is acceptable in sequential and impact terms.

Action

Review local impact thresholds, giving consideration to the setting of a separate level for Newark Urban Area.

7. Policy DM11 Amendments (Question 6 – Town Centre & Retail Paper)

Main Issues

- 7.1 *(Aspbury Planning Ltd obo Strawsons Property)* – Support the approach to the Local Centre’s. Repeat the availability and suitability of Land around Fernwood to accommodate a wide range of retail and main Town Centre uses, beyond the modest scale proposed within the Persimmon scheme.
- 7.2 *(Barton Willmore obo Urban & Civic)* – Consider the reference to capacity in relation to assessing proposals for edge and out-of-centre proposals as inconsistent with national policy (whereby only the sequential and impact tests need to be passed). There is also no NPPF requirement to assess the impact of such development on allocations (where these are not in-centre).
- 7.3 *(Cerdea Planning obo Marstons Estates)* – Do not consider it reasonable that proposals exceeding the thresholds in Core Policy 8 and beyond the centre should be accompanied by an impact assessment. Such demand will be market led, with capacity being a purely academic exercise. Capacity is not only dependent upon population growth but on the state of the economy and consumer purchasing power. The correct approach would be to rely solely on the sequential test. Believe there to be the need for separate convenience and comparison thresholds.
- 7.4 *(Peter Brett Associates obo Newark Property Developments Ltd)* – Agree with the expansion of DM11 to cover all MTC uses and encouragement of A3 uses around the Market Place. Nonetheless reiterate that the sequential test content should make reference to the preference for accessible and well connected locations. Argue that references to the need to take account of current and forecast expenditure capacity should be removed. Refer to the 2016 appeal decision at Northgate (APP/B3030/W/16/3146578), where the Inspector deemed that the Framework does not require the justification of need for retail development.
- 7.5 *(Planning & Design Group obo NSK Europe)* - Suggest that the requirement for Retail Impact Assessments should exclude allocated sites.

Response

Although expenditure capacity is no longer an explicit test in national policy it can quite clearly be material to the assessment of impact. The lack of expenditure capacity will generally mean that proposals for new retail floorspace will have to draw a higher proportion of their turnover from existing centres and stores. The link between population growth and forecast (expenditure) capacity has been robustly demonstrated through the Town Centre & Retail Study (2016), underlining its continued relevance to how impact should be considered locally. In this respect Paragraph 015 (Reference ID: 2b-015-20140306) of the Planning Practice Guidance underlines the importance of the impact test being undertaken in a locally appropriate way. It should be noted that this aspect of the policy is merely proposed to be carried forward and already forms part of DM11, postdating the

introduction of the NPPF and having previously been found sound through the Examination of the Allocations & Development Management DPD. Whilst the Inspectors reference to the justification of need in the Northgate appeal decision in September 2016 is noted, it is also clear that he nonetheless went on to consider the argument presented by the Authority. The decision on the accompanying Costs Application is significant in this respect, where the Inspector deemed that the Authority had not acted unreasonably in presenting a case framed around the lack of expenditure capacity.

It is acknowledged that the reference to in-centre investment should be made clearer. The taking account of impact on the likely delivery of allocations is considered reasonable, with justification having been outlined above. The sites off Northgate will be assessed and considered, ensuring that allocations have been made in-accordance with the sequential test.

The principle of seeking to take account of the impact of proposals on the vitality and viability of Centre's is in accordance with national planning policy, and already forms part of local planning policy. This is simply proposed to be carried forward through the Plan Review, having previously been found sound. The precise details over how the tests will be applied is considered evidenced and in line with national policy. Nonetheless the proposed local impact thresholds will be subject to review as outlined earlier. The need for separate convenience and comparison thresholds is not shown as necessary through our evidence base. It is disputed that proposed retail development is always a reflection of market demand (i.e. the sum of individual demand for a particular product/service). This ignores the potential for speculative proposals and appears to assume that the satisfaction of a particular demand beyond a Centre will never have an impact on its vitality and viability as a result of trade diversion.

Action

Clarify policy wording to make clear that taking account of the impact on investment only refers to locations within Centre's. Assess Northgate site submissions and reflect on the approach to meeting comparison retail needs.

8. Area Policies (NAP1, SoAP1, ShAP2 and ShAP3 – Sites & Settlement Paper)

8.1 NAP1 Amendments (Question 1 – Sites & Settlements Paper)

Main Issue

- 8.2 *(Canal & River Trust)* - Emphasise the importance of development proposals with a frontage to, or in close proximity to the River Trent, being appropriate and fully assessing their impact on its existing character and function.

Response

Noted.

Actions

Amend policy wording to take account of consultee's suggestion.

8.3 SoAP1 Amendments (Question 11 – Sites & Settlements Paper)

- 8.4 *(Planning & Design Group obo Nottingham Trent University)* – View the Town Centre amendments as wholly consistent with national policy and provide support.

- 8.5 *(Southwell Civic Society)* – Provides support.

8.6 ShAP 2 Amendments (Question 16 – Sites & Settlements Paper)

- 8.7 No comments received on the Town Centre elements.

8.8 ShAP 3 Amendments (Question 17 – Sites & Settlements Paper)

- 8.9 *(Pegasus Planning obo Harworth Estates)* – Confirm that proposed retail uses will be small scale to serve the needs of new residents.

9. OB/RE/1 Amendments (Question 7 – Town Centre & Retail Paper)

9.1 No comments received.

10. NUA/MU/3 Amendments (Question 8 – Town Centre & Retail Paper)

Main Issues

- 10.1 *(Aspbury Planning Ltd obo Strawsons Property)* – Cite concerns over whether the site will become genuinely available given the apparent inactivity. Concerned that other potential opportunities will be lost – see response to Question 4.
- 10.2 *(Peter Brett Associates obo Newark Property Developments Ltd)* – Object, arguing that the allocation of sequentially preferable sites should be considered before NSK is allocated. In light of an updated floorspace capacity it is considered inappropriate to maintain the allocation of 4,000 sqm comparison retail floorspace in this location. In seeking to phase delivery to post-2031 there is no evidence that the rationale for the allocation or the deliverability of the site has been reconsidered.
- 10.3 *(Planning & Design Group obo NSK Europe Ltd)* – Suggests amendments to the phasing content in the first bullet point to NUA/MU/3. Changing anticipated delivery to post-2021 rather than 2031.

Response

The continued deliverability of the NSK allocation has been considered as part of the review with this involving discussion with site representatives. This has been key to developing the proposed approach to meeting comparison retail needs and the rationale for the sites retention within the preferred approach, along with the suggested amendments to policy wording. This approach was however developed in the absence of alternative deliverable sites. Submission of the Northgate sites occurred late in the process and post-publishing of the preferred approach. The Northgate site submissions will however be assessed and the proposed approach reflected upon, as outlined earlier, moving towards the Publication Amended Allocations & Development Management Development Plan Document.

Action

Assess site submissions off Northgate and reflect on preferred approach to meeting comparison retail needs.

11. Deallocation of Ra/MU/1 (Question 24 – Sites & Settlements Paper)

Main Issues

- 11.1 (*Rainworth Parish Council*) – Object to the proposed deallocation citing its central location, external parking space and suitability for retail/business use. Takes the view that the village has a large population, but little in the way of retail provision (no butcher, greengrocer, bakery or general hardware shops). Believes best use of the site would be retail or employment.

Response

The downgrading of Rainworth to a Local Centre is considered to be evidenced by the findings of the Town Centre & Retail Study. Limited capacity has been forecast for the settlement, and it is believed that this can be met through infill and extensions to existing stores to ensure that needs can be met.

Ra/MU/1 has been proposed for deallocation due to no longer being required for retail development. No formal interest, as demonstrated through the submission of a planning application, has been evident since adoption of the existing Plan. Notwithstanding this the site remains within the Centre boundary and so could still come forward for a main town centre use.

Actions

None.

12. Newark Town Centre Designations (Question 9 – Town Centre & Retail Paper)

Main Issues

- 12.1 *(Barton Willmore obo Urban & Civic)* – Point out that the illustrative Inset Map does not include Morrisons within the Primary Shopping Area. The inclusion of Asda within the Primary Shopping Area is questioned given its physical separation.*(Cerde Planning obo Marstons Ltd)*
– Support the approach.
- 12.2 *(Peter Brett Associates obo Newark Property Developments)* – Support the proposed extended boundaries. But consider there is scope to amend the overall boundary of the Town Centre to incorporate the Main Town Centre uses at Northgate, which are well related to the Town Centre and generate significant volumes of linked trips. Land in this location is capable of accommodating additional development to address identified needs for Main Town Centre Uses in sequentially preferable sites on the edge of the existing Town Centre.

Response

Morrisons should have been shown within the PSA as per the text. The Town Centre & Retail Study provides evidence supporting the inclusion of Asda within the PSA. Stores on the edge of the existing PSA clearly make a significant contribution to the Town Centre's overall food offer and diversity, acting as important anchors and helping to underpin its vitality and viability through generating linked trips to the benefit of other shops, services and businesses in the Centre. Survey results show, for example, that Asda, Morrisons and Iceland are achieving a total market share of 19.3% across the whole study area, increasing to circa 66.7% within the 'core' Newark Zones. The in-centre survey identified that 14.4% of the respondents were visiting the centre for food shopping, and of this 58.6% were visiting or intended to visit Morrisons and 17.2% intended to visit Asda. Furthermore 31% of those visiting the centre for food shopping intended to link their trip with trips to other food shops in the centre, and 58.6% intended to link their trip to other non-food shops.

It is not considered appropriate to extend the Town Centre to incorporate the main town centre uses at Northgate. The location is quite clearly out-of-centre in policy terms and given the physical separation (particularly from where the main retail activity is focused) the suggested 'significant volume' of linked trips is disputed, indeed no evidence has been provided in support of this claim. It is considered that rather than helping to support the Centre the retail park actively competes with it. Inclusion of the retail park would absolve future proposals from, where appropriate, having to satisfy the impact test. There may however be implications for the vitality and viability of the Town Centre which require proper scrutiny as part of the planning process.

Actions

Amend Inset Map to ensure Morrisons is shown as being within the PSA.

13. Other Town Centre Designations

13.1 *Ollerton Town Centre Designations (Question 9 – Town Centre & Retail Paper)*

13.2 No comments received.

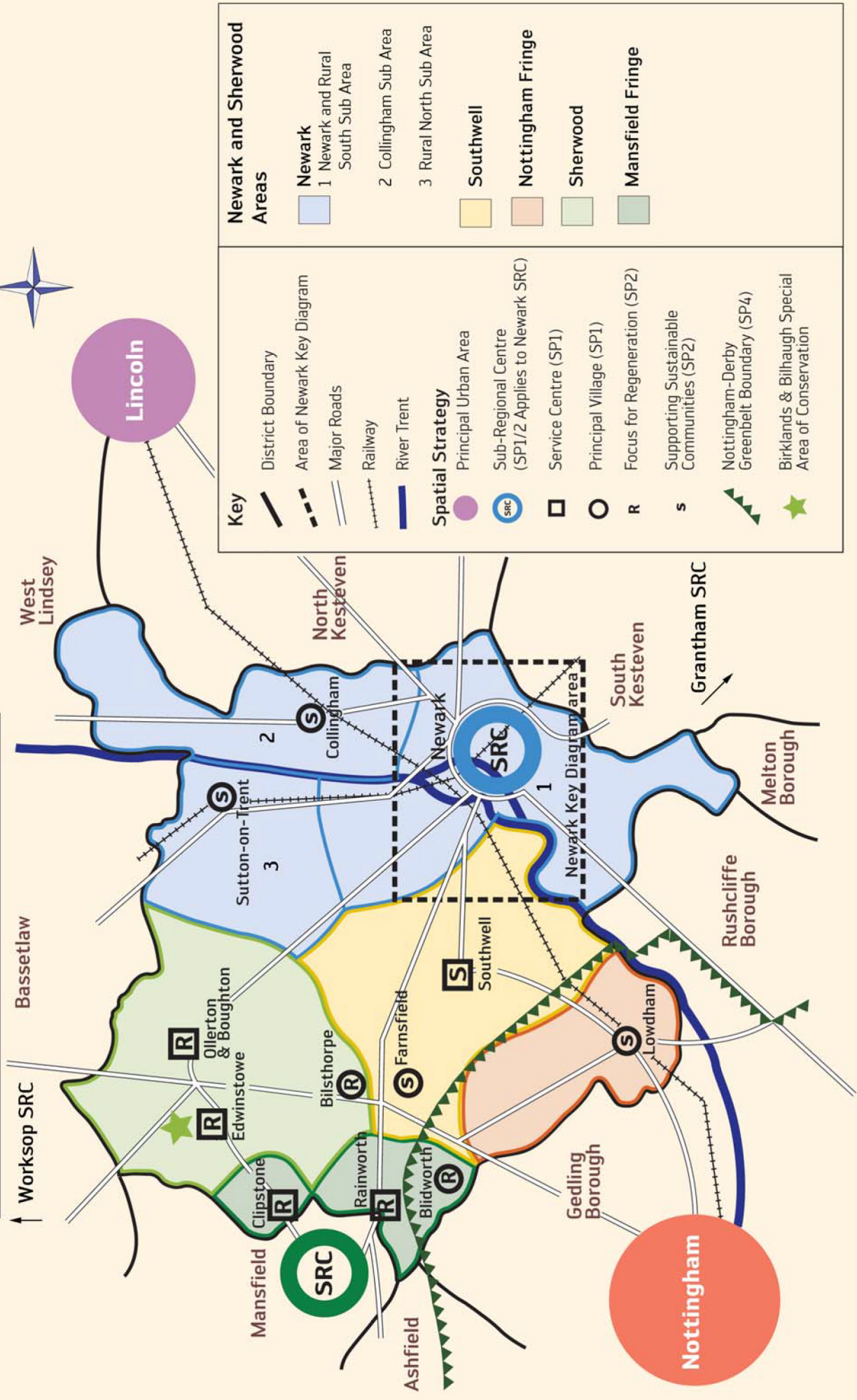
13.3 *Edwinstowe District Centre Designations (Question 10 – Town Centre & Retail Paper)*

13.4 No comments received.

Newark & Sherwood Plan Review
Publication Amended Core Strategy

July 2017

Newark and Sherwood Key Diagram



| Key | | Newark and Sherwood Areas | |
|-----|---|---------------------------|-----------------------------------|
| | District Boundary | | Newark |
| | Area of Newark Key Diagram | | 1 Newark and Rural South Sub Area |
| | Major Roads | | 2 Collingham Sub Area |
| | Railway | | 3 Rural North Sub Area |
| | River Trent | | Southwell |
| | Spatial Strategy | | Nottingham Fringe |
| | Principal Urban Area | | Sherwood |
| | Sub-Regional Centre (SP1/2 Applies to Newark SRC) | | Mansfield Fringe |
| | Service Centre (SP1) | | |
| | Principal Village (SP1) | | |
| | Focus for Regeneration (SP2) | | |
| | Supporting Sustainable Communities (SP2) | | |
| | Nottingham-Derby Greenbelt Boundary (SP4) | | |
| | Birklands & Bilhaugh Special Area of Conservation | | |

DOCUMENT PASSPORT

Title: Newark & Sherwood Plan Review - Publication Amended Core Strategy

Status: Draft published for representations

Summary: This Publication Amended Core Strategy sets out the District Council's spatial policy framework for delivering the development and change needed to realise the District Council's vision for the District up to 2033. It has been published for a period of public representation before Submission to the Secretary of State

Route of approval for consultation: Council 11 July 2017

Date Approved: 11 July 2017

Consultation Summary: The District Council previously consulted on a Plan Review Issues Paper in October 2015 and from the responses to this produced a number of Preferred Approach documents in July 2016 and January 2017. Using the results of these consultations the Council has prepared the Publication Amended Core Strategy. The Publication Amended Core Strategy is subject to a period of representation. People who feel that the Core Strategy is not 'sound' under the terms of the Planning Regulations can make a representation on the matter to the Council.

Representation period:

From the XX July 2017 until X September 2017 at 5 pm. Copies of this document and guidance on how to make a representation are deposited at Kelham Hall (open between 8:30am and 5:15pm Monday to Thursday and 8:30am to 4:45pm on Friday), the District's Libraries and on the Council's website: www.newarksherwooddc.gov.uk/planreview

After the Representation period: Following a period when representations will be sought on this document a finalised Amended Core Strategy will be submitted to the Secretary of State in September 2017, and assessed by an independent Inspector in the Winter of 2017.

Estimated Date of Final Adoption: March 2018

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Guide to the Publication Amended Core Strategy

As the Document Passport outlines, this is the Publication Amended Core Strategy. This means that it is the Core Strategy containing the policies and wording which the Council wishes to submit to the Secretary of State for Examination and ultimately adoption by the District Council. As the Plan Review is proposing amendments to the Core Strategy Adopted in 2011, it shows the original text, with deletions crossed through and additions underlined. This gives everyone the opportunity to read the Core Strategy as amended and consider if they wish to make Representations on the contents of the documents. Unlike at the previous stages of the Plan Review this stage is not a consultation but a period seeking representations.

The representations will be considered alongside the Amended Core Strategy Development Plan Document (DPD) when submitted and, in winter 2017, the Amended Core Strategy will be examined by an independent Inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, to legal and procedural requirements, and whether it is sound. Representations submitted should relate to the requirements of the Duty to Cooperate, legal compliance or the 'Tests of Soundness.'

The legal requirements are that the Amended Core Strategy:

- Has been prepared in accordance with the Local Development Scheme (i.e. the Council's timetable) and in compliance with the Statement of Community Involvement and the Town and Country Planning (Local Development)(England) Regulations 2012.
- Has been subject to a sustainability appraisal
- Has regard to national policy

A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Detailed guidance on how to make representations are set out on our website www.newark-sherwooddc.gov.uk/planreview, in guidance notes which are also available at Kelham Hall and the District's Libraries.

Representations can be made against the whole document or a particular policy, and should be made via the Council's consultation portal or on representation forms available at the

same locations as the Guidance notes. Representations not made on the Representations Form should clearly indicate which test of soundness or point of legal compliance the representation relates to.

If you have any questions please contact Planning Policy on 01636 650000, or via planningpolicy@nsdc.info

Contents Page

(To follow)

1 Introduction

- 1.1 Welcome to the Newark & Sherwood Publication Amended Core Strategy (~~Adopted March 2011~~). ~~Over the next twenty years, the~~ The District will have ~~has~~ many challenges to face, including providing new housing and jobs, securing infrastructure and facilities for residents and visitors, against a back drop of the increased threat of climate change. The planning system has a key role in helping to manage these changes and helping to reduce the impact on our District and its residents. As the Local Planning Authority, the District Council's main way of doing this is through the production of the Local Development Framework (LDF). The LDF is formed of Development Plan Documents (DPDs), the Policies Map (setting out the location of proposals and the areas that policies apply), and Supplementary Planning Documents (SPDs) which provide guidance. The LDF DPDs forms ~~the local element of~~ the development plan for the area and it will be used to shape decision making by the District Council both in terms of investment and in the determining of planning applications. It will also influence other public sector bodies and private organisations in their decision making and investment plans in the District.
- 1.2 The key part of the LDF is the Core Strategy DPD. This sets out the big issues that Newark and Sherwood District Council and our public and private sector partners need to address over the next twenty years in our District. It sets out a Vision, a series of Objectives and a number of Policies to deliver them.
- 1.3 Our first Core Strategy was adopted in 2011 and since then the National Planning Policy Framework (NPPF) has been adopted which includes the requirement to prepare a single (DPD) called a Local Plan and the requirement to prepare housing targets at a Housing Market Area Level. This is why we have reviewed and amended the Core Strategy. The following sections explain how the original Core Strategy was developed and how we have conducted the review.

How was our Core Strategy Originally Formulated?

- 1.4 The Core Strategy was developed by the District Council over ~~the past a~~ five years period between 2006 and 2011. In formulating the Vision, Objectives and Policies within ~~this the~~ the Plan a range of issues ~~have been~~ were taken into account:
1. The **Sustainable Community Strategy** of Newark & Sherwood District Council and Nottinghamshire County Council and other strategies and programmes. ~~For further information see Appendix B.~~
 2. **National Planning Policy** - National policy on specific aspects of spatial planning ~~are~~ were contained within guidance documents known either as Planning Policy Statements (PPS) or Planning Policy Guidance Notes (PPG). This guidance covers ~~ed~~ broad topic areas such as housing, employment, town centres, green belts and biodiversity, etc and ~~can be~~ were prescriptive on detailed issues. ~~PPS12: Creating strong, safe and prosperous communities~~

~~through Local Spatial Planning, published in 2008, sets out Government policy on Spatial Planning. Further information on this national planning policy guidance can be viewed at: <http://www.communities.gov.uk/planningandbuilding>. A key requirement of the new planning system introduced by the Planning and Compulsory Purchase Act 2004 is the delivery of sustainable development. The National Planning Policy Framework (NPPF) replaced the PPSs and PPGs on 27 March 2012.~~

3. **Growth Point Status** - The New Growth Point Initiative ~~is~~ was part of the Government's response to the shortage of housing across the country. New Growth Points ~~are~~ were not planning designations but arrangements whereby local authorities ~~have~~ agreed higher growth targets in partnership with Government and ~~are~~ guaranteed access to increased levels of funding for necessary infrastructure. Newark and Sherwood was designated as a New Growth Point by the Government because of its location, its potential for regeneration, its need for substantial affordable housing and the need for new infrastructure improvements such as transport and communications, healthcare, education, recreation and leisure. The Growth Point Initiative ended in 2016, and therefore requirements to plan for significantly higher housing figures above assessed needs have been removed. Now the District Council working in partnership with neighboring authorities must plan for objectively assessed housing need as set out at paragraph 1.6 and 1.7.
4. **The Regional Plan** - Regional planning policy ~~is~~ was set out in the East Midlands Regional Plan (Regional Spatial Strategy) published on 12th March 2009 by the Secretary of State for Communities and Local Government. The Regional Plan represents ~~ed~~ the strategic part of the statutory 'Development Plan' ~~and, beyond its role in establishing the broad strategy within which Local Development Frameworks have to be prepared, it is material to considerations and decisions that have to be taken on individual planning applications and appeals. The Regional Plan that provides~~ d a broad strategy for development and investment up to 2026. ~~It identifies the scale and distribution of provision for new housing and sets priorities for economic development, the environment, transport, infrastructure, agriculture, energy, minerals and waste treatment and disposal. The Newark and Sherwood LDF is legally obliged to be in general conformity with the provisions of the Regional Plan. The East Midlands Regional Plan was revoked by the Secretary of State on 20 March 2013.~~
5. **Public Consultation and Participation** - there ~~have been~~ were four rounds of public consultation on the Core Strategy. The District Council consulted widely with stakeholder groups, including the Local Strategic Partnership, Town and Parish Councils, community groups, the Government and other statutory consultees. The District Council also held a range of consultation events for the general public including a number of roadshows. The various rounds of consultation were also publicised in the local media. The results of the consultation helped to inform the formulation of the Core Strategy.

6. **Evidence Base** - In developing the Core Strategy the District Council ~~has undertaken~~ undertook research into a variety of subject areas ~~to that~~ that helped shape the policies of the plan. ~~In many cases this has involved working closely with other stakeholders including infrastructure providers to produce the various studies and strategies.~~ This evidence base ~~which~~ underpins ~~ned~~ our Core Strategy and ~~includes~~ the following reports:

- Affordable Housing Viability Study
- Community Green Space Provision and Improvement Plans
- Developer Tariff Review
- District-wide Landscape Character Area Assessment
- District wide Transport Study
- Green Infrastructure Study
- Green Spaces Strategy
- Habitat Regulation Screening Assessment
- Housing Needs, Market and Affordability Study
- Infrastructure Delivery Plan (IDP)
- Newark & Sherwood Local Housing Strategy
- Northern Sub-Regional Employment Land Review and 2010 Update Report
- Economic Growth and Prosperity - Supporting Paper
- Retail and Town Centres Study
- State of the District Report 2009
- Strategic Flood Risk Assessment (Level 1 and Level 2 for Strategic Sites)
- Strategic Housing Land Availability Assessment (SHLAA)
- Water Cycle Study

These reports are available to view on our website on the Local Development Framework Evidence Base and Plan Review pages at: www.newark-sherwooddc.gov.uk/planningpolicy

7. **Newark & Sherwood Infrastructure Delivery Plan** - The purpose of the Infrastructure Delivery Plan (IDP) ~~is~~ was to identify the various forms of infrastructure ~~that are~~ required to meet the level of growth anticipated in Newark and Sherwood District over the plan period (2006 to 2026.) ~~To inform this, a baseline assessment of the existing infrastructure within the District has been carried out to identify the current infrastructure provision, variations of the level of provision across the District and the level of growth that can be supported by that existing infrastructure. Where a shortfall exists to meet the forecast growth, the required infrastructure has been identified. The IDP also identifies a broad cost estimate for that infrastructure, the appropriate funding mechanism and an outline programme for delivery.~~ The IDP appendices included a detailed Delivery Programme for the 3 strategic sites that are allocated at Land South of Newark, Land East of Newark and Land around

Fernwood.

8. **Results of the Sustainability Appraisal** - The District Council ~~is~~ was required to ensure that documents prepared for the Local Development Framework ~~are~~ were subject to a Sustainability Appraisal (SA), which incorporates the requirements of Strategic Environmental Assessment (SEA). ~~Carrying out the process of Sustainability Appraisal is a statutory requirement within the spatial planning process. It provides a means to assess the economic, social and environmental effects of the strategies and policies of the LDF from the outset of the plan preparation process. The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The Core Strategy is accompanied by a Sustainability Appraisal Report which considers the likely significant environmental, economic and social effects of the Core Strategy. A copy of the summary of its findings can be found in Appendix C. The full Sustainability Appraisal Report can be viewed on the District Council's website at:~~ www.newark-sherwooddc.gov.uk/planningpolicy.
9. **Results of the Habitats Regulations Screening** - The Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project ~~that~~ is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment (AA) of its implications for the site in view of the site's conservation objectives. ~~In Newark and Sherwood, there is one designated habitat site, Birklands and Bilhaugh Special Area of Conservation (SAC), located within Sherwood Forest. A Screening Report for the Core Strategy has been undertaken to assess and screen the policies within it to see if they would adversely affect the designated habitat. The Screening Report can be viewed at:~~ www.newark-sherwooddc.gov.uk/planningpolicy.

How was the Plan Review Formulated?

- 1.5 The Plan Review was undertaken by the District Council over a two year period between 2015 and 2017, and formulated in accordance with the Councils four Strategic priorities: homes, the economy, safety and cleanliness and healthiness (see Appendix B). The main purpose of the Plan Review was to ensure that the allocations, policies and targets contained within the Development Plan Documents (DPDs) continue to be up to date and appropriate. To reflect the evidence regarding housing and employment targets that runs to 2033 the plan period is now from 2013 to 2033. The major elements which have influenced the review are:
 1. **National and Local Planning Policy Context** - Planning Policy is set out by government in its National Planning Policy Framework (NPPF), and accompanying National Planning Practice Guidance (NPPG). These set the principals for local policy making. Local policy prepared by Newark and Sherwood District contained in Development Plan Documents (DPDs) are the

most important documents when making planning decisions regarding development proposals because Section 38(6) of the Planning and Compulsory Purchase Act 20014 requires that determination “be made in accordance with the plan unless material considerations indicate otherwise.” Alongside DPDs the District Council also produces Supplementary Planning Documents (SPDs); together these make up the Newark and Sherwood Local Development Framework. Parish and Town Councils and Neighbourhood Forums (where there is no Parish Council) can prepare Neighbourhood Plans at Parish level as well. Once approved by local referendum they also become part of the Development Plan.

2. **Public Consultation and Participation** - There have been four rounds of public consultation on the Plan Review. In addition to publication of the various consultation reports, stakeholder meetings and public drop in sessions were held in various communities within the District to further set out the proposals. The various rounds of consultation were also publicised in the local media. The results of the consultation helped to inform and formulate Plan Review.
3. **Plan Review Evidence Base** - In reviewing the LDF the District Council has undertaken to review and work with stakeholders to update and produce various studies and strategies. The evidence base which underpins our Plan Review includes the following reports:
 - Affordable Housing Viability Considerations
 - Whole Plan and CIL Viability Assessment
 - Employment Land Feasibility Study
 - Gypsy and Traveler Accommodation Assessment
 - HMA Position Statement – Farnsfield Appeal
 - Housing Market and Needs Assessment
 - Housing Market Needs Sub Area Report
 - Infrastructure Delivery Plan Update (including update related to Transport)
 - Infrastructure Funding Gap Review Report
 - Planning Advisory Service Core Strategy Review
 - Preferred Approach - Strategy
 - Strategic Flood Risk Assessment Update
 - Strategic Housing and Employment Land Availability Assessment
 - Strategic Housing Market Assessment
 - Strategic Housing Market Assessment Addendum
 - Town Centre and Retail Study (including Appendices)
 - Water Cycle Study Update
4. **Integrated Impact Assessment and Habitat Regulations Assessment** - Alongside the production of the Plan, the District also subjected those elements of the plan under review to testing for sustainability, equality and health impacts (an Integrated Impact Assessment – IIA), and its impact on nature conservation sites protected by international legislation (a Habitats Regulation Assessment – HRA). Full details of the IIA and HRA can be viewed at

www.newark-sherwooddc.gov.uk/planreview/

5. **Infrastructure Delivery Plan Update** - The 2010 Infrastructure Delivery Plan (IDP) has been updated to identify the new and improved infrastructure required to facilitate planned growth within the District to the end of the plan period to 2033. To inform this, a baseline assessment of the existing infrastructure within the District has been carried out to identify the current infrastructure provision, variations of the level of provision across the District and the level of growth that can be supported by that existing infrastructure. Where a shortfall exists to meet the forecast growth, the required infrastructure has been identified. The IDP also identifies a broad cost estimate for that infrastructure, and the proposed funding mechanism. This study has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF). The full report and Appendices can be viewed at <http://www.newark-sherwooddc.gov.uk/planreview/>
6. **Strategic Housing and Employment Land Availability Assessment** - In accordance with the latest Planning Practice Guidance a strategic housing and employment land site assessment has been produced that identifies sites with potential for development, to identify the suitability, and likelihood of sites coming forward. This report provides an update of the Strategic Housing Land Availability Assessment (SHLAA) which was published in 2010, and also incorporates an assessment of land available for employment purposes. Some sites also include an element of retail and have been included where they have been submitted or the allocation includes a retail element. The full report can be viewed at www.newark-sherwooddc.gov.uk/planreview/
7. **Duty to Cooperate** – The Localism Act and the National Planning Policy Framework (NPPF) places a duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas. The duty requires ongoing constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in particular in connection with strategic infrastructure. The Council continues to cooperate with neighbouring Councils and relevant organisations and has agreed a Statement of Common Ground with Ashfield and Mansfield District Councils that sets out the confirmed points of agreement between the Authorities with regard to the delivery of housing and employment in each District. Further to this, the three District Councils, together with Nottinghamshire County Council have prepared a Memorandum of Understanding, with a key focus of on-going collaboration between the authorities and formalising governance arrangements. The Council is also working closely with the D2N2 Local Enterprise Partnership, to deliver growth particularly on strategic sites around Newark. The Council is also engaging with the Lowland Derbyshire and Nottinghamshire Local Nature Partnership as they develop their various strategies.
8. **Strategic Housing Market Assessment (SHMA) and Employment Land Forecasting Study (ELFS)** – The National Planning Policy Framework (NPPF)

requires local planning authorities (LPAs) to use a proportionate evidence base. Each LPA should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. In accordance with these requirements Housing and Employment Studies have been produced. The Housing Market Needs Assessment sets out the objectively assessed housing need for the District. The Employment Land Forecasting Study identifies future employment land needs and guides economic development over the plan period. Both reports can be viewed at <http://www.newark-sherwooddc.gov.uk/planreview/>

Neighbourhood Planning

- 1.6 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Once 'Made' a Neighbourhood Plan becomes a part of the development plan. The District Council has a duty to assist interested councils and communities in producing their Neighbourhood Plans, and part of this is the requirement to set out which policies are 'strategic'. This is because Neighbourhood Plans must be prepared in line with a local planning authority's strategic policies. For the purposes of Neighbourhood Planning it is considered that all policies are Strategic under the teams of the NPPF. Details of the status of Neighbourhood Plans and how we can assist can be viewed at <http://www.newark-sherwooddc.gov.uk/planningpolicy/neighbourhoodplanning>.

How to use the Amended Core Strategy

- 1.7 The Amended Core Strategy is divided into six chapters. The first two help set the context, introducing the Core Strategy, the wider planning context and outlining the unique 'Spatial Portrait' of the District. It refers to the shift from a narrow and regulatory land use planning regime to a wider and more inclusive spatial planning system embodied by national level policy, ~~the Regional Spatial Strategy~~ and the Local Development Framework. You will read the word spatial a lot in this document – spatial planning is concerned with places, how they function and relate together, with the objective of securing the best achievable quality of life for all in the community without wasting resources or adversely affecting the environment. Policy will be developed that can impact on land use, for example, by influencing the demands on, or needs for, development, but which is not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means. We can appreciate that some of the terms and concepts may be new to the general reader, so please see Appendix A for a glossary of terms. After the first two chapters, Chapter 3 sets out the Vision and Objectives which we will use to plan our District.
- 1.8 Chapter 4 Spatial Policies sets out the Spatial Strategy for Newark & Sherwood setting out the location and amount of new development. It also contains the Policies that set the agenda for managing the implementation of growth. Policies in

Chapter 4 are in orange boxes:

Number of Policy

Title of Policy

Policy Text

1.9 Chapter 5 Core Policies sets out the policies which help to tackle a range of District Wide issues relating to:

- Homes for All
- Economic Growth
- Sustainable Development and Climate Change
- Natural and Built Environment

1.10 Policies in Chapter 5 are in green boxes:

Number of Policy

Title of Policy

Policy Text

1.11 Chapter 6 Area Policies sets out the range of policies which relate to an area of the District or a particular Settlement within it. Policies in this chapter are in purple boxes:

Number of Policy

Title of Policy

Policy Text

1.12 By its very nature, many if not most of the ingredients of this Core Strategy are inter-related. The Strategy needs to be considered, and delivered, as a package. Individual elements need to be seen as components of an overall approach to the future planning of Newark & Sherwood. Not only should the Core Strategy be read as a whole but it is only part of the Development Plan of the area, ~~this also includes the Regional Plan, but more importantly other elements of the Newark & Sherwood Local Development Framework~~ which also includes the Allocations & Development

Management DPD and the Minerals and Waste Local Plans prepared by Nottinghamshire County Council. ~~Currently this includes a number of Saved Policies of the Newark and Sherwood Local Plan (Adopted 1999).~~ This Amended Core Strategy replaces ~~some of these Policies~~ from the previous 2011 Core Strategy and a list of the replaced Core Strategy and partly replaced Policies is included in Appendix E ~~of the Core Strategy.~~ ~~The remaining elements of the Local Plan will be replaced by the Allocations & Development Management Development Plan Document (DPD).~~

- 1.13 Review and monitoring are key aspects of the Government's ~~“plan, monitor and manage”~~ approach to the planning system. They are crucial to the successful delivery of the spatial vision and spatial objectives set out in the Core Strategy. Monitoring will indicate what impact the policies are having in respect of national, ~~regional~~ and local policy targets and other specific targets set out in the LDF. A list of indicators for Monitoring the Core Strategy is provided at Appendix F.

2 Spatial Portrait of Newark & Sherwood

Newark & Sherwood District

- 2.1 The District of Newark and Sherwood, at over 65,000 ha, is the largest in Nottinghamshire and is situated in the northern part of the East Midlands Region.
- 2.2 Adjoining the District to the west are the Nottingham and Mansfield conurbations; whilst Lincoln lies to the north-east and Grantham to the south-east.
- 2.3 Newark & Sherwood has a **population** of approximately ~~112,600~~ 118,600 (Office for National Statistics, ~~2007~~ 2015) and since 1991 has seen significant growth (~~9.21%~~ 15.37%) a trend which is likely to continue with above national trend projected growth. Mirroring the national picture, the proportion of the District's population that is of retirement age, or that reside in a single person household, are significant and likely to grow further. The District has a relatively low percentage of its population originating outside of the United Kingdom, however there is a long standing and diverse Gypsy and Traveller community.
- 2.4 The settlement pattern of the District is dispersed, given its large rural nature, and ranges from market towns and large villages to smaller villages and hamlets. The main towns of Newark, Southwell and Ollerton & Boughton act as a focus for their own communities and those in the wider area, whilst the larger villages function in a similar role for their immediate rural areas. Outside of this however, services are limited and some higher level and specialist facilities are only found in larger urban areas adjoining the District. Public transport services are limited outside of the main centres and routes, and as a result **accessibility** to employment and services is more difficult in rural areas.
- 2.5 Average house price within the District, which in ~~2007~~ 2017 stood at ~~£150,924~~ £162,833, (HM Land Registry) is in line with regional averages but below national levels. However there is wide variation across the District between the Southwell area and parts of Newark and the former mining communities in the north-west. Recent price rises have restricted younger households from entering the local **housing** market resulting in a significant affordable housing need that the ~~2009 Housing Needs Market and Affordability Study~~ 2014 Housing Market and Needs Assessment indicates to be ~~558~~ 152 dwellings per annum.
- ~~2.6 As part of the Government's response to the shortage of housing across the country, Newark and Sherwood has been identified as a **Growth Point**, whereby Local Authorities have agreed higher growth targets in partnership with Government. The District's excellent communication links, potential for regeneration and need for substantial affordable housing and infrastructure improvements, were all factors that contributed to the identification of the District as a New Growth Point. The East Midlands Regional Plan (March 2009), confirmed the District's Growth Point Status and identified Newark as a Sub-Regional Centre and the principal location for growth.~~
- 2.6 The District's **economy** in ~~2003~~ 2015 supported ~~27,427~~ 46,000 part and full-time jobs

and has been characterised by recent structural shifts from manufacturing to service sectors and by a low skills and wage economy where household income is low. The majority of employment is focused in Newark and the Western areas of the District with both having important employment sites. Unemployment at a District level, according to ~~2008~~ 2011 census data, is ~~relatively low, below the national average~~ standing at ~~1.6%~~ 6%. However there is significant variation across the District with some Wards in Newark seeing ~~3%~~ as high as 9% and in Clipstone ~~3.6%~~ 6.9%. The District is witness to out-commuting with a significant proportion of the District's workforce travelling outside of the District for work.

- 2.7 The move to a much wider use of more sustainable forms of energy is critical to the tackling of **climate change**; however the District, as with most Authorities nationally, is heavily reliant on both natural gas and petroleum based products, with presently only a relatively small amount of the energy consumed per year being derived from renewable sources. In terms of the potential impacts of climate change, the District, with the Trent, Greet and Maun Rivers within the area, is particularly vulnerable to flooding and saw significant District-wide flooding in 2007, and at a number of locations, including Southwell and Lowdham, from extreme rainfall in 2013.
- 2.8 Key to the District's distinctiveness is its rich and diverse **natural and built heritage**, reflected in unspoilt and open countryside and many traditional settlements. The District has an outstanding built heritage with over 1,300 listed buildings and structures and 47 Conservation Areas. Complementing the built environment are a number of sites important in nature conservation and biodiversity terms, including an internationally important Special Area for Conservation at Birklands and Bilhaugh. The River Trent, and its associated floodplain, along with the remnants of the historic Sherwood Forest are the two most dominant landscape features within the District.
- 2.9 This distinctive character is integral to the District's significant **tourism** appeal, with ~~47,000~~ 84,700 visitors making a trip to the area in ~~2007~~ 2015/2016 (~~STEAM Survey 2007~~). Significant to the District's allure is Sherwood Forest, home to England's most famous outlaw Robin Hood. The importance of the Forest is likely to be further strengthened by the future designation of the Sherwood Forest Regional Park. The District's historical heritage is also a significant tourism asset especially with regards to Newark and the Minster Town of Southwell. Adding to the historic heritage are numerous recreation attractions across the District including the well established Center Parcs Holiday Village close to Edwinstowe.
- 2.10 In general terms the **quality of life** within the District (assessed against crime, employment, education, environmental, health, housing and accessibility indicators) is good. Indeed in 2016 the ONS ranked the District as the happiest place to live in England. The best overall ratings are found in Southwell and villages within the Nottingham Fringe. Those areas with the lowest assessments of quality of life tend to be within Newark and the former mining settlements of the West where crime, education and health indicators appear to be those most affecting quality of life.

Areas of Newark and Sherwood

- 2.11 Due to the size of the District, the array of influences acting upon it and the diverse

and dispersed nature of its settlements there are a great variety of issues facing its communities. In order to establish a policy approach appropriate to meeting these differing needs it is necessary to sub-divide the District. This sub-division is based upon the presence of common characteristics, including the prevailing economic, social and environmental conditions and the existence of connections to, and the influence of, surrounding areas and centres. As a result of this process 5 distinct and internally cohesive areas within the District have been identified as follows:

Newark and Sherwood Areas

Newark Area

The Newark Area covers much of the east of the District and is split into 3 sub-areas to reflect the diverse nature of this part of the District:

Newark and Rural South Sub-Area: The sub-area contains the District's largest settlement, Newark-on-Trent, which is significant as a centre of commerce and trade with strong links to the surrounding villages, farms and countryside.

The area has excellent communication links with quick rail connections to London, Leeds and Edinburgh and Nottingham. Located adjacent to the A1(T) the area is also well connected to the trunk road network. These links ~~will be~~ have been further improved by the completion of the A46(T) dualling between Widmerpool and Newark in 2012.

Newark in particular has a rich and strong historical heritage centred on the Castle (partially destroyed in the English Civil War), the National Civil War Centre, a wealth of buildings of special architectural or historic interest and an extensive Conservation Area with a traditional Market Place at its heart.

Newark Urban Area defined as the main built up areas of Newark, Balderton and Fernwood is designated as a Sub-Regional Centre ~~within the Regional Plan~~, and as a result is the focus for much of the growth within the District.

Rural North Sub-Area: The sub-area covers the north central area of the District and, whilst to some extent remote from Newark, the spine of villages up the A1 are well connected to the Sub-Regional Centre. Sutton-on-Trent provides a focus for local services.

Collingham Sub-Area: The sub-area lies in the north-east corner of the District. Due to the barrier formed by the River Trent, this area looks to both Newark and Lincoln for its services. Collingham provides a focus for local services. To the north of Collingham, people also look to Lincoln for such services.

Southwell Area

This area covers the southern central part of the district and is focused around the Minster Town of Southwell, which acts as a 'service centre' to a large rural area. Many residents look towards Newark and Nottingham for additional higher level services. The area has many attractive villages, often with their own Conservation Areas. Accessibility in the area is strongest in the Trent Valley villages with their railway stations.

Southwell is a town of outstanding architectural and historic interest, including Southwell Minster. Connected to this heritage are the many historic buildings, notably the large prebendal houses that form the heart of the town's Conservation Area, whilst on the town's outskirts is the Thurgarton Hundred Workhouse. Adding to the town's visitor appeal is the all-weather Southwell Racecourse.

Nottingham Fringe Area

This area is in the Nottingham-Derby Green Belt which is intended to protect the open character of land around the Nottingham conurbation and City of Derby. The designation extends into the south-western part of the District and acts as a constraint on new development. Within the area, Lowdham acts as a focus for day to day services and, with its own railway station, provides good access to Nottingham. Many residents in the area look towards Greater Nottingham for most of their services and employment.

Sherwood Area

The Sherwood Area covers much of the north-west of the District. The area is closely related to Mansfield and Worksop, however, Ollerton & Boughton is also a focus for services, jobs and education whilst Bilsthorpe ~~and is a Edwinstowe are centres with their its own day to day facilities.~~ Due to the level of development anticipated for the strategic allocation at the Former Thoresby Colliery, the strategy for Edwinstowe is one of regeneration and its status within the spatial hierarchy is identified as a Service Centre.

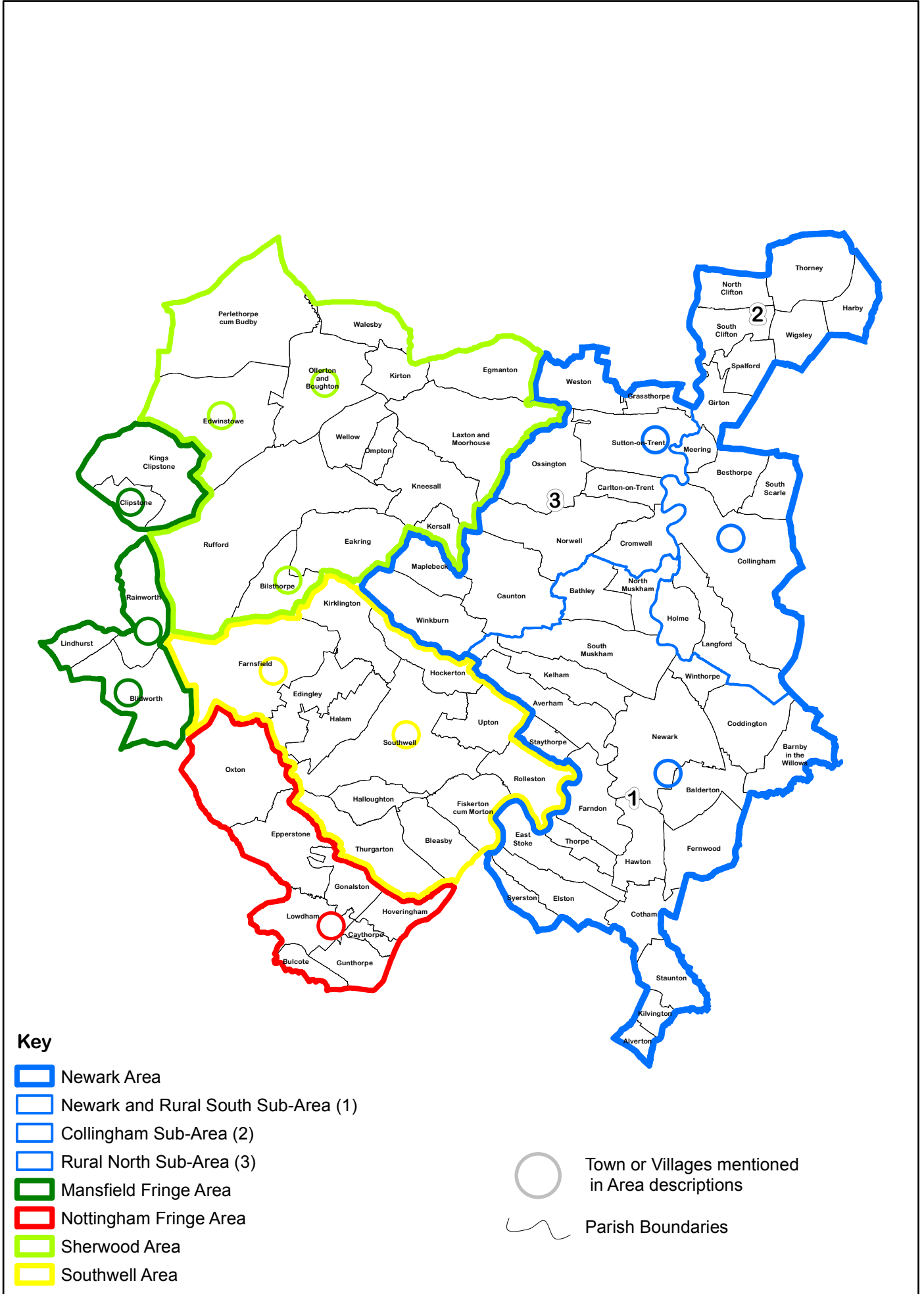
Much of the heart of Sherwood Forest, the legendary home of Robin Hood, is within the area and is a major international tourist attraction. Further strengthening the Forest's role are the plans for a new visitor centre that gained planning permission in 2017 and the proposal for Regional Park status for Sherwood Forest.

Mansfield Fringe Area

Rainworth, Blidworth and Clipstone, whilst self-sufficient for daily needs, are closely linked to Mansfield and look to it for all major services.

The main settlements of the Sherwood and Mansfield Fringe Areas grew as a result of the rapid exploitation of coal reserves. However since the 1970s the area has seen major industrial change and large scale job losses. Thus the need to combat unemployment, diversify the economic base and promote regeneration have been important priorities. ~~The Sherwood Energy Village (SEV), established by an industrial provident society in 1994 is a good example of this. Whilst the Sherwood Growth Zone, which covers the area around the Mansfield Ashfield Regeneration Route including Rainworth, is intended to be a major future regeneration catalyst.~~

Figure 1 - Areas of Newark & Sherwood



Key Issues and Challenges facing Newark and Sherwood

2.12 The planning policy context, the evidence base underpinning the preparation of this document and the Spatial Portrait outlined above make it clear that Newark and Sherwood District currently faces a number of key issues and challenges. These will need to be addressed by the Local Development Framework and will drive change in the District. ~~Many of these issues and challenges are detailed in the Newark and Sherwood Sustainable Community Strategy and~~ Listed below is a summary of these key issues and challenges which the Core Strategy and Development Policies document should respond to:

Key Issues and Challenges

- Delivering and managing the District's growth in line with the principles of sustainable development, including how the District's housing requirement to ~~2026~~ 2033 will be distributed between our towns, villages and rural areas.
- Maintaining local services and facilities and ensuring that local people have accessibility to them, including the promotion of sustainable transport choices.
- Providing additional housing, including the delivery of affordable homes.
- Providing additional employment opportunities that meet local needs, concerns and aspirations, and a diverse local economy which should include growth in particular priority sectors.
- Bringing necessary regeneration benefits to the District, including those that will contribute to the success of its town and service centre settlements and other areas in need.
- Ensuring that the District can prepare for and respond to climate change.
- Maintaining and enhancing the District's attractive and distinctive environment in urban and rural areas whilst accommodating change.
- Promoting the development of tourism without compromising the District's capacity to maintain and enhance its continuing tourism offer and potential.

- Securing a future for the Sherwood Forest area that can sustainably accommodate its tourism related development pressures without adversely affecting the environment or local communities.
 - Identifying and securing those infrastructure improvements that need to accompany the significant growth envisaged for the District.
 - Enabling change to contribute towards a higher quality of life for all residents.
-

3 Vision and Objectives

- 3.1 A vision and set of strategic objectives for Newark and Sherwood District is proposed to guide development to ~~2026-2033~~.
-

Newark and Sherwood's Vision

By ~~2026- 2033~~, Newark and Sherwood will become:

“An area providing a high quality of life, made up of thriving sustainable urban and rural communities where people want to and can, live and work. These sustainable, balanced communities will feature good quality housing with a mix of different sizes, types and tenures which will address local needs.

The District will have a successful, diverse economy by providing employment opportunities to a local workforce, equipped with a wide range of skills arising from improved education, learning and training and encouraging tourism potential.

The District will be made up of a hierarchy of attractive and vibrant towns, and larger villages that provide a range of accessible facilities and activities for smaller villages and the surrounding rural areas that is effective and sustainable.

Newark's role as the Sub-Regional Centre will be strengthened through housing and employment growth in sustainable urban extensions, the regeneration of existing neighbourhoods, new economic and infrastructure investment, and the shortage of affordable housing will have been addressed. ~~This will be achieved as part of the delivery of the New Growth Point Programme.~~

Access will be improved, key transport improvements will have been secured and non car use encouraged.

The architectural and historic built environment and the District's archaeology will be protected and enhanced. New buildings and spaces will be well designed, with a strong sense of place that builds on local character.

Development will be environmentally sound, energy and water efficient, minimise waste, and maximise opportunities for appropriate renewable energy, helping to reduce the impact of climate change.

The natural environment will be safeguarded and enhanced, green infrastructure will be strengthened, new green and woodland spaces will increase ecology, biodiversity and nature conservation, providing a resource for local people and encouraging personal well being and health.

The District will have strong local distinctiveness as Newark and Sherwood’s unique diverse character, culture and heritage will have been respected and promoted in the course of change that has been guided by the principles of sustainable development.”

3.2 The proposed Strategic Objectives are set out below:

Newark and Sherwood's Strategic Objectives

1. To manage growth and change to ensure that sustainable development is achieved and promoted and the quality of life for all improved.
2. To establish an appropriate spatial strategy that will guide the scale, location and form of new development across the District, providing a long term basis for the planning of Newark and Sherwood.
3. To ensure and sustain a network of sustainable communities which offer a sense of place, that are safe, balanced, socially inclusive and can respond to the needs of local people.
4. To protect and enhance the built and natural environment, heritage, biodiversity and landscape, giving additional protection to those areas and buildings of recognised importance.
5. To develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people by:
 - providing a range of well located sites and premises for employment development, including provision for small and medium sized firms;
 - supporting the retention of existing jobs and the development of local businesses; promoting additional growth and diversification of the District’s economy, linked to a desire to raise local aspirations and an ambition to secure new service-sector and higher skill level jobs and “knowledge-rich” business, that will increase the scope for good jobs and incomes available;
 - actively attracting regional, national and international companies to the District; developing an improved education base with enhanced learning and training opportunities for local people, that will enable the attainment of higher educational standards/qualifications and skill levels; and
 - stimulating tourism.
6. To manage the release of land for new housing, employment and other necessary development to meet the Objectively Assessed Need (OAN) ~~needs~~ of the District to ~~2026–2033~~, in general conformity with the ~~East Midlands Regional Plan, implementing the New Growth Point Programme and~~ integrated with the provision of new supporting infrastructure.
7. To reinforce and promote Newark’s role as an important Sub-Regional Centre, by ensuring that the town is the main focus for new housing, employment, and other

appropriate development within the District. Such development will be co-ordinated to ensure sustainable development.

8. To support the development of balanced communities by ensuring that new, well-designed residential development helps to satisfy the housing needs of the District, providing a mix of types, sizes and tenures, including:
 - affordable and social housing;
 - local needs housing; and
 - special needs housing.
 9. To retain and improve accessibility for all, to employment, services, community, leisure and cultural activities, through:
 - the integration of development and transport provision, ensuring that most new development will be located where it is accessible to use services and facilities by a range of means of transport;
 - the retention and upgrading of existing infrastructure, services and facilities relating to transport and communications; and
 - encouraging the increased use of public transport, walking and cycling.
 10. To secure high quality design in new buildings and development form that will provide a built and natural environment reflecting local distinctiveness and securing community safety.
 11. To produce a District that is sensitive to the environment where opportunities are taken to reduce our impact on the climate system, including the reduction of CO² emissions and encouraging the use of appropriate renewable energy solutions, and to adapt to the implications of climate change.
 12. To maintain and enhance the vitality and viability of the District's town centres.
 13. To support the education sector and opportunities for training, including higher and further educational organisations, to encourage the attainment of higher educational and skill levels.
 14. To engage in collaborative working with partner organisations and agencies to secure a better quality of life.
-

3.3 The District is also very diverse; within it are a number of areas which have their own distinct spatial characteristics. To aid the achievement of the Vision and the Strategic Objectives, the Council has formulated a number of Area Objectives. These are:

Area Objectives

Newark Area

NA O1 - To manage growth in and around Newark Urban Area (Newark, Balderton and Fernwood) and ensure that housing and employment growth are developed alongside appropriate infrastructure and facilities.

NA O2 - To promote, protect and enhance the character and qualities of Newark Town Centre as a place for retail, business, administration, entertainment and tourism.

NA O3 - To promote local services in remote rural areas and secure public transport linkages to Newark Urban Area, Collingham and Sutton-on-Trent.

Southwell Area

SoA O1 - To protect the unique historic character of Southwell whilst promoting the town's role as a Service Centre for the wider area and as a centre for tourism.

SoA O2 - To support the sustainable development of the Nottingham Trent University Brackenhurst Campus, both as a place of learning and as a potential driver for economic growth in the District.

Nottingham Fringe Area

NFA O1 - To protect the Green Belt from inappropriate development, facilitating development to meet local needs without promoting levels of development which would result in an increase in commuting to ~~the Nottingham Principal Urban Area~~.

Sherwood Area

ShA O1 - To encourage the regeneration and redevelopment of the former mining communities of the area by fully exploiting the opportunities presented by Sherwood Forest Regional Park, the Sherwood Growth Zone and the skills and knowledge of the residents of the area. Regeneration of the area will be supported and enhanced by the strategic allocation of the former Thoresby Colliery.

ShA O2 - To strengthen the role of Ollerton Town Centre as a retail and employment centre for both Ollerton & Boughton and the wider Sherwood Area.

ShA O3 - To protect and enhance the Birklands & Bilhaugh Special Area of Conservation and ensure that the Regional Park initiative is consistent with this.

ShA O4 - To promote and manage increased tourism in a way that safeguards the sensitive environmental and ecological areas and allows enjoyment of the District's celebrated historic built and natural environments.

Mansfield Fringe Area

MFA O1 - To encourage the regeneration and redevelopment of the former mining communities of the area by fully exploiting the opportunities presented by Sherwood Forest

Regional Park, ~~the Sherwood Growth Zone~~ and the skills and knowledge of the residents of the area.

MFA O2 - To encourage sustainable housing and economic growth in the settlements on the Mansfield Fringe to complement Mansfield's role as a Sub-Regional Centre, ~~support the Sherwood Growth Zone~~ and to increase the self-sufficiency of the Mansfield Fringe Settlements.

4 Spatial Policies

- 4.1 The Spatial Policies of the Core Strategy are central to delivering the Vision and Objectives set out in Chapter 3. Chapter 4 is split into two sections, the Spatial Strategy and the Agenda for Managing Growth in Newark and Sherwood.
- 4.2 The Spatial Strategy sets the framework for growth and development in the District, setting out our hierarchy for service provision and investment, and the spatial distribution of housing and employment growth. The Settlement Hierarchy sets out those settlements which to a greater or lesser extent should be the focus for growth and investment. The Spatial Distribution of growth quantifies this approach in those settlements which are central to the delivery of the strategy. Beyond this, policies are set which aim to manage development in the rural areas of the district and in the Nottingham – Derby Greenbelt. The policies of the Spatial Strategy are illustrated on the Newark & Sherwood Key Diagram which is on the inside front cover of the Core Strategy. The Agenda for Managing Growth sets out policies for ~~'Strategic Sites' to accommodate growth,~~ delivering the strategy and aims to provide a flexible framework for delivering sustainable growth the infrastructure to deliver growth and the considerations which need to be taken into account when allocating sites in later DPDs.

Newark & Sherwood's Spatial Strategy

- 4.3 The District Council has used the Vision and Objectives of the Core Strategy to develop a spatial strategy which meets local needs and is framed within ~~regional and~~ national planning policy. The Vision seeks to secure an area providing a high quality of life, made up of thriving sustainable urban and rural communities where people want to and can, live and work. These sustainable, balanced communities will feature good quality housing with a mix of different sizes, types and tenures which will address local needs. The strategic objectives require the plan to manage the release of land for new housing, employment and other necessary development to meet the needs of the District to 2033 ~~2026~~ and develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people.
- 4.4 ~~The East Midlands Regional Plan seeks to distribute development to the main urban areas in the Region (Policy 3 Distribution of Development), which includes Principal Urban Areas, such as Nottingham and Lincoln as the main focus for growth and Sub-Regional Centres such as Newark to be a secondary focus for growth in the Region and a primary focus for growth in the Sub-Region. The District Council's vision identifies this role for Newark by seeking to reinforce and promote Newark's role as an important Sub-Regional Centre, by ensuring that the town is the main focus for new housing, employment, and other appropriate development within the District. Such development will be coordinated to ensure sustainable development. Beyond that, the development needs of other settlements and rural areas should also be provided for. The Regional Plan states that "New development in these areas should contribute to:~~

- maintaining the distinctive character and vitality of rural communities;
- shortening journeys and facilitating access to jobs and services;
- strengthening rural enterprise and linkages between settlements and their hinterlands; and
- respecting the quality of tranquillity, where that is recognised in planning documents”

4.X The Regional Plan places Newark & Sherwood District in the Northern Sub Area of the Region, where economic, social and environmental regeneration will be a Regional priority. Key aims of the Regional Plan's Northern Sub Regional Strategy include significantly strengthening the Sub Regional Centres including Newark and Mansfield, by providing new development in and around their urban areas, providing jobs and services in and around other settlements that are accessible to a wider area or service particular concentrations of need, and to support the regeneration of settlements, through development. Local Planning Authorities should assist growth and regeneration, in several locations, across the Sub Area, including along the Mansfield Ashfield Regeneration Route (MARR).

4.X Within the Sub Regional Strategy (Northern SRS – Policy 1 Sub Regional Development Priorities) a number of ‘other urban areas’ have been identified as priorities for development; in Newark and Sherwood these include Rainworth and Ollerton & Boughton. Beyond this the policy notes that “Outside the areas mentioned above, sufficient provision will be made to support the regeneration of settlements with special needs where these are identified in Local Development Frameworks. Within other settlements, new development will be restricted to small scale development targeted to meet local needs. Development should be of a scale and type necessary to secure and service a mixed and balanced community.”

4.5 The themes which emerge from our Core Strategy Vision and Objectives and the locational policies of the Regional Plan are:

- Development should be located in the most sustainable locations
- That such development should support the role of settlements
- Regeneration of settlements should be supported
- Rural communities should be supported
- Development should seek to secure a mixed and balanced community

Settlement Hierarchy

4.6 Using these themes, the District Council has identified the settlements which will help deliver sustainable development in the District. These are identified in the settlement hierarchy which is the organising basis for development and service provision within the District. The hierarchy allows the Council to plan positively for future development within the District. It defines which settlements are central to the delivery of the Council’s Spatial Strategy.

4.7 Following a review of settlements and service provision in the District, the following key conclusions have emerged:

1. Services, such as employment and secondary education, are focused in settlements which serve a rural hinterland and/or a large local population.
2. There are a number of villages which have a range of services which attract people from the local area, such as libraries and doctor's surgeries.
3. Beyond these villages are a range of villages which have a limited range of services, some of which have a primary school and other shops and facilities.
4. A large number of villages have no facilities beyond a public house or a village hall but are well related to settlements which have a wider range of facilities.
5. Public transport is focused on key routes between Newark, Mansfield, Nottingham, Southwell and Ollerton & Boughton.

4.8 These conclusions have resulted in the identification of three complementary settlement roles which will be central to the delivery of the District's Spatial Strategy; these are:

- Sub-Regional Centre
- Service Centre
- Principal Village

4.9 Newark Urban Area (Newark, Balderton and Fernwood) is identified as a Sub-Regional Centre; it is the largest population centre in the District and is the main location for services, jobs, retail, education and a focus for transport for most of the District. ~~It is identified as such in the Regional Plan and, in granting Growth Point Status to the District, the government recognised Newark's importance.⁴~~

4.10 Below Newark Urban Area, a number of settlements provide important services both to their own communities and to a wider hinterland; they are Service Centres. The largest of these, Ollerton & Boughton, ~~is recognised as an "other urban area" in the Regional Plan and~~ provides a range of facilities including a supermarket and secondary school, both of which serve much of the Sherwood Area. Ollerton & Boughton also has a large number of local employers. ~~Rainworth is also recognised as an "other urban area" in the Regional Plan and has a range of shops, a secondary school which serves a part of Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also adjacent to Mansfield Sub-Regional Centre with its jobs and facilities.~~ Southwell is the third biggest settlement in the District and, like Ollerton &

⁴ ~~The Regional Plan was developed before Fernwood was recognised as a separate Parish. Until this happened in April 2008 the main built up area of Fernwood was part of Balderton and as such is included in the Newark Urban Boundary. For the avoidance of doubt whilst the Regional Plan refers to Newark including Balderton, this also includes Fernwood.~~

Boughton, serves a large local area with the second largest retail centre in the District, a leisure centre and a secondary school which provides education to much of the Southwell Area. ~~Although Southwell is not mentioned in the Regional Plan, it has a serious local housing need which is perpetuated by high local house prices.~~

- 4.11 ~~Rainworth is also recognised as an “other urban area” in the Regional Plan and has a range of shops, a secondary school which serves a part of Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also adjacent to Mansfield Sub-Regional Centre with its jobs and facilities. Clipstone has a range of local services including shops and a secondary school, which lies just outside the District, which serve the community and a wider area. It has a major regeneration site, Clipstone Colliery, in the centre of it. Edwinstowe has a range of local services which are complemented by a number of Sherwood Forest related tourist facilities. It has a regeneration site, Thoresby Colliery at its edge. Both Clipstone and Edwinstowe would benefit from regeneration arising from new development, while in Southwell, a more balanced and sustainable community would result from the provision of new housing to address local housing needs. This would focus on the provision of affordable housing, and modest sized market homes that can offer the prospect of lower cost accommodation.~~
- 4.X ~~The District Council has identified that whilst Southwell and Clipstone are not mentioned in the Regional Plan as ‘Other Urban Areas’ they are both important centres within the District which require an approach in line with Ollerton & Boughton and Rainworth rather than the subsequent levels in the hierarchy. Placement in the hierarchy does not determine overall levels of growth but it does indicate the importance of the settlement to the delivery of our Spatial Strategy and the most appropriate locations for investment and new services.~~
- 4.12 The District Council also has a range of communities which have a range of local services which meet day to day local needs and complement the role of the Service Centres. These are defined as Principal Villages.
- 4.13 A range of other communities exist below the three identified settlement categories. They are referred to in the hierarchy as Other Villages in Newark & Sherwood. In some instances these villages have a limited range of services or they may be small hamlets. Spatial Policy 3 Rural Areas set out a number of sustainability criteria for the consideration of development in these communities. Spatial Policy 4B sets out policies for appropriate growth for those communities in the Green Belt.

Spatial Policy 1

Settlement Hierarchy

The Settlement Hierarchy for Newark and Sherwood identifies which settlements are central to the delivery of Newark and Sherwood's Spatial Strategy and identifies the role of these settlements in delivering that Strategy. The Hierarchy is defined below:

Settlements central to delivering the Spatial Strategy

| | | | | | | | |
|-----------------------------------|---|----------------|-----------------------------|---------------|---|-----------------------|----------------------|
| <p>Sub-Regional Centre</p> | <p>Features - Major centre in the Sub-Region, containing services and facilities for the District.</p> <p>Function - To be the focus for housing and employment growth in Newark & Sherwood and the main location for investment for new services and facilities within the District.</p> <p>The Sub-Regional Centre is defined as Newark Urban Area which is made up of Newark, Balderton and Fernwood.</p> <p>The extent of the main built-up areas of the Sub-Regional Centre will be defined by an Urban Boundary.</p> | | | | | | |
| <p>Service Centres</p> | <p>Features - Service Centres have a range of local facilities, <u>normally</u> including a secondary school, good public transport and local employment.</p> <p>Function - Act as a focus for service provision for a large local population and a rural hinterland.</p> <p>The following communities have been designated as Service Centres within the various Areas of the District:</p> <table border="1" data-bbox="587 1173 1370 1335"> <tr> <td>Southwell Area</td> <td>Southwell</td> </tr> <tr> <td>Sherwood Area</td> <td>Ollerton & Boughton, <u>Edwinstowe</u></td> </tr> <tr> <td>Mansfield Fringe Area</td> <td>Clipstone, Rainworth</td> </tr> </table> <p>The extent of the main built-up areas of Service Centres will be defined by an Urban Boundary.</p> | Southwell Area | Southwell | Sherwood Area | Ollerton & Boughton, <u>Edwinstowe</u> | Mansfield Fringe Area | Clipstone, Rainworth |
| Southwell Area | Southwell | | | | | | |
| Sherwood Area | Ollerton & Boughton, <u>Edwinstowe</u> | | | | | | |
| Mansfield Fringe Area | Clipstone, Rainworth | | | | | | |
| <p>Principal Villages</p> | <p>Features - Principal Villages which have a good range of day to day facilities – primary school, food shop, health facilities, employment or access to nearby employment and complement the role of Service Centres.</p> <p>Function - Act as secondary focus for service provision in each Area. Support for service provision in these locations to assist rural accessibility.</p> <p>The following communities have been designated as Principal Villages within the various Areas of the District:</p> <table border="1" data-bbox="587 1944 1370 2018"> <tr> <td>Newark Area</td> <td>Collingham, Sutton-on-Trent</td> </tr> </table> | Newark Area | Collingham, Sutton-on-Trent | | | | |
| Newark Area | Collingham, Sutton-on-Trent | | | | | | |

| | | |
|---|-------------------|-----------------------------------|
| | Southwell Area | Farnsfield |
| | Nottingham Fringe | Lowdham |
| | Sherwood Area | Bilsthorpe, Edwinstowe |
| | Mansfield Fringe | Blidworth |
| The extent of the main built-up areas of the Principal Villages will be defined by Village Envelopes. | | |
| Other Villages in Newark & Sherwood | | |
| Within the Green Belt development will be considered against Spatial Policy 4B Green Belt Development. | | |
| Within the rest of the District development will be considered against the sustainability criteria set out in Spatial Policy 3 Rural Areas. | | |

4.14 The Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages ~~will be~~ are defined on the ~~Proposals~~ Policies Map of the Newark & Sherwood Local Development Framework. ~~This will be done as part of the Allocations & Development Management DPD.~~

Spatial Distribution of Growth

4.15 Over the next twenty years the communities of Newark and Sherwood will change and grow. In order to manage that change and capture its benefits we have developed our approach to the spatial distribution of growth. This approach is underpinned by three principles. They are:

1. Supporting the role of the Sub-Regional Centre - the requirement to focus development, seeking to support the role of the Sub-Regional Centre.
2. Regeneration - address the regeneration needs of the District by focusing housing, employment, facilities and services in communities suffering from deprivation.
3. Sustainable Communities - seek to address identified local housing need in a sustainable manner and promote and protect the roles of the Service Centres and Principal Villages as locations for local services and facilities.

4.16 The Core Strategy strategic objectives require the Plan to manage the release of land for new housing, employment and other necessary development to meet the needs of the District to ~~2033~~~~2026~~ and develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people.

4.17 In seeking to meet ~~future~~ the District's Objectively Assessed Housing Need (OAN), ~~the Regional Plan requires~~ the District Council ~~to~~ must plan for ~~14,800~~ 9,080 dwellings over the Plan period. However, a number of dwellings have already been completed, or have the benefit of planning permission in those areas not individually identified in the settlement hierarchy. ~~Although the District Council is not intending~~

~~to allocate new housing at levels below Principal Villages in the Hierarchy, it should be noted that Spatial Policy 3 Rural Areas does allow limited development to meet local need in Other Villages. In order to factor this in, a figure of 200 dwellings is set aside as a notional allowance for housing in Rural Areas. This figure is not a target or a threshold but is an acknowledgement that some limited development will occur in these locations and it will be monitored to ensure that the aims of the Spatial Strategy, steering development towards the Sub-Regional Centre, Service Centres and Principal Villages, are being implemented.~~

- 4.18 Therefore, the total number of dwellings to be allocated by the District Council between 2013 and 2033 ~~2006 and 2026~~ in the Sub-Regional Centre, Service Centres and Principal Villages is 8806 ~~14162~~. However, taking into account houses already built and planning permissions for new dwellings in the settlements identified in the Hierarchy (as at March 2017 and likely to be delivered during the Plan Period 2009), the Council is required to find a minimum of 3453 ~~10,614~~ for the rest of the Plan Period. ~~This figure is a minimum number and takes into account that the District has been designated as a New Growth Point.~~
- 4.19 The Housing figures are allocated proportionally to the three tiers in the hierarchy and then to the settlements in each tier. These allocations are based on the three principles for the distribution of growth set out in paragraph 4.15 ~~4.18~~ and each settlement is assigned one of these. Individual percentages are based on meeting the aims of the principles assigned to the settlement and an assessment of the capacity of each settlement to support growth, including its function, scope for future growth and infrastructure constraints and potential for future improvements.
- 4.20 Alongside new housing growth, the District Council is keen to ensure an appropriate distribution that provides a good range, mix and choice of suitably located employment sites and premises. This will address the needs of existing and future businesses, and enable a readily available supply of land to be maintained over the Plan period. Our starting point for determining the future employment land requirements were the recommendations of the Employment Land Forecasting Study for Nottingham Core & Outer Housing Market Areas. ~~Northern Sub-Regional Employment Land Review. In line with the methodology of the Review, we then factored in estimates of additional land needed to compensate for anticipated losses of employment land up to 2026 and additional employment land to facilitate the development of the New Growth Point. The current amount of employment land available and future prospects of economic growth and new housing provision were also taken into account. The study~~ This approach gives an overall gross employment land requirement in the range of 210 ~~220~~ 83.1 hectares for the plan period 2013 - 2033 ~~2006 - 2026~~. ~~When determining this requirement, The term 'employment' relates to Use Classes B1 (Business), B2 (General Industrial or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 2015 ~~2006~~, or any subsequent amendment, however it is recognised that national planning policy ~~Recently issued national guidance (PPS4)~~ gives a wider definition of what constitutes economic development. In implementing the other policies in this Core Strategy, and in order to~~

promote economic development, this approach will inform decision making.

- 4.21 The Core Strategy sets this level as a target for development, which will need to be promoted in partnership with other organisations and agencies and working with developers and businesses. In planning for the level of employment development we need to ensure an appropriate distribution that provides a good range, mix and choice of suitably located employment sites and premises. This will address the needs of existing and future businesses, and enable a readily available supply of land to be maintained over the plan period.

Spatial Policy 2

Spatial Distribution of Growth

The spatial distribution of growth in Newark and Sherwood District will focus on:

- Supporting the Sub-Regional Centre of Newark Urban Area** (Newark, Balderton and Fernwood). Newark Urban Area will be the main location for new housing and employment growth in the District. Newark Town Centre will act as a focus for new retail, cultural and leisure development. To support such growth the District Council and its partners will work together to secure and provide new infrastructure, facilities and services.
- Regeneration.** Within Service Centres and Principal Villages identified for regeneration, the District Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing.
- Securing Sustainable Communities.** To secure and support the role of Service Centres and Principal Villages identified for this approach, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.

The housing requirements for Newark & Sherwood District between 2013 and 2033 ~~2006 and 2026~~ are 9080 ~~14800~~ dwellings. When discounting dwelling completions and commitments in settlements (as at April 2016) which are not central to the delivery of the Spatial Strategy, the total number of dwellings to be allocated by the District Council between 2013 and 2033 ~~2006 and 2026~~ in the Sub-Regional Centre, Service Centres and Principal Villages is in the region of 8806 ~~14162~~ dwellings. In allocating sites for housing development ~~in the Core Strategy for Strategic Sites in line with Spatial Policy 5 and all other housing sites in the Allocations & Development Management DPD~~, the following percentages will be met:

| Location | Strategy | Percentage of Housing Growth |
|--|-------------------------------------|--------------------------------|
| Sub-Regional Centre Newark Urban Area | Support for the Sub-Regional Centre | <u>6070%</u> of overall growth |
| Service Centres | | <u>3020%</u> of overall growth |

| | | |
|---------------------------|------------------------------------|---|
| Ollerton & Boughton | Regeneration | 30 40% of Service Centre growth |
| Rainworth | Regeneration | 10 15% of Service Centre growth |
| Southwell | Sustainable Communities | 10 15% of Service Centre growth |
| Clipstone | Regeneration | 25 30% of Service Centre growth |
| Edwinstowe | <u>Regeneration</u> | <u>25% of Service Centre growth</u> |
| Principal Villages | | 10% of overall growth |
| Bilthorpe | Regeneration | 30 25% of Principal Village growth |
| Blidworth | Regeneration | 20 25% of Principal Village growth |
| Collingham | Sustainable Communities | 20 10% of Principal Village growth |
| Edwinstowe | Sustainable Communities | 20% of Principal Village growth |
| Farnsfield | Sustainable Communities | 24 10% of Principal Village growth |
| Lowdham | Sustainable Communities | 15 % of Principal Village growth |
| Sutton-on-Trent | Sustainable Communities | 5% of Principal Village growth |

The employment land requirement for Newark & Sherwood District between ~~2013 and 2033~~ ~~2006 and 2026~~ is ~~in the range of around 210-220~~ 83.1 hectares. This figure is distributed amongst the five Areas of the District, and in allocating sites for employment development, ~~in the Core Strategy for Strategic Sites in line with Spatial Policy 5, and all other employment sites in the Allocations & Development Management DPD~~ the following figures will be achieved:

| Area | Overall employment land to be provided (In hectares) | Guideline new allocations required (In hectares) |
|------------------------|--|---|
| Newark Area | 51.9 <u>150-157</u> | 80-87 |
| Southwell Area | <u>4.5</u> 7-8 | 6-7 |
| Nottingham Fringe Area | <u>0.1</u> 1 | Up to 1 |
| Sherwood Area | <u>16.2</u> 29 | 0 |
| Mansfield Fringe Area | <u>10.4</u> 24-25 | 10-11 |
| Total | <u>83.1</u> 211-220 | 97-106 |

4.22 The current and proposed provision of housing and employment land is illustrated at Appendix C, together with ~~the~~ Housing and Employment Trajectories which shows the indicative delivery of new housing and employment land. The spatial distribution of employment growth set out above, is based upon distributing proportionate levels of the gross employment land requirement (~~i.e. 210-220 ha~~) amongst the five Areas of the District, in line with their percentage increases in housing growth. ~~These target figures take into account existing levels of completions across the five Areas, including sites where planning permission has already been granted but have yet to be built out.~~ This approach to employment provision and distribution reflects our objective to develop sustainable communities with the location of new employment opportunities related to planned new housing, helping residents and businesses to prosper and reduce the need for out-commuting. This integration and broad alignment of homes and jobs is essential to achieve sustainable development, will support urban and rural regeneration and facilitate access to jobs across the District.

Land for new employment development will generally be provided close to existing industrial and commercial areas, or be included as part of major mixed use housing and employment schemes, and will involve greenfield as well as brownfield opportunities.

- 4.23 The Newark Area, particularly in and around the Newark Urban Area, will be the location for the majority of the employment land provision, and complement planned new housing. This employment provision will support Newark's role as a Sub-Regional Centre, ~~in line with the Regional Plan~~, deliver ~~the employment growth ambitions of the Newark Growth Point~~, and benefit local regeneration goals. The provision of two major mixed use developments involving large scale new housing and employment land allocations (see Spatial Policy 5) will contribute significantly to meeting the employment land target figures shown. This approach takes advantage of the town's potential to be a major driver of economic development, with its key location, including proximity to the A1 corridor, and excellent rail, road and water connections. Significant transport improvements will add to these assets, represented by the current proposed dualling works to be ~~being~~ undertaken to the A46 ~~Widmerpool to Newark Bypass section~~, and to the planned provision of a new Southern Link Road, to the south of the town, linking the A46 to the A1.

Rural Areas

- 4.24 ~~PPS7 Sustainable Development in Rural Areas and PPS4 Planning for Sustainable Economic Growth~~ National planning policy steers ~~the greater part of~~ development in rural areas towards the ~~larger and the more sustainable settlements and locations~~ which will help deliver the central elements of our spatial strategy. The Council must however plan for the District as a whole, helping to sustain the communities across Newark and Sherwood. In developing policies for the District, the Council was particularly concerned to include policies which deal with rural issues. The policy will guide development and investment in Rural Areas.

Spatial Policy 3

Rural Areas

The District Council will support and promote local services and facilities in the rural communities of Newark & Sherwood. Local housing need will be addressed by focusing housing in sustainable, accessible villages. The rural economy will be supported by encouraging tourism, rural diversification, and by supporting appropriate agricultural and forestry development. The countryside will be protected and schemes to enhance heritage assets, to increase biodiversity, enhance the landscape and, in the right locations, increase woodland cover will be encouraged.

Beyond Principal Villages, proposals for new development will be considered against the following criteria:

- *Location* - new development should be within the main built-up areas of villages, which have ~~local services and~~ sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs. Local services include but are not limited to Post Office/shops, schools, public houses and village halls;
- *Scale* - new development should be appropriate to the proposed location and small scale in nature;
- *Need* - Employment and tourism which ~~requires a rural/village location~~ are sustainable and meet the requirements of the relevant Core Policies. New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to ~~meet identified proven local need~~ support community facilities and local services and reflects local need in terms of both tenure and house types;
- *Impact* - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network; and
- *Character* - new development should not have a detrimental impact on the character of the location or its landscape setting.

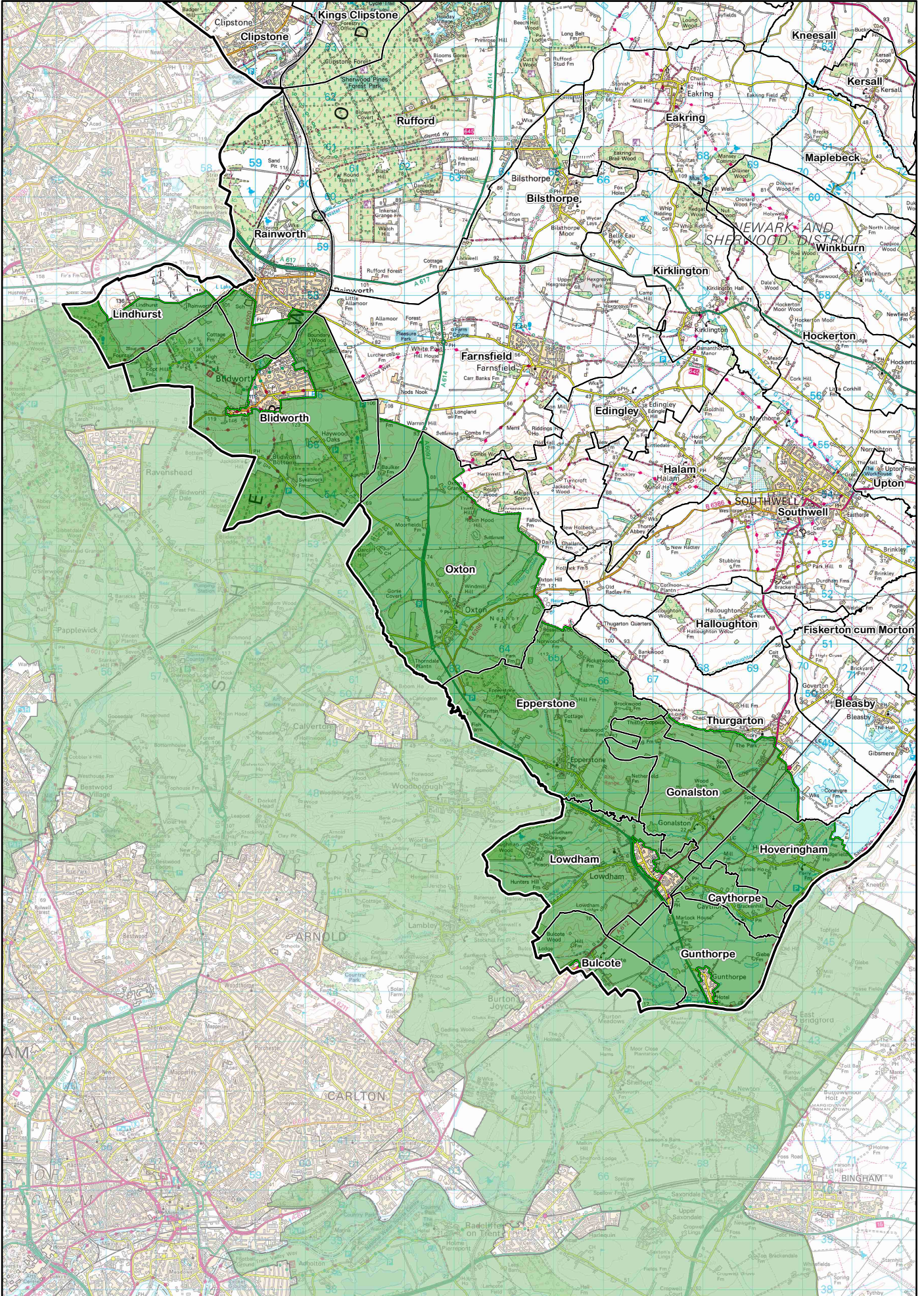
Within the main built-up area of villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues. The scale of such enabling development should be appropriate to the location of the proposal.

Within the main built up area of settlements which do not meet the locational criterion of this policy but are well related to villages that do, consideration will be given to the infilling of small gaps with 1 or 2 dwellings so long as this does not result in the joining of outlying areas into the main built up areas of the village in question, or the coalescence with another village. Such development will need to comply with the scale, need, impact and character criteria of this policy.

Development away from the main built-up areas of villages, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. ~~such as Agriculture and Forestry~~ policies to deal with such applications are set out in the Allocations & Development Management DPD. Consideration will also be given to the re-use of rural buildings of architectural merit. ~~The Allocations & Development Management DPD will set out policies to deal with such applications.~~

- 4.25 Spatial Policy 3 refers to the main built-up area of a village. For the purposes of implementation and decision making this would normally refer to the buildings and land which form the core of the village where most housing and community facilities are focused. Often villages have outlying development which, whilst part of the village, does not form part of the 'main built-up area'; proposed new development which results in the joining of such areas to the main built-up area should be resisted. It is not proposed to identify the main built-up areas of villages in our Core Strategy or Allocations & Development Management DPD. However, the District Council will work with local communities to identify the characteristics of their village which they feel should be protected. Such work will be contained within Neighbourhood Plans and Village Design Statements (VDS) or Parish Plans. This work could include the identification of the main built-up areas of the village. Neighbourhood Plans when 'made' become part of the development plan and providing the requirements for Supplementary Planning Documents are followed, a VDS ~~or the Planning element of the Parish Plan~~ could be adopted as a Supplementary Planning Document by the District Council and be a material consideration in the determining of Planning Applications.
- 4.26 The Council considers that in locations with local facilities and services, additional development can support their continued existence. Limited development within the setting of this policy requires applicants to demonstrate the services it will support and the housing need within the area. As with all planning policy, Spatial Policy 3 is intended to serve the public interest rather than that of individuals and consequently the requirement to reflect local need in relation to new dwellings to which it refers must be that of the community rather than the applicant. It is accepted that the two may align where, for example, a lack of a particular type of housing in a community also reflects the needs of an applicant. The Policy is not intended to cater for individuals desire to live in particular locations or in particular types of accommodation, beyond those exceptions identified in national and local planning policy. The Council has conducted a detailed assessment of the types of housing needed within different parts of the district and applicants should refer to this for guidance. Neighbourhood Plans may also set out more detailed policies on local housing requirements.
- 4.27 A number of policies within the Plan set more detailed criteria for the consideration of proposals in Rural Areas including (but not limited to), Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities, Core Policy 2 Rural Affordable Housing, Core Policy 6 Shaping our Employment Profile, Core Policy 7 Tourism Development, Policy DM5 Design, Policy DM8 Development in the Open Countryside.

Figure 2 - Nottingham-Derby Green Belt in Newark & Sherwood



Nottingham-Derby Green Belt

- 4.28 The Nottingham-Derby Green Belt prevents the Nottingham Conurbation from merging with the surrounding towns and villages within Nottinghamshire and the nearby city of Derby. ~~Its status was confirmed in the recent East Midlands Regional Plan. The plan states that in the Northern Sub-Region:~~
- ~~• No strategic changes should be made to the Green Belt in this Sub-Area.~~
 - ~~• When considering development provision in and around settlements affected by the Green Belt, LDFs should critically assess any impact on the Green Belt and whether development should be located elsewhere.~~
 - ~~• Allocations should not allow for commuter led development which could put pressure on Green Belt boundaries.~~
- 4.29 ~~Whilst No strategic changes are envisaged proposed in the extent of the Green Belt within the District, as a number of small scale reviews were undertaken are proposed to reflect the requirement to address local housing need in Lowdham, and support regeneration in Rainworth and Blidworth. These reviews will be undertaken as part of the Allocations & Development Management DPD in 2012. In assessing potential housing land supply as part of the Strategic Housing Land Availability Study (SHLAA) it is clear that supply is limited within existing settlement boundaries and therefore consideration will need to be given to changing the boundaries to meet the wider aims of the Spatial Strategy.~~
-

Spatial Policy 4A

Extent of the Green Belt

The extent of the Nottingham - Derby Green Belt which lies within Newark & Sherwood District as set out on the Policies Map, will remain unchanged following the earlier small scale review undertaken in 2012. ~~broadly the same. Small scale reviews are proposed in the following locations:~~

~~Blidworth—In order to meet housing requirements for the Principal Village, a review of the boundary of the Green Belt which surrounds it will be undertaken as part of the Allocations & Development Management DPD.~~

~~Lowdham—In order to meet housing requirements for the Principal Village, a review of the boundary of the Green Belt which surrounds it will be undertaken as part of the Allocations & Development Management DPD.~~

~~Rainworth—In order to meet housing requirements for the Service Centre, a review of the northern boundary of the Green Belt where it abuts the centre will be undertaken as part of the Allocations & Development Management DPD.~~

~~In undertaking these small scale reviews through the Allocations & Development Management DPD the District Council will:~~

- ~~Identify specific sites;~~
- ~~Consider whether there are any non Green Belt sites that are more or equally sustainable; and~~
- ~~Consider the importance of the sites in meeting the purposes of the Green Belt.~~

4.29 ~~Planning Policy Guidance Note 2: Green Belts~~ National planning policy allows for limited development in villages within the Green Belt. The approach of the Core Strategy is to direct development to the Principal Villages in the Green Belt, and allow for development in line with Spatial Policy 3 in Gunthorpe and the part of Bulcote attached to Burton Joyce, all of which are excluded from the Green Belt. In villages 'washed over' by the Green Belt the policy allows for the secure securing of small scale rural affordable housing exceptions sites, and it has been decided to continue not to identify any villages that are 'washed over' for limited infill as set out in bullet point 5 of paragraph 89 of the NPPF. in other Green Belt villages. Other development proposals in the Green Belt will be judged according to national planning policy ~~the policies of PPG2 Green Belts.~~

Spatial Policy 4B

Green Belt Development

Within the extent of the area covered by the Green Belt in the District, as set out on the Policies Map, new housing and employment development will be focused in the Principal Villages of Blidworth and Lowdham, along with Gunthorpe and the part of Bulcote which is attached to Burton Joyce. These locations are excluded from the Green Belt and defined by Village Envelopes. Development proposals in the two Principal Villages will be judged according to the provisions Spatial Policy 1 and Policy DM 1. Development proposals within Gunthorpe and the part of Bulcote attached to Burton Joyce will be judged according to the provisions of Spatial Policy 3.

No villages 'washed over' by the Green Belt have been identified for limited infilling.

In or adjacent to the main built-up areas of the following villages, consideration will be given to the development of 'Rural Affordable Housing Exceptions Sites' to meet local housing need;

Bulcote, Caythorpe, Epperstone, Gonalston, Gunthorpe, Hoveringham, Lowdham and Oxtan.

Proposals should be in line with Core Policy 2 Rural Affordable Housing. Development should be small scale in nature, should not have a detrimental impact on the character of the village or on the openness of the Green Belt.

Other appropriate development in the Green Belt not identified in this policy will be judged

according to national Green Belt policy.

Agenda for Managing Growth in Newark and Sherwood

4.30 In order to achieve the levels of growth set out in the Spatial Strategy the Core Strategy has identified a range of Spatial Policies which set out the District Council's Agenda for Managing Growth.

Strategic Sites Delivering the Strategy

4.31 The delivery approach for the Spatial Strategy, aims to provide a flexible framework for delivering sustainable growth. There are four elements to this approach:

1. Allocating large scale Sustainable Urban Extensions (SUEs) known as Strategic Sites;
2. A number of individual housing, employment and other allocations in the settlements central to the spatial strategy set out in the Allocations & Development Management DPD;
3. Flexible policies and approaches to allow sustainable development in sustainable locations; and
4. A number of opportunity sites which could provide additional development if required.

4.32 In planning to meet the level of growth which is directed at the Newark Urban Area, ~~the Regional Plan states that, subject to urban capacity, this will require locations for sustainable urban extensions to be identified in Local Development Frameworks. National policy in PPS12 states that future housing needs should be met in the most sustainable way possible and that Core Strategies may allocate strategic sites where these are central to the achievement of its strategy and where investment requires a long lead in. Having considered the findings of the SHLAA and other options available, it is considered that, to achieve the level of growth in the Newark Urban Area,~~ a significant amount of growth should be provided in Sustainable Urban Extensions (SUEs). Similarly the opportunity of delivering significant regeneration in the Sherwood Area of the District will be achieved by the redevelopment of the former Thoresby Colliery as a SUE of Edwinstowe.

4.33 Delivery of SUEs will be achieved through the allocation of ~~three~~ four Strategic Sites in the Core Strategy. The strategic sites will be developed as new neighbourhoods in a phased manner throughout the plan period and beyond, to deliver new housing, employment and supporting services including education and facilities to meet the needs of a growing population. The infrastructure required to support the strategic sites is set out in the Infrastructure Delivery Plan.

4.34 Our approach to Sustainable Urban Extensions has a number of benefits:

- It enables the District Council to ensure that an appropriate planning 'framework' is in place to test and achieve the District's growth ~~at the earliest opportunity~~ at the earliest opportunity;
- It provides a robust policy framework for considering any planning applications for significant development;
- It helps to ensure that the planned infrastructure required to support the level of growth anticipated takes place in line with the development over the plan period; and
- It provides a scale and critical mass that enables a sustainable neighbourhood to be built including the creation of local facilities centred around new primary schools, retail, community and employment need. Alternative energy sources, drainage and modern methods of construction are realistic considerations for development of this size and nature.

4.35 Whilst the Core Strategy allocates the Strategic Sites, the more detailed Allocations & Development Management DPD contains allocations and policies for settlements central to delivering the Spatial Strategy as set out in Spatial Policy. Monitoring of all of these proposals will be undertaken through the Annual Monitoring Report to ensure there continues to be sufficient provision of land, in line with national policy, including a 5 Year Housing Land Supply. Where it becomes evident that development is not progressing, the Council will seek to assist the owners/developers in unlocking the affected site where appropriate.

4.36 Alongside the delivery of sites which the LDF allocates, the Council anticipates that development of additional housing and employment will occur in sustainable locations across the district. The Core Strategy and the Allocations & Development Management DPD contain a number of policies which facilitate this, including Spatial Policy 3 Rural Areas, Policy DM1 Development within Settlements Central to Delivering the Spatial Strategy and Policy DM12 Presumption in Favour of Sustainable Development. These flexible policies will continue to allow custom and self-build developers to develop product. The Council will also be developing a brownfield register, in line with national policy, to identify other potential sites which could come forward for development over the Plan period.

4.37 The Council is also pursuing a programme of building 350 Council Houses on land within its ownership over the next five years and is also considering the creation of a development company to deliver market and affordable housing products. These actions will provide an additional vehicle for increased delivery.

4.38 In addition, a number of sites which were allocated or had planning permission previously, which are still considered developable but are subject to uncertainty over timescales for delivery, have been identified as Opportunity Sites. These are detailed within the Allocations & Development Management DPD. Where it becomes clear through the monitoring process that delivery rates are dropping the Council will work with landowners and developers to try to actively resolve delivery issues where this will bring forward development on these Opportunity Sites.

Spatial Policy 5

Delivering ~~Strategic Sites~~ the Strategy

To ensure that the housing and employment needs of the District are delivered over the plan period, sufficient sites have been allocated to more than meet the requirements. There is sufficient flexibility to allow for some sites not delivering as anticipated, whether in terms of the rate of delivery or due to unanticipated considerations preventing development occurring. and beyond, three strategic sites are now allocated on the accompanying proposals map and identified on Core Strategy Figures 5,6 and 7 in the following locations: The following strategic sites will be developed as new neighbourhoods, in a phased manner throughout the plan period and beyond:

- Land South of Newark;
- Land East of Newark; ~~and~~
- Land around Fernwood; and
- Land at the former Thoresby Colliery, Edwinstowe

The Council will support and encourage the delivery of allocated sites, helping to overcome constraints and unlock sites for development where appropriate. Where it becomes clear through the monitoring process that delivery is not taking place at the rates required, the Council will actively seek to bring forward opportunity sites by working with landowners and developers to release sites earlier in the plan period.

~~Planning Permission will be granted for mixed use development at these locations which comply with the detailed development principles and requirements set out in Newark Area Policy 2A (Land South of Newark), Newark Area Policy 2B (Land East of Newark) and Newark Area Policy 2C (Land around Fernwood).~~

~~4.X For the avoidance of doubt those areas of the three strategic sites which accommodate housing, employment and other built facilities will be regarded as part of the main built up area of Newark Urban Area and when the Allocations &~~

~~Development Management DPD is produced the Urban Boundary of Newark will be reviewed to include them.~~

Infrastructure for Growth

4.39 The Spatial Strategy sets out how the district will develop up to ~~2026~~ 2033 in order to ensure that the overall vision and objectives for the Core Strategy are achieved. A key component in achieving the vision and objectives is to ensure that the necessary physical, social and green infrastructure is provided to support the growth envisaged in the Core Strategy.

4.40 The Council has produced an Infrastructure Delivery Plan (IDP) to identify existing infrastructure provision and to assess its capacity to support growth. Where growth exceeds capacity the additional infrastructure required has been identified. The IDP identifies a broad estimated cost, funding sources and who would be responsible for delivery. ~~The Council has subdivided the infrastructure into strategic infrastructure improvements required because of the cumulative impact of growth of the District and which cannot be attributed to any one site, and local infrastructure, improvements that are required to achieve a satisfactory development of a particular site.~~

4.41 The Council considers that strategic infrastructure includes improvements to the highway network and contributions to a secondary education which are required because of the cumulative growth of the District. ~~, contributions to a secondary school and to Newark Urban Area Sports and Leisure Facilities, required because of the increased population. The Council has a Community Infrastructure Levy (CIL) specifically to fund this infrastructure.~~ The District Council defines local infrastructure as including facilities and services, such as primary schools and open space, that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, such as traffic management schemes.

~~x.x The Council will seek to introduce a Community Infrastructure Levy (CIL) specifically to fund strategic infrastructure improvements to the strategic highway network, that may include the Southern Link Road, that are required as a result of cumulative growth of the District up to 2026, and which cannot be attributed to the development of any one site, and to contribute to the cost of a secondary school and Newark Urban Area Sports and Leisure Facilities. The Council went out to consultation on the principle of establishing a Strategic Infrastructure Tariff under CIL in March 2010 and prepared a Preliminary Draft Charging Schedule for consultation in November 2010, prior to seeking an independent Examination and introducing the tariff in 2011.~~

~~x.xx The District was awarded Growth Point status in 2006 and intends to use £5m of its Growth Point capital allocation to assist in reconciling economic deficits that may emerge in the delivery of affordable housing or infrastructure, which may include the SLR, that is required to support growth. In addition, the Council will seek external funding support through the Local Transport Plan from Nottinghamshire County Council as the highway authority, and the Highways Agency, who are responsible for the A1 and A46. The Council will continue discussing with the Homes and Communities Agency how they can best support the District and the Growth Point through the formulation of a funding agreement known as a Local Investment Plan.~~

4.42 The IDP identifies the improvements required to the provision of utility services. The Council will continue to engage with each of the providers to ensure that their programme of improvements dovetails with the projected growth, and on the Strategic Sites developers are already discussing their requirements with the statutory undertakers.

4.43 Local Infrastructure will be secured through Planning Obligations (commonly known as S106 Agreements). Requirements for these are set out in Policy DM 3 Developer Contributions and Planning Obligations and an accompanying Supplementary Planning Document. ~~The standards that will be required for the various types of local infrastructure including open space and community facilities will be set out in the Allocations & Development Management DPDs and other SPDs. These will be secured utilising a Developer Contributions SPD.~~ Requirements for Affordable Housing are set out later in this document in Core Policy 1 and ~~a~~ an accompanying Supplementary Planning Document will be prepared to support the implementation of this policy.

4.44 The Green Infrastructure Strategy identifies existing networks of green spaces within and between urban areas and the surrounding countryside and provides an approach to their protection and enhancement. It identifies actions for key areas and themes that are ~~will be~~ included in the Allocations & Development Management DPD.

4.45 The schedule in Appendix D is a summary of the main elements of infrastructure the IDP identifies as required to deliver the Core Strategy. The table includes approximate costs, timescale and funding sources and likely delivery agent where known.

Spatial Policy 6

Infrastructure for Growth

To ensure the delivery of ~~strategic infrastructure~~ to support growth in the District, the District Council will secure ~~seek to introduce a Community Infrastructure Levy (CIL). This will be applied across the District to all forms of development. It will be used to:~~

- Strategic Infrastructure via its Community Infrastructure Levy. Strategic Infrastructure is defined as ~~Provide~~ improvements to the strategic highway network and other highway infrastructure ~~that may include the Southern Link Road~~ as identified within the IDP and secondary education provision across the District;
 - ~~Contribute to a secondary school within the Newark Urban Area;~~
 - ~~Contribute to Newark Urban Area Sports and Leisure Facilities.~~
 - Local Infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through Planning Obligations in line with the Policies of the Core Strategy, Policy DM3 Developer Contributions and Planning Obligations and supported by a Developer Contributions & Planning Obligations Supplementary Planning Document. ~~and the Allocations & Development Management DPD, utilising a Developer Contributions Supplementary Planning Document (SPD). In advance of the adoption of CIL, the District Council will seek to ensure the delivery of strategic infrastructure by Planning Obligations and public funding sources.~~
-

Sustainable Transport

4.46 The future economic and social wellbeing of the District will be dependent on efficient systems of transport. The eastern side of the District has excellent road and rail connections with the rest of the country. The A1, A46 and A17 roads all pass close to Newark, which also has stations on both the East Coast Main Line and the Nottingham to Lincoln Castle line. By comparison, the western part of the District, and some rural areas, are not so well served by existing transport infrastructure, although the A614 passes through the area and the Mansfield Ashfield Regeneration Route (MARR) aids connectivity to the west via the A617.

4.47 ~~PPG13~~ National planning policy seeks to ~~emphasises that, in order to help~~ deliver sustainable development, ~~Planning Authorities should seek to~~ and reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. The policy emphasises that, ideally, new development should be located where access to a range of facilities is possible on foot or bicycle, or by means of public transport. Accordingly, it stresses the importance of actively managing 'urban growth' in ways which make the fullest use of public transport resources and potential. There is however, acknowledgement of

the degree of reliance of remoter rural areas on the use of private cars which is particularly relevant to a district such as Newark and Sherwood. It also states that local authorities should protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passengers and freight.

4.48 When assessing the transport impacts of developments, consideration will be given to a range of policy responses including reducing travel, and encouraging use of public transport, walking and cycling in preference to private car use. New highway infrastructure will only be required where other measures are insufficient to cope with the impacts of developments. In order to gain a clear and up to date assessment of Transport issues within the District, the Council commissioned ~~a study by WYG to~~ provide a comprehensive review of transport information as part of the IDP process in 2009. This showed that:

- Additional demands for rail travel and cycling/walking as a result of the growth are expected to be largely accommodated by existing infrastructure. However, local improvements will be required to integrate development sites;
- Improvements to existing bus networks and infrastructure will be required to meet additional demands and encouraging bus use will have an important role to play in reducing car travel within the District;
- The provision of a Southern Link Road (SLR) is required to help mitigate the traffic impacts as a result of growth within Newark Urban Area and its provision should therefore be developer funded. Delivery of the SLR is addressed in Newark Area Policy 4;
- Provision of the Southern Link Road will not mitigate traffic impacts entirely and further improvements will be required at multiple locations on the urban highway network;
- Improvements to the A614/A6075/A616 Ollerton Roundabout junction will be required to accommodate any additional growth in the north west of the District or significant growth elsewhere; and
- Strategic highway infrastructure improvements will be required at various locations on the rural highway network within the District.

4.49 ~~Information from this study, including the need and potential for highway and public transport infrastructure has been incorporated into the District Council's Infrastructure Delivery Plan.~~ The District Council will work with the Highways England Agency, Nottinghamshire County Council, developers and other agencies to ensure delivery of the highway and public transport infrastructure required to support growth within the District. The Strategic Highway Infrastructure that is needed to meet the requirements of growth is set out in Appendix D. In line with Spatial Policy 6, ~~a Strategic Infrastructure Tariff~~ the Community Infrastructure Levy will be used to ensure the delivery of strategic transport infrastructure whilst planning obligations will be used to ensure that new developments provide for transport improvements

and fund other appropriate mitigation measures that relate to development of the site.

4.50 Whilst new and improved transport can have a number of benefits, it is also acknowledged that there can also be negative impacts, especially in relation to possible impacts on landscape, wildlife habitats and the loss of open land which could be affected or lost by the building of such schemes. Proposals for new and improved transport infrastructure will be required to demonstrate how they will mitigate against such impacts. Transport schemes identified within Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) ~~(England & Wales)~~ Regulations ~~1999~~ 2017 will also be required to submit an Environmental Impact Assessment (EIA) whereas those schemes in Schedule 2 will require an EIA if it is likely to have significant effects on the environment by virtue of factors such as its size, nature or location.

Spatial Policy 7

Sustainable Transport

The Council will encourage and support development proposals which promote an improved and integrated transport network and an emphasis on non-car modes as a means of access to services and facilities. In particular the Council will work with the County Council and other relevant agencies to reduce the impact of roads and traffic movement, to support the development of opportunities for the use of public transport, increase rural accessibility and to enhance the pedestrian environment.

Development proposals should contribute to, the implementation of the Nottinghamshire Local Transport Plan and should:

- minimise the need for travel, through measures such as travel plans for all development which generate significant amounts of movement, and ~~or~~ the provision or enhancement of local services and facilities;
- provide safe, convenient and attractive accesses for all, including the elderly and disabled, and others with restricted mobility, and provide links to the existing network of footways, bridleways and cycleways, so as to maximise opportunities for their use;
- be appropriate for the highway network in terms of the volume and nature of traffic generated, and ensure that the safety, convenience and free flow of traffic using the highway are not adversely affected;
- avoid highway improvements which harm the environment and character of the area; provide appropriate and effective parking provision, both on and off-site, and vehicular servicing arrangements in line with Highways Authority best practice. ~~Parking standards will apply to new development, and will be set out in the Allocations & Development~~

~~Management DPD~~; and

- ensure that vehicular traffic generated does not create new, or exacerbate existing on street parking problems, nor materially increase other traffic problems, taking account of any contributions that have been secured for the provision of off-site works.

The District Council will safeguard locations of highway or public transport schemes identified within the Nottinghamshire Local Transport Plan. Development will not be supported where it would prevent the implementation of these schemes. The location of these schemes ~~will be~~ are identified ~~in~~ on the Policies Map ~~Allocations & Development Management DPD~~. The route of that part of the Southern Link Road which has not been built will be safeguarded and is indicatively defined on the Policies ~~Proposals~~ Map and Figure 5 in line with NAP2A and NAP4. The Council will safeguard land for a possible Newark Rail Flyover, ~~(symbolised on the Newark Key Diagram)~~ to replace the existing flat crossing to the north of Newark Northgate Station, ~~and possible new car parking at Newark Northgate Station. The location of these schemes will be~~ which has been symbolised on the Newark Key Diagram and identified on the Policies Map ~~in detail in the Allocations and Development Management DPD~~.

High quality, safe, cycle, footpath and bridleway networks will be safeguarded and extended to provide opportunities to reduce the number of short car journeys and for cycling, walking and horse riding for recreation in the countryside. Disused railway lines will be protected from other forms of development, to safeguard their potential to be reinstated to their former use for commercial or leisure purposes, or to extend the cycling or footpath networks.

All major developments should be well located for convenient access by non-car modes, such as walking, cycling and high quality public transport including those measures set out in ~~PPG13~~ national planning policy and policies CP11, NAP 1, NAP 2A, 2B and 2C, SoAP1, ShAP2 ShAP4 and Appendix D of the Core Strategy.

The District Council will promote and support the use of the River Trent for commercial and tourism activities.

Protecting Leisure and Community Facilities

4.51 A good variety and geographical spread of community, sports and cultural facilities add to the quality of life for residents, workers, visitors and those who study in the District. Sports facilities encourage healthy living; community facilities promote social interaction and inclusion; and cultural facilities help develop understanding and appreciation of arts and culture, often outside people's normal sphere of life.

Leisure and Community Facilities

- 4.52 The Council, its leisure company (Active 4 Today) and Parish & Town Councils runs a wide range of leisure and cultural facilities across the District, including leisure and community centres, all of which are used for a range of activities. In addition, there are a range of commercially provided facilities such as health and fitness centres, bowling, bingo, snooker, cinema, and sports provision. Sherwood Forest, the Center Parcs Holiday Village and Southwell Racecourse are also major attractions. The District Council's Sport and Recreation Facilities Improvement Plan sets out the vision for Newark and Sherwood from ~~2010~~ 2014 to 2021 along with the Playing Pitch Strategy 2014; both of which include ~~it includes an~~ assessments of current provision, areas of need and priorities for addressing this need.
- 4.53 National policy aims to ensure that there are sufficient high quality open spaces and sport and recreation facilities, which are located in the most sustainable locations, are attractive to users and are well managed and maintained. It requires local planning authorities to consider the importance of facilities to the local community if there is a proposal that would result in its loss or change of use, and refuse permission for applications which fail to protect existing facilities that provide for day to day needs.
- ~~x.xx The East Midlands Regional Plan requires Local Authorities to work with County-based Sport Partnerships, Sport England and other relevant bodies to ensure that there is adequate provision of sports and recreational facilities, consistent with the priorities for urban and rural areas which are outlined elsewhere within the plan. Where appropriate, there should be joint working across administrative borders to ensure that identified need is met in the most effective manner.~~
- 4.54 At a local level, ~~the Community Plan contains 6 shared priorities to help improve the quality of life for residents of the District. The protection and provision of leisure and community facilities will help meet all of these objectives.~~ the District Council recognises the important role that new and existing leisure and community facilities play in meeting the community's needs and contributing to improved health and wellbeing. The Core Strategy seeks to ensure that where required, new and improved facilities are provided as part of development and suitable protection is given to existing facilities. Such an approach will help meet the aims of national and regional policy and also help contribute to the delivery of schemes identified within the various local strategies.
- 4.55 Detailed criteria for the provision of leisure, community facilities and open space standards along with ~~will be set out in the Allocations & Development Management DPD whilst~~ guidance on the level of contributions for commuted sums and the methodology for their calculation will be ~~set out~~ contained in a Developer

Contributions & Planning Obligations SPD as ~~discussed~~ set out in Spatial Policy 6 and Policy DM3. The SPD will also set out the arrangements for securing commuted payments and ongoing maintenance through planning obligations.

Spatial Policy 8

Protecting and Promoting Leisure and Community Facilities

The provision of new and enhanced community and leisure facilities will be encouraged, particularly where they address a deficiency in current provision, and where they meet the identified needs of communities, both within the District and beyond.

The loss of existing community and leisure facilities through new development requiring planning permission will not be permitted, particularly where it would reduce the communities ability to meet its day-to-day needs, unless it can be clearly demonstrated that:

- It's cContinued use as a community facility or service is no longer feasible, having had regard to appropriate marketing (over an appropriate period of time and at a price which reflects its use, condition and local market values), the demand for the use of the site or premises, its usability and the identification of a potential future occupier; or and
- There is sufficient provision of such facilities in the area; or
- That sufficient alternative provision has been, or will be, made elsewhere which is equally accessible and of the same quality or better as the facility being lost; and,
- ~~There is sufficient provision of such facilities in the area.~~

In the case of existing open space, sports and recreational buildings and land, including playing fields, where development is proposed for alternative sports and recreational provision, then demonstration will be required that the need for development clearly outweighs the impact of the loss.

Small-scale development that is ancillary to existing open space and recreational land and which would result in a small loss of space will be supported, providing that it contributes toward the improvement and better use of the remainder.

4.57 This policy applies to community facilities (Community Halls, Village Halls, Halls related to places of worship, village shops, post offices and public houses), built sports and cultural facilities (including libraries), sports fields, education facilities, school playing fields, public open space, amenity open space, children's play area and allotments.

Selecting Appropriate Sites for Allocation

4.58 ~~The Strategic Sites identified in Spatial Policy 5 will contribute significantly to the housing and employment requirements of Newark and Sherwood. However as part of the Allocations & Development Management DPD, From time to time the Local Development Framework Council will need to allocate other additional sites to meet development needs within the District. Spatial Policy 9 sets out the guiding principles which will be used to make such allocations.~~

Spatial Policy 9

Selecting Appropriate Sites for Allocation

Sites allocated for housing, employment and community facilities as part of the ~~Allocations & Development Management DPD~~ development plan will:

1. Be in, or adjacent to, the existing settlement;
 2. Be accessible and well related to existing facilities;
 3. Be accessible by public transport, or demonstrate that the provision of such services could be viably provided;
 4. Be the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address sustainability issues;
 5. ~~Not impact adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including listed buildings or locally important buildings, especially those identified in Conservation Area Character Appraisals~~ Appropriately address the historic environment, heritage assets and their setting in line with national policy and guidance and the findings of any Historic Impact Assessment for the site;
 6. Appropriately address the findings of the Landscape Character Assessment and the conservation and enhancement actions of the particular landscape policy zone/zones affected;
 7. Not impact on sites that are designated nationally or locally for their biodiversity and give preference to sites of lesser environmental value, avoid impact on biodiversity and provide net gains in biodiversity wherever possible ~~Not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites;~~
 8. Not lead to the loss of locally important open space or, in the case of housing and employment, other locally important community facilities (unless adequately replaced); and
 9. Be assessed by reference to a sequential risk based approach in order to be located in areas at the lowest risk of flooding and not increase flood risk on neighbouring sites. ~~Not be located in areas of flood risk or contribute to flood risk on neighbouring sites.~~
-

Core Policies

- 5.1 As well as a range of Spatial Policies which implement the Spatial Strategy of the District, the Core Strategy has a number of Core Policies which apply to District-Wide issues. The following sections include policies on Homes for All, Economic Growth, Sustainable Development and Climate Change and the Natural and Built Environment.

Homes for All

- 5.2 The Local Development Framework must deliver the NPPF's ~~Government's~~ key housing policy goal which is "to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities"; ~~"to ensure that everyone has the opportunity of living in a decent home they can afford in a community where they want to live."~~ The Policies in the following section aim to address issues around affordable housing, type, mix and density of new homes and Gypsies, Travellers and Travelling Showpeople's housing requirements.

Affordable Housing

- 5.3 Affordable Housing is defined in ~~Planning Policy Statement 3~~ the NPPF as housing ~~"Affordable Housing includes social rented and intermediate housing~~ "provided to specified eligible households whose needs are not met by the market." Social and Affordable rented housing in the district is normally provided by ~~rented from~~ Newark and Sherwood Homes (who manage the District Council's housing stock) or from a Register Provider (Housing Association). ~~or, in our District, from Newark and Sherwood Homes (who manage the District Council's housing stock for us).~~ Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. There are a number of ways this can be achieved.
- 5.4 ~~The District Council secures~~ Most of the affordable housing that is built in the District is secured through schemes pursued by Registered Providers and the Council's own house building programme, however a significant element comes from requiring developers to provide affordable dwellings as part of new development. The Core Strategy sets out the parameters for securing Affordable Housing from new development which will be supported by an updated Affordable Housing Supplementary Planning Document.
- 5.5 The need for Affordable Housing has been identified ~~within the Regional Plan and by a~~ the Nottingham Outer Housing Market Strategic Housing Market Assessment ~~for the Nottingham Outer Housing Market Area~~ in 2015 ~~2007~~. (This area is made up of Mansfield, Ashfield and Newark and Sherwood). It provides a broad overview of housing need and it concludes that:

- There is clear justification for seeking affordable housing in new residential development
- There is a need for the majority of dwellings to be 2 and 3 bedroom properties
- An increase in the number of people over 65 will see a need for more additional levels of care and support along with the provision of specialist accommodation.

~~It identified that 40% Affordable Housing should be delivered across the District with 25% social rented and 15% intermediate housing. Since then housing markets have changed significantly because of the recession and the Council commissioned two further studies, one to look at housing needs, market and affordability and a second to look at the viability of providing affordable housing on new development sites.~~

5.6 Alongside these strategic conclusions the District Council has also commissioned a detailed Housing Needs, Market and Affordability Study (2014) which identifies:
recommends:

- to continue with the existing overall target of 30% housing, subject to viability and a mix of 60% Social Rent and 40% Intermediate Housing, and that;
- The future type of housing should aim to meet the following bedroom numbers across the district:

Table 1

| <u>Tenure</u> | <u>Bedroom number in %</u> | | | |
|---------------------|----------------------------|------------------|------------------|------------------|
| | <u>1 bedroom</u> | <u>2 bedroom</u> | <u>3 bedroom</u> | <u>4 bedroom</u> |
| <u>Social Rent</u> | <u>40</u> | <u>30</u> | <u>20</u> | <u>10</u> |
| <u>Intermediate</u> | <u>10</u> | <u>75</u> | <u>15</u> | <u>0</u> |
| <u>Market</u> | <u>50</u> | | <u>50</u> | |

- The demand for supported housing is reflected in both market and the affordable sector:

Table 2

| <u>Supported Housing number required</u> | <u>Market</u> | <u>Affordable</u> | <u>Total</u> |
|--|---------------|-------------------|--------------|
| | <u>430</u> | <u>1,002</u> | <u>1,432</u> |

- ~~High need for affordable housing in the District – of the 740 dwellings to be delivered a year under the Regional Plan, 558 (79%) would need to be affordable.~~

- ~~Changing economic and demographic factors which include:~~
- ~~a growth of older persons households with those of 65 years and over and particularly those of 85 years and over resulting in a greater need for supported living and adaptation of dwellings;~~
- ~~a growth in the number of individuals in the 30 – 44 age range (the main household forming and moving age group) which will impact on the demand for market housing;~~
- ~~incomes in the 30-44 age range are lower and therefore have more limited housing choice with, 58.9% of total new households not being able to enter the market increasing the need for shared ownership and other forms of intermediate housing;~~
- ~~entry to the District's housing market is also dependent on availability, a factor critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable dwellings.~~

5.7 ~~It is difficult even in a time without severe economic constraints to envisage the market being able to deliver such a high level of Affordable Housing. The NPPF requires that requirements made of developers through Development Plans are tested for viability and therefore the Council commissioned a Whole Plan & CIL Viability Assessment Study which~~ has investigated the potential for new residential development to deliver affordable housing. The Assessment concluded in broad terms that delivering 30% of affordable housing across the District is viable with recognition that delivery will be tailored to reflect local market circumstances and individual site circumstances.

5.8 However delivering Affordable Housing will depend on the mix of tenure ~~i.e. social rented or intermediate housing, which in turn depends set against the local needs for Affordable Housing. Types of affordable housing tenure have expanded over the past few years and a greater diversity now exists. To reflect this, the Council has adopted the definitions of affordable housing in the Housing White Paper (2017);~~

- *Social rented / affordable rented housing* – eligibility determined with regard to local incomes and local house prices. Provided by local authorities and registered providers (e.g. Housing Associations). The houses should remain affordable or if not the subsidy should be recycled to provide further affordable housing. It is normally anticipated that affordable rented products will be secured as part of new development.
- *Affordable home ownership products* – these products allow for the partial or total purchase at an affordable rate. These include Starter Homes (with a one off discount for the under 40s), discount market for sale (at least a 20% discount in perpetuity), intermediate housing including shared ownership and rent to buy (further details in the glossary).

5.9 Within differing local needs, it is anticipated that of the overall 30% provision total:

- 60% should be social rented / affordable rented; and
- 40% should be affordable home ownership products.

~~5.10~~ However, not all sites where new houses are built will provide Affordable Housing. This is because government policy (PPS3) ~~suggests~~ requires that a qualifying threshold of ~~15~~ 11 dwellings or more, or a combined gross floorspace of more than 1,000 square metres (gross internal area) should ~~normally~~ be set for requiring contributions towards Affordable Housing. ~~PPS3 allows Local Planning Authorities to secure contributions below this threshold if Councils have evidence to support this approach. In Newark Urban Area, we have been requiring affordable housing on sites of 10 or more dwellings (or sites of 0.4ha or above). In the rest of the District, the qualifying threshold has been set at 5 or more dwellings (or sites of 0.2ha or above). The Housing Needs, Market and Affordability Study identifies that given the large need for affordable housing, the justification for lower qualifying thresholds is appropriate. The Affordable Housing Viability Assessment Study also identifies that the current thresholds are viable.~~

Core Policy 1

Affordable Housing Provision

For all qualifying new housing development proposals and allocated housing sites, the District Council will require the provision of Affordable Housing, as defined in national planning policy, which is provided to eligible households whose needs are not met by the market. accessible and affordable to those unable to compete in the general housing market. The District Council will seek to secure 30% of new housing development on qualifying sites as Affordable Housing, but in doing so will consider the nature of the housing need in the local housing market; the cost of developing the site; and the impact of this on the viability of any proposed scheme. In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate, to the satisfaction of the District Council, that this is the case. Viability will be assessed in accordance with Policy DM3 – Developer Contributions and Planning Obligations.

The qualifying thresholds for Affordable Housing provision will be:

All housing proposals of 11 units or more or those that have a combined gross floor space of more than 1000sqm.

~~Newark Urban Area – all housing proposals of 10 or more dwellings or sites of 0.4 ha or above (irrespective of dwelling numbers);~~

~~The rest of Newark and Sherwood – all housing proposals of 5 or more dwellings or sites of 0.2ha or above (irrespective of dwelling numbers).~~

~~The District Council does not normally encourage off site contributions – if such contributions are deemed appropriate, because of the characteristics of the scheme proposed.~~ The District Council’s preferred approach is to seek such provision on site. However it is recognised that in some circumstances off site provision or contributions may be more appropriate, because of the characteristics of the scheme proposed or because it may help to deliver affordable housing provision more efficiently elsewhere in the locality. The District Council will require a financial contribution of equivalent value to that which would have been secured by on site contribution.

The District Council will seek to secure a tenure mix of Affordable Housing to reflect local housing need and viability on individual sites. Overall the tenure mix in the District should reflect the following mix:

- 60% ~~Social Rented housing~~ social rented/affordable rented;
- 40% ~~Intermediate housing~~ affordable home ownership products

5.10 The District Council believes that setting a 30% target for new housing development to be Affordable will help secure the highest level of such housing that is viable. In order to ensure that local market and individual site circumstances are taken into account, the Council will carefully consider local housing need on each site requiring affordable housing and its viability. Mix of tenure will need to be reviewed on an area and site basis based on the table below and in further details ~~will be set out in the updated SPD~~ and allow the District Council and developers to best meet local need.

Table 1 3

| | <u>1 Bedroom</u> | <u>2 Bedroom</u> | <u>3 Bedroom</u> | <u>4 Bedroom</u> | <u>5 or more bedrooms</u> |
|-----------------------------------|----------------------|----------------------|----------------------|----------------------|-------------------------------|
| <u>Newark Area</u> | <u>29%</u> | <u>54%</u> | <u>17%</u> | <u>0</u> | <u>0</u> |
| <u>Sherwood Area</u> | <u>27.5%</u> | <u>58%</u> | <u>6.5%</u> | <u>8%</u> | <u>0</u> |
| <u>Mansfield Fringe Area</u> | <u>25%</u> | <u>75%</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| <u>Southwell Area</u> | <u>57%</u> | <u>43%</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| <u>Nottingham Fringe Area</u> | <u>39.5%</u> | <u>20%</u> | <u>40.5%</u> | <u>0</u> | <u>0</u> |

- 5.11 As well as the delivery of Affordable Housing through requiring developers to contribute to its provision, the District Council in appropriate circumstances, will allow Affordable Housing schemes on the edge of existing built up areas of settlements. These schemes are the exception to normal planning policy and normally only Affordable Housing units will be allowed on these sites. This will help to facilitate the provision of local Affordable Housing in rural communities where the level of market housing is restricted to such a level that Affordable Housing cannot be achieved by any other means. In some circumstances the Council may consider allowing a cross subsidy scheme on an exception site whereby a small number of market houses may be allowed that will contribute towards funding the affordable housing, but only where other funding mechanisms will not support the total development costs.
- 5.12 The identification of Affordable Housing need on exception sites must be quantified by a Housing Needs Survey which meets the requirements of the District Council. Further details will be provided in the Affordable Housing SPD.
-

Core Policy 2

Rural Affordable Housing

The District Council will pro-actively seek to secure the provision of affordable housing, ~~in defined rural parts of the District(2)~~, on rural affordable housing `exceptions sites.' Such sites should be in, or adjacent to, the main built-up area of villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

Mix, Type and Density of New Housing Development

- 5.13 The District Council is keen to ensure high standards of development in the building of new homes. Development should be informed by the character and materials around it and address the impact of the development and its use on the environment. ~~PPS-3~~ The NPPF allows Councils to set a range of densities for new housing development. In allocating the ~~three~~ Strategic Sites the Council has set a density range for housing development of 30 - 50 dwellings per ha, with the higher densities located in and around the local centres. New housing must also address the

long term house type needs of the District. The Housing Needs, Market and Affordability Study 2014 indicates that there is an increase ~~in families and~~ in the elderly populations. The District's housing will need to be adaptable to meet the needs of ~~these groups including accommodating~~ elderly and disabled residents. The Study also indicates that need is more focused towards smaller properties. In general terms, the indicated split in the study is that ~~60%~~ 50% of all new dwellings should be 1 or 2 bedroom dwellings and ~~40%~~ 50% should be of 3 bedrooms and above. An appropriate mix will depend on the local circumstances and information on local need in the particular part of the district where development is proposed.

- 5.14 The Self-Build and Custom Housebuilding Act requires the District Council to plan for the needs of those on the Self-Build and Custom Housebuilding Register. Newark & Sherwood has a long history of small scale development in its towns and villages which help meet this element of the house building market and this is endorsed by the Council's policies; in particular Spatial Policy 3 facilitates the small scale development which supports this approach.
-

Core Policy 3

Housing Mix, Type and Density

The District Council will expect good quality housing design in line with the provisions of Core Policy 9 Sustainable Design. Development densities in all housing developments should normally be no lower than an average 30 dwellings per hectare net. Development densities below this will need to be justified, taking into account individual site circumstances.

Average densities of between 30 - 50 dwellings per hectare are set in NAP2 (A/B/C) for the three Strategic Sites allocated in the Core Strategy around Newark Urban Area. Similarly, density requirements are set out in ShAP 4 for the Thoresby Colliery Strategic Site. Densities of 30 dwellings per hectare, or more, will be set for other locations and allocations in the Allocations & Development Management DPD.

The District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely:

- ~~Family housing of 3 bedrooms or more~~
- Smaller houses of 2 bedrooms or less.
- Housing for the elderly and disabled population.

The District Council will seek to secure an appropriate mix of housing types to reflect local housing need. Such a mix will be dependent on the local circumstances of the site, the viability of the development and any localised housing need information.

The District Council will support proposals for self-build and custom build housing that help meet the needs of those on the Self Build and Custom Housebuilding Register, provided they are compliant with other relevant development plan policies.

Gypsies, Travellers and Travelling Showpeople

5.15 Newark and Sherwood has a long tradition of Gypsies and Travellers living in certain locations in the District, mainly in Newark, ~~but also in Ollerton & Boughton~~ and rural locations across the District. ~~The Regional Plan sets out the future pitch requirement for the District, until 2012, of 84 pitches. This is based on research in the Nottinghamshire Gypsy and Traveller Accommodation Needs Assessment. Through the Gypsy and Traveller Accommodation Assessment (June 2016) (GTAA) a need for 40 pitches has been identified between 2013 - 2028. As a result of permissions having been granted since 2013, 28 additional pitches need to be provided over the rest of the plan period. Since the Assessment was published the District Council has made considerable progress in meeting this target. In total we have granted permission for 32 new pitches over this period which is around 38% of the total required. The breakdown of permissions is as follows:~~

Table 1

| Location of new pitch provision | Pitches granted planning permission |
|--|--|
| Newark Urban Area | 3 |
| Ollerton & Boughton | 29 |
| Total | 32 |

5.16 Since 2007 over a 100 additional pitches have been delivered in Newark, Ollerton and in rural locations across the District, which is by far the highest in the East Midlands. Whilst this number of pitches has more than meet the supply for the previous plan period, it is now the responsibility of the Council to ensure that supply up until 2028 is met. The approach is to secure such pitches through every avenue open to the Council. Core Policy 4 sets out the various ways that future need will be secured. It is proposed that given the balance of recent permissions - 100% in rural locations in the Southwell and Sherwood Areas - that the Council will secure additional provision in and around Newark Urban area where most Gypsies and Travellers live in the District. This is not to say that other locations are not appropriate provided they meet the policy requirements set out in Core Policy 5.

5.17 ~~The Regional Plan does not identify any separate~~ No need for Travelling Showpeople plot ~~pitch~~ provision has been identified, however ~~the~~ Council will consider any unexpected demand as set out in the provisions Core Policy 5.

Core Policy 4

Gypsies & Travellers ~~and Travelling Showpeople~~ - New Pitch Provision

The District Council will, with partners, address future Gypsy, and Travellers ~~and Travelling Showpeople~~ pitch requirements provision for the District which is consistent with the ~~East Midlands Regional Plan~~ most up to date Gypsy and Traveller Accommodation Assessment (GTAA) through all necessary means, including:

- The allocation of new sites through the development plan;
- The granting of planning permission for pitches on new sites in line with Core Policy 5;
- The granting of planning permission for the provision of additional pitches at existing sites through further appropriate intensification of use or expansion of the site in line with Core Policy 5;
- The purchase by the Council, or partners, of new sites for additional pitches;
- Encouraging owners of underutilized sites to allow occupation of vacant pitches;
- The compulsory purchase of existing sites with the benefit of planning permission which are not in use; and
- The provision of flood resilience measures to enable the safe expansion of existing sites in partnership with the Environment Agency.

Future pitch provision will be provided ~~largely in and around the Newark Urban Area and Ollerton & Boughton areas~~ — on a scale which reflects, proportionately, the population size of these settlements: in line with the Councils Spatial Strategy with the focus of the Council's efforts to seek to secure additional provision in and around Newark Urban Area.

~~Newark Urban Area~~ 78%

~~Ollerton & Boughton~~ 22%

The Council will secure ~~identify and, where necessary, allocate~~ ~~84~~ 40 pitches to meet identified need ~~through the Allocations & Development Management DPD~~ over the period of the current GTAA as follows:

| <u>Time Period</u> | <u>Pitch Requirement</u> |
|--------------------|---|
| <u>2013 – 2018</u> | <u>14 pitches – 12 granted permission therefore a Residual Requirement of 2</u> |
| <u>2018 – 2023</u> | <u>15 pitches</u> |
| <u>2023 – 2028</u> | <u>11 pitches</u> |

No separate need for Showmen's sites has been identified. Applications for Showmen's sites will be assessed against the criteria of Core Policy 5.

5.18 The policy for the ~~selection~~ consideration of sites for Gypsies & Travellers and Travelling Showpeople is derived from ~~Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites, Circular 04/2007 Planning for Travelling Showpeople and Designing Gypsy and Traveller Sites – A Good Practice Guide (May 2008)~~ the national Planning Policy for Traveller Sites (August 2015). This policy will also guide decision making on individual applications for such sites.

5.19 Tolney Lane represents the focus for existing gypsy and traveler pitch provision within the Newark Urban Area. The location is however, currently subject to significant flood risk and so to justify additional pitch provision (usually of a temporary nature) proposals will need to demonstrate material considerations which outweigh flood risk.

Core Policy 5

Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople

The following criteria will be used to guide the process of allocation, in the Allocations & Development Management DPD, of individual sites and to help inform decisions on proposals reflecting unexpected demand. In considering all sites, the District Council will reflect the overall aims of reducing the need for long distance travelling and possible environmental damage caused by unauthorized encampments and the contribution that live/work mixed use sites make to achieving sustainable development.

1. The site would not lead to the loss, or adverse impact on landscape character and value, important heritage assets and their settings, nature conservation or biodiversity sites;
2. The site is reasonably situated with access to essential services of mains water, electricity supply, drainage and sanitation and to a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities;
3. The site has safe and convenient access to the highway network;
4. The site would offer a suitable level of residential amenity to any proposed occupiers, including consideration of public health, and have no adverse impact on the amenity of nearby residents particularly in rural and semi-rural settings where development is restricted overall;
5. The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity;
6. In the case of any development proposal which raises the issue of flood risk, regard will be had to advice contained in ~~PPS 25: Development and Flood Risk~~ in the

Governments, 'Planning Policy for Traveller Sites' and the findings of the Newark and Sherwood Strategic Flood Risk Assessment. Where flooding is found to be an issue, the District Council will require the completion of a site specific Flood Risk Assessment, applying both the Sequential and Exceptions Tests, as appropriate, to achieve safety for eventual occupiers;

7. Where a major development project requires the temporary or permanent relocation of a major traveler site the District Council will work with the applicant and the affected community to identify an alternative site using the spatial strategy and above criteria;
8. When calculating site capacities the following pitch sizes will be used as a guide:

| <u>Pitch size</u> | <u>Pitch type</u> |
|-------------------|--|
| <u>250 sqm</u> | <u>Transit sites.</u> |
| <u>350 sqm</u> | <u>Permanent sites where there are communal facilities within the overall site.</u> |
| <u>550 sqm</u> | <u>Permanent sites where pitches are self-contained.</u> |
| <u>640 sqm</u> | <u>Permanent sites where pitches are self-contained and there is an element of business use.</u> |

9. Proposals for new pitch development on Tolney Lane will be assessed by reference to the Sequential and Exception Tests as defined in the Planning Practice Guidance. These will normally be provided by temporary planning permission. Development to improve the standard of amenity within existing lawful pitches on Tolney Lane will be supported where it can satisfy the exception test and complies with other relevant development plan policies.

Subject to the other provisions of this policy, the District Council will be prepared to consider proposals for additional pitch provision for Gypsies and Travellers on existing caravan sites (of all kinds) – including unused or under-used sites.

Economic Growth

Shaping our Employment Profile

- 5.20 To secure the development of Sustainable Communities, a key element of the Core Strategy's Vision is concerned with economic growth and prosperity. ~~A major element of our Sustainable Community Strategy's 'earning' theme is to promote the economic well-being of the District, including helping people to improve their employment opportunities.~~ The District Council's ~~own~~ Economic Development Strategy (2014) ~~is promoting~~ the building of a shared prosperity this theme including through the planning and supporting of growth within the District. Delivery of the Strategy is based around securing inward investment, supporting business growth, maximising the employability of the District's workforce, facilitating and exploiting infrastructure development, supporting key sectors within the District's

~~economy and encouraging tourism. This and aims to ensure that Newark and Sherwood's economy will be vibrant and diverse with a range of opportunities for local people, This will advance the quality of life within the District, strengthening our communities and addressing current levels of unsustainable out-commuting that has become a feature of recent years.~~

5.21 ~~Securing the infrastructure necessary to support growth and taking advantage of the District's existing infrastructure strengths is recognised as being key to the attraction of inward investment. Whilst shaping and developing a local workforce with the right skills base for Newark and Sherwood's economy and tackling social exclusion so employment opportunities and lifelong learning are accessible to all District residents are also seen as crucial to the economic success of the District.~~ In promoting growth and diversification of our local economy, we will work with important learning and training providers serving the district, and support associated employment development. This will improve our education base, increase skill levels over time, and develop a widening range of job opportunities ~~which responds to the 'learning and earning' theme of our Sustainable Community Strategy, and its supporting priorities of raising aspirations and improving accessibility.~~

5.22 Newark College is a further education college that caters for a wide range of academic and vocational courses, including practical courses for school leavers. There are also courses for adults and training for employers, with the College's Business Development Centre working with over 1,000 employers regionally, delivering solutions for business through high quality training. To the south of Southwell is the Brackenhurst Campus of Nottingham Trent University housing the School of Animal, Rural and Environmental Sciences which delivers learning for qualifications to degree and Postgraduate level, and training designed to meet the needs of rural business (See SoAP 2 in the Southwell Area Section of the Core Strategy). To the west of the district, in Mansfield, is the Vision West Nottinghamshire College which offers a wide range of education and training opportunities, ~~from 14 years onward through to adult, and which~~ includes apprenticeships and employer training.

~~The Newark and Sherwood Employment and Skills Operational Group is an important local forum led by the District Council, which brings together representatives from key organisations involved in delivering employment and skills activities across the district. The Group works at an operational level to obtain maximum benefits from existing employment and skills initiatives and projects through partnership working, and by identifying gaps and possible opportunities and making these a reality. The common aim of the Group is to help shape and develop a local workforce with the right skills base for Newark and Sherwood's economy and to tackle social exclusion so employment opportunities and lifelong learning are accessible to all District residents~~

~~The Regional Plan emphasises the importance of partnership working in implementing the Regional Economic Strategy (RES), and the regional priorities of raising skill levels, developing the service sector and high value manufacturing and creating innovative businesses. Inward investment, providing quality sites and~~

~~buildings which support enterprise development and are attractive to the market, are essential elements. The Regional Plan acknowledges that there will be a significant increase in demand for office floor space in the future, and refers to an inadequate supply of office space, particularly in and around existing urban centres. It also refers to a shortage of sites for 'high tech' uses and a high demand for strategic 'B8' logistic uses.~~

- 5.23 In diversifying the economic base of the District, the Economic Development Strategy ~~(and its associated 'Update Report' developed in 2010)~~ is encouraging the further development of the service sector, increasing local added-value activities and the presence of "knowledge rich" business. This Update Report emphasises the importance of making provision for suitable employment sites for office development that will accommodate graduation space as local businesses grow and expand, as well as accommodating the needs of potential significant inward investment. ~~The Update Report~~ Strategy also highlights the strong growth the District has experienced in the commercial office sector, and in B2 and B8 uses, and the potential for further sectoral growth.

~~The Northern Sub Regional Employment Land Review refers to an unmet need for small sites of 0.5 to 1 hectare for expanding companies and new office accommodation for smaller/medium sized businesses, suggesting that supply should be concentrated in Newark Urban Area.~~

Core Policy 6

Shaping our Employment Profile

The economy of Newark and Sherwood District will be strengthened and broadened to provide a diverse range of employment opportunities by:

- Maintaining and enhancing the employment base of our towns and settlements, including their town and village centres, and supporting the economies of our rural communities.
- Providing most growth, including new employment development, at the Sub-Regional Centre of Newark, and that of a lesser scale directed to our Service Centres and Principal Villages, to match their size, role and regeneration needs. Providing a range of suitable sites in these locations that will enable employment levels to be maintained and increased, by meeting the ~~modern requirements of different business sectors and types~~ needs of both traditional and emerging business sectors and types.
- Promoting major new economic development as part of the Strategic Sites planned for Newark Urban Area, linked to infrastructure improvements including the provision of a Southern Link Road to the south of the town. New employment land

provision will be provided at Land South of Newark and Land around Fernwood in line with NAP 2A and NAP 2C. These will allow for the development of clusters and networks or businesses, and areas for economic regeneration, infrastructure provision and environmental enhancement.

- Retention and safeguarding of employment land and sites where there is a reasonable prospect of them being required for that purpose. The requirement for such sites will be monitored over the plan period. ~~that can meet the needs of modern businesses, to ensure their continued use for employment purposes. Land and premises in the existing industrial estates and employment areas, and those areas allocated for employment development, will normally be safeguarded and continue to be developed for business purposes.~~ Where proposals are submitted for economic development uses ~~(as described in PPS4), wider~~ other than the B Use Classes, regard will be had to the following:
 - The extent to which the proposals are responding to local needs for such development.
 - The lack of suitable, alternative sites being available to meet the demand that exists.
 - The need to safeguard the integrity of neighbouring uses, including their continued use for employment purposes.
 - The need to protect and enhance the vitality and viability of town centres.
 - The potential impact on the strategic role and function of the remaining employment land, in meeting the future needs of the District.
 - Encouraging the development of priority business sectors including business and financial services, knowledge intensive enterprises, telecoms, food and drink, sustainable energy and environmental technologies, and logistics and distribution.
 - Supporting the establishment and growth of Small and Medium Sized Enterprises (SMEs) by the allocation of sites for mixed-use development incorporating housing and employment, as part of the Allocations & Development Management DPD. Sites allocated for employment development should include provision for starter units, start-up businesses, live-work units, and 'grow on' graduation space so that small firms can be established, expanded and retained within the District.
 - Working with learning and training bodies, job centres and higher education providers to raise workforce skill levels, improve employability and supporting economic development associated with these sources, and using planning obligations to provide opportunities to assist residents in accessing work.
 - Helping the economy of Rural Areas by rural diversification that will encourage tourism, recreation, rural regeneration, and farm diversification, and complement new appropriate agriculture and forestry development.

Development sustaining and providing rural employment should meet local needs and be small scale in nature to ensure acceptable scale and impact.

- Respecting that where the release of sites to non-employment purposes is proposed, any significant benefits to the local area that would result, should be taken into account to inform decision making.

Tourism Development

- 5.24 Tourism refers to the activities of those visiting an area for leisure, business or family reasons. A healthy tourism industry within the District can help sustainable economic growth, and contribute to prosperous communities and attractive environments. As well as emphasising the management and growth of our town centres, national policy requires support to be given to sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. ~~PPS4 requires our LDF to support sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors.~~ Planning for tourism in rural areas should therefore utilise and enrich, rather than harm, the character of the countryside and its intrinsic beauty and qualities.
- 5.25 ~~The East Midlands Regional Plan~~ It is recognised ~~recognises~~ that tourism is a growth industry desirable for the economic benefits obtained, and in improving the quality of life in a local area. ~~The Plan highlights that the Region District has two~~ is host to both an internationally recognised attractions, ~~one of which is in~~ Robin Hood/Sherwood Forest as well as a wealth of other national, regional and local tourism assets, ~~located within Newark and Sherwood District.~~ Encouraging the exploitation of tourism development opportunities is a key objective of the Council's Economic Development Strategy, though it important that this is realised in an appropriate manner with the potential impacts on the natural environment (including internationally and locally designated nature conservation sites) and countryside being properly considered. Increasing the proportion of visitors who stay overnight is also identified as a priority, with an improvement in the supply of tourist accommodation being sought. ~~The East Midlands Regional Plan requires Local Authorities and their partners to identify areas of potential for tourism growth which maximise economic benefit whilst minimising adverse impact on local amenity and the environment, including particular concern to protect internationally designated nature conservation sites.~~
- 5.26 The Newark and Sherwood Green Infrastructure (GI) Strategy, highlights that with the growth envisaged for Newark and Sherwood and surrounding areas, in the context of an expanding domestic tourism market, care must be taken to protect

existing resources and assets. The GI Strategy identifies four areas of tourism support centred on Sherwood Forest, Newark, Southwell and Sutton-on-Trent, with a range of measures suggested to advance this aim whilst supporting this element of the economy.

- 5.27 Our Vision is to ensure the District's assets, character and attractions can be a platform to develop increasing opportunities for tourism and realise our potential. The stimulation of tourism is confirmed as a Strategic Objective for our LDF, reflecting its importance within the District Council's Economic Development Strategy. However, we recognise the importance of ensuring that the right balance should be struck between tourism promotion and ensuring that new tourism development can be delivered in a sustainable way. The District already has several tourist themes in addition to Robin Hood and Sherwood Forest, and these reflect the diverse and contrasting nature of Newark and Sherwood and its history. These themes include the English Civil War and the National Civil War Centre; Newark's heritage and its attractions; Minster and Church architecture; the Trent Valley; Energy (sustainable and carbon based); and recreation in attractive villages and countryside, etc. New tourist development could further complement these themes, and help the development of a year round tourist economy.

Core Policy 7

Tourism Development

~~Tourism and visitor based development, including new good quality over night accommodation, will be supported provided that:~~

- ~~• Development is appropriate to the size and role of the settlement and the needs of the local community concerned, and in relation to countryside locations, is sensitive to site surroundings, including matters of landscape, nature conservation and biodiversity.~~
- ~~• Development is acceptable in terms of scale, design and impact upon local character, the built and natural environment, including heritage assets, amenity and transport.~~
- ~~• Attractions and facilities of a significant scale should be located within, or on the edge of town centres, or at other accessible locations within or on the edge of, the Sub-Regional Centre of Newark or the Service Centres of Clipstone, Rainworth, Ollerton & Boughton and Southwell. These locations will also be suitable for development of attractions and facilities of lesser scale. Outside of town centres, development should meet identified tourism needs.~~
- ~~• Attractions and facilities will only be supported in the Principal Villages and Rural Areas where a rural location is necessary to meet identified tourism needs, it~~

~~constitutes appropriate rural diversification, and can support local employment, community services and infrastructure; or the development relates to a new or existing tourist attraction that is based upon site specific heritage or natural environment characteristics, and complies with Criteria 5 to 9 of Spatial Policy 9.~~

- ~~• Rural regeneration is promoted through the re-use and conversion of existing buildings in the Rural Areas for appropriate tourist related uses, provided the buildings concerned are soundly built and capable of being adapted without complete or substantial rebuilding and/or extension.~~
- ~~• The extension of existing tourist accommodation is of a scale appropriate to the sites location and where the extension helps to ensure future business viability.~~
- ~~• The development enhances and complements tourism attractions and themes in the District and supports the development of a year round tourist economy.~~

The District Council recognises the economic benefits of sustainable tourism and visitor based development (including tourist accommodation), and will view positively proposals which help to realise the tourism potential of the District, support the meeting of identified tourism needs, complement and enhance existing attractions or that address shortfalls in existing provision, subject to:

- Within the main-built up areas of 'settlements central to the delivery of the spatial strategy' the proposal being acceptable in terms of its:
 - Design and layout; and
 - Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport, infrastructure, community services and in locations adjacent to the open countryside, landscape character.
- Within settlements within the Rural Areas, the proposal being acceptable in terms of its:
 - Design and layout; and
 - Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport, infrastructure, community services and in locations adjacent to the open countryside landscape character; and
 - Compliance with the locational requirements of Spatial Policy 3.
- Within the open countryside the proposal representing sustainable rural tourism development which meets one or more of the following:
 - Forms part of a rural diversification scheme;
 - Supports an existing countryside attraction;
 - Has a functional need to be located in the countryside;

- Constitutes the appropriate expansion of an existing tourism or visitor facility;
 - Supports local employment;
 - Meets an identified need not provided for through existing facilities within the main-built up areas of 'settlements central to the delivery of the spatial strategy', or villages covered by Spatial Policy 3 'Rural Areas'; or that
 - Supports rural regeneration through the appropriate re-use and conversion of existing buildings.
- Such proposals will still however need to be acceptable in terms of their:
 - Design and layout; and
 - Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport infrastructure, community services and landscape character.
 - Within the Green Belt proposals being consistent with the definition of appropriate development provided by national Green Belt policy.
-

~~Retail and Town Centres and Retail~~

- 5.28 The District is host to a diverse range of centres with Newark actings as the main shopping and service centre for the surrounding rural area, ~~and is also defined as a Sub-Regional centre in the East Midlands Regional Plan.~~ beneath this ~~there are also a number of settlements across the District~~ smaller centres that which contain a range of facilities and whose primary role is to serve the daily and weekly needs of the local population.
- 5.29 Promoting the growth of retailing and other town centre uses such as leisure, entertainment, offices, arts, culture, tourism facilities and housing, is important for maintaining the vitality and viability of existing centres and ensuring that they continue to act as a focus for the community.
- 5.30 National planning policy provides the framework for developing local shopping policies tailored to the specific circumstances of the District. The overarching aim is to sustain and enhance the vitality and viability of existing centres, wherever possible, and to plan positively for new development within them, having regard to the role and needs of their catchments. Local Planning Authorities are therefore encouraged to define a network and hierarchy of retail centres ~~with particular attention being given to smaller centres which are not identified in the Regional Plan.~~

5.31 In order to gain a clear and up to date understanding of the Town Centre issues facing the District and the need for Main Town Centre Uses over the Plan Period ~~assessment of retail and other town centre uses in the District~~, the Council commissioned a study by ~~GVA Grimley~~ Carter Jonas in 2016~~09~~. This showed that:

- ~~In terms of trade draw~~, Nottingham, Lincoln, Mansfield, Grantham, Sleaford and Retford are the main centres competing with Newark;
- ~~A growth scenario incorporating the additional expenditure that will be generated by population growth resulting from the provisions of the LDF indicate that there would be additional capacity for both convenience and comparison goods in the District;~~
 - ~~After allowing for the Potterdyke scheme in Newark and other schemes within and immediately adjacent to the District, there is limited capacity for additional convenience goods floorspace up to 2014. However an estimated additional capacity of 5,661sqm net within the Newark Urban Area and 6,707 sqm net across the District would be required by 2026;~~
 - ~~An estimated additional comparison goods capacity of 4,911 sqm net by 2019, 15,040 sqm net by 2024 and 18,459 sqm net by 2026 is required.~~
- There is limited capacity for both additional convenience and comparison retail floorspace in the early – medium phase of the Plan Period (see table below), and the capacity which does emerge subsequently is dependent on population growth occurring. Although in terms of convenience retail greater capacity exists (post-2026) for supermarket and/or deep discount format floorspace;

Table 4

| | <u>2021</u> | <u>2026</u> | <u>2031</u> | <u>2033</u> |
|---|---------------|-------------|--------------|--------------|
| <u>Convenience Retail Floorspace (sqm.)</u> | <u>-160</u> | <u>926</u> | <u>1,963</u> | <u>2,367</u> |
| <u>Comparison Retail Floorspace (sqm.)</u> | <u>-3,479</u> | <u>35</u> | <u>3,851</u> | <u>5,359</u> |

- Whilst the main towns and smaller centres in Newark and Sherwood District appear to be vital and viable, they are nevertheless vulnerable to increased competition from out-of-centre retailing and the growth of internet shopping. Newark Town Centre is shown to have lost market share to competing out-of-centre foodstores, retail warehouses and retail parks. There has also been dynamic growth in smaller convenience stores operated by the major grocers. Where proposed on the edge or outside of smaller centres, this form of retail development can result in significant adverse impact on trading performance

and overall vitality and viability – particularly where a centre is anchored by a smaller supermarket(s) or convenience stores;

- The District Council has an important role in promoting, guiding and delivering new investment and development within Centres over the Plan Period to help underpin their continued vitality and viability. A number of development opportunities and interventions have been identified. In respect of Newark Town Centre this includes development opportunities at the Buttermarket, Corn Exchange and the Carter Gate Area. Whilst with respect to Ollerton, the improvement of linkages between Tesco and the District Centre and the redevelopment of the existing allocation OB/RE/1 and Forest Centre; and
- ~~The assessment of leisure expenditure indicates that there is potential to support additional leisure facilities over the plan period.~~ There is the potential, subject to market demand, for an expansion of food and beverage provision across the various centres, and the capacity to support additional cinema screens in Newark over the plan period.

~~The retail and town centre study highlights that Newark acts as the main centre for retail and leisure within the District which benefits from a high quality historic environment. It concludes that the overriding objective over the LDF period should be the consolidation and enhancement of the existing composition of the town centre through investment in the existing building stock, the environment, public realm and infill development/redevelopment. A key objective is for the town to maintain market share and performance within the network of sub-regional centres and it is recommended that the Council fully explore infill development/redevelopment opportunities. This would provide new units, attracting new retailers/leisure operators, thereby encouraging footfall and shopper/expenditure activity.~~

- 5.32 Based on the requirements of national policy and utilising the findings of the ~~Retail and Town Centres & Retail~~ Retail Study, a retail hierarchy and network of centres has been developed and this will form the basis for retail and service provision across the District. It sets the framework for development and change, assists the Council with development control decisions for planning applications for retail and other town centre uses and helps ensure that such uses are located in appropriately-sized centres across the District.
- 5.33 In recognition of its role as a Sub-Regional Centre, ~~the Local Development Framework~~ Newark Town Centre will continue to be promoted Newark as the location where new and enhanced retail and other uses, as identified within ~~PPS4~~ national policy, will be focused. Further information on the role of Newark is set out in policy NAP1.

- 5.34 The ~~Retail and Town Centre & Retail~~ Study also carried out audits of smaller centres within the District. It concluded that ~~all~~ they are largely vital and viable ~~and in adequate health,~~ although some, including the District Centre at Ollerton, face challenges. Smaller centres provideing important local convenience and service provision to meet the everyday needs of local residents. The Council will seek to ensure that this continues and will promote new and enhanced facilities that are appropriate to the size of the centre and, as such, they are identified as either District Centres or Local Centres.
- 5.35 To accurately determine whether or not retail units and development proposal sites are located in, on the edge of, or outside of centres, appropriate boundaries for these centres will have been identified. In addition, ~~retail frontages designations, as defined within PPS4,~~ will have been identified in the Sub-Regional Centre of Newark and the District Centres of Southwell, Ollerton, and Edwinstowe ~~and Rainworth~~. The boundaries ~~and of main town centre designations~~ frontages for all centres within the hierarchy are shown on the Policies Map. Policy DM11 'Retail and Town Centre Uses' provides additional detail on how planning applications for main town centres uses and the management of centres will be provided for. ~~along with detailed policies to guide development within these locations will be defined in the Allocations & Development Management DPD.~~

The role of these centres defined within the hierarchy will be as follows:

- ~~Sub-Regional Centre – Newark is the largest centre within the District and contains a large proportion of retail, service and leisure facilities which meets the needs of the Newark Urban Area and the wider population of the District. To meet the objectives of the Regional Plan and the Core Strategy, Newark will continue to be the focus of new and enhanced retail and other town centre activity (as defined in national policy PPS4).~~
- ~~District Centres – are primarily used for convenience shopping, with some comparison shopping and they also provide a range of other services for the settlement and the surrounding communities. The District Council will seek to maintain and enhance the role of these centres by supporting new retail and other town centre uses. Such development should be consistent in scale with the size and function of the centre and the area that it serves.~~
- ~~Local centres – are principally concerned with the sale of food and other convenience goods to their local communities. They also provide a limited range of other services and play an important role in providing for the day to day needs of local people, in particular, for the less mobile of these communities such as the elderly and non-car owners. Shopping areas such as these are also vital in acting as focal points for various community facilities and the District Council will seek to ensure that this continues throughout the plan period.~~

- 5.36 Given the level of growth anticipated within the Newark Urban Area ~~District over the plan period, especially in and around Newark~~, where 3 strategic sites are allocated, the need for provision of new suitably sized centres to serve the needs generated by this growth is recognised or the enhancement of existing centres within the hierarchy will be needed. New centres will be required to be of a scale that meets the needs of the communities they serve and demonstrate that they do not have a detrimental impact on other centres within the hierarchy. Given the relationship between population growth and the capacity to support additional convenience retail floorspace, a sequentially appropriate location within the main built-up area to the south of Newark is the most suitable and sustainable location to meet future convenience retail needs. Any ~~Enhancement~~ of existing centres will need to be consistent in scale with the size and function of the centre and the area that it serves.
- 5.37 Promoting a hierarchy of centres will help focus new activity on named centres, rather than compromising viability and vitality by supporting unsustainable out-of-centre proposals that do not encourage sustainable methods of travel. Reflecting the vulnerability of the District's centres to increased competition from out-of-centre retailing and the growth of internet shopping locally appropriate thresholds requiring the undertaking of a proportionate impact test have been introduced. Proposals to vary conditions on existing facilities, to widen the range of goods sold, can also impact on the vitality and viability of centres and have an impact on their economic performance. Accordingly Pproposals for ~~the main town centre development of out-of-centre schemes~~ beyond defined centres will be required to demonstrate satisfaction of the Sequential Test, and in respect of retail development exceeding local thresholds, the Impact Test. The tests will be applied in line with national policy and following the approach provided by Policy DM11. that they have met the requirements of policies within PPS4 concerning the application of the sequential test and their impacts on centres.

Core Policy 8

Retail Hierarchy & Town Centres

The District Council will seek to maintain and enhance the vitality and viability of centres by working with partners and applicants to:

- Support a network of healthy, vibrant and resilient centres, composed of a balanced range of retail and other main Town Centre uses;

- Ensure that the needs for retail and other main Town Centre use development are met in full. Ensuring that, taking account of commitments as at 1st April 2016, sufficient provision has been made to meet forecast convenience and comparison retail capacity within the District up to 2033;
- Focus future retail and main Town Centre use development and investment using the hierarchy of centres set out below, ensuring that proposals for new development are consistent in terms of scale and function with the size and role of centre in question. The extents of centre boundaries have been defined on the Policies Map;

The following retail hierarchy will be applied in the development of policies for retail and town centres uses (as defined in PPS4) and the determination of planning applications within the District:

| Hierarchy of Centres | | | |
|------------------------------------|---|--|---|
| Designation | Role and Function | Location | |
| Regional Centre/Town Centre | Principal focus of new and enhanced retail and other <u>main Town Centre activity uses</u> (as defined in <u>PPS4 the National Planning Policy Framework</u>) in Newark & Sherwood | <ul style="list-style-type: none"> • Newark Town Centre | |
| District Centres | Primarily used for convenience shopping, with some comparison shopping. They also provide a range of other services for the settlement and surrounding communities | <ul style="list-style-type: none"> • Edwinstowe • Ollerton • Rainworth • Southwell | |
| Local Centres | <u>Principally concerned with the sale of food and other convenience goods, and the provision of services</u> to the local community in which they are located. | <ul style="list-style-type: none"> • Balderton (<u>north & south</u>) • Bilsthorpe • Blidworth • Boughton • Clipstone • Collingham • Farnsfield • <u>Fernwood Village Centre</u> | <ul style="list-style-type: none"> • Land around Fernwood (NAP2C) • Land East of Newark (NAP2B) • Land South of Newark (NAP2A) • Lowdham • <u>Rainworth</u> • Sutton on Trent |

~~Proposals for the provision of retail and other town centre uses in the centres defined above should be consistent in scale with the size and function of the centre.~~

- Follow a sequential approach to the location of new main Town Centre uses and retail development. In line with national policy, and following the approach set out in Policy DM11 ‘Retail and Town Centre Uses’, this will require proposals to be firstly located within a centre, then edge-of-centre and only if no suitable sites are available will consideration be given to out-of-centre locations;
- Ensure that the impact from proposed retail development which is located outside of a defined centre and has a gross floorspace equalling or exceeding the levels set out below is robustly assessed, through the undertaking of an impact assessment proportionate to the scale and type of retail floorspace proposed. This assessment should satisfactorily address the requirements detailed within national policy and those identified in Policy DM11 ‘Retail and Town Centre Uses’;

| | |
|-----------------------------|-------------------------|
| Newark Urban Area | <u>400 sqm. (gross)</u> |
| Rest of the District | <u>350 sqm. (gross)</u> |

The scope of an impact assessment should be discussed and agreed between the District Council and applicants at an early stage in the pre-application/application process, and will be agreed on a case-by-case basis.

Policy DM11 ‘Retail and Town Centre Uses’ defines the locations and circumstances where some small-scale retail and rural forms of development will be exempt from application of the sequential and impact tests;

~~The boundaries and frontages for these centres, along with detailed policies concerning development in these areas, will be set out in the Allocations & Development Management DPD. It should be noted that boundaries identified for the retail hierarchy will be different to those discussed in Spatial Policy 1 which concerns the District’s settlement hierarchy~~

- Appropriately manage Primary and Secondary Shopping Frontages, safeguarding the retail function and character of the centre, in line with the approach set out in Policy DM11 ‘Retail and Town Centre Uses’. The extents of Primary and Secondary Shopping Frontages have been defined on the Policies Map;

~~New retail development of an appropriate scale to meet local need will be required in the following locations to serve the 3 strategic sites at:~~

- ~~Land South of Newark;~~
 - ~~Land East of Newark; and~~
 - ~~Land around Fernwood~~
- Deliver new convenience retail development to the south of the Newark Urban Area which is of a scale sufficient to meet the needs generated by population growth. Support will therefore be provided for provision within the main-built up area, in a sequentially appropriate location and subject to application of the Impact Test at either:
 - Land South of Newark (NAP2A)
 - Land around Fernwood (NAP2C); or

Beyond this, additional comparison retail development and other main town centre uses of an appropriate scale to meet local need will also be supported in the above locations;
 - Provide new retail development and other main town centre uses of an appropriate scale to meet local need in the following locations:
 - Land East of Newark (NAP2B); and
 - Sutton-on-Trent (ST/MU/1).
 - Ensure that the development of new centres ~~will be expected to~~ consolidates and enhances the hierarchy of centres and does not harm the vitality and viability of existing centres; and
 - Deliver the centre specific actions detailed in NAP1 'Newark Urban Area, SoAP1 'Role and Setting of Southwell', ShAP 2 'Role of Ollerton & Boughton' and ShAP 3 'Role of Edwinstowe'.

~~Proposals for the provision of retail and other town centre uses in the centres defined above (apart from those to meet local needs) will be located in or on the edge of centres. Such development should be consistent in scale with the size and function of the centre and the area that it serves.~~

~~Retail development in out-of-centre locations will be strictly controlled by utilising the policies within PPS4. Proposals will need to demonstrate their suitability through a sequential site approach and provide a robust assessment of impact on nearby centres~~

Sustainable Development and Climate Change

Sustainable Development

5.38 Fundamental to the role of spatial planning is the delivery of sustainable development. In order to secure more sustainable forms of development the District Council has adopted the following approach:

- Promotion of development that maximises resource efficiency and the use of more sustainable forms of energy.
- Securing development which through its location, design and construction reflects the principles of sustainable development.

5.39 High quality sustainable design and construction is integral to the pursuit of sustainable development and important for reinforcing and further adding to the District's rich character and distinctiveness. An effective and efficient use of land is consistent with this more sustainable approach to development. There is an expectation that proposals incorporate design and layouts which, subject to the local context, make effective use of land and where appropriate prioritise the re-use of previously developed land.

5.40 Proposals should be designed and constructed to be resilient and adaptable in the long term. Providing accommodation with greater flexibility that can meet the changing needs of residents over a lifetime and ensuring that development is accessible to all reduces the need to move. ~~The District Council supports the Government's current Lifetime Homes Standard aspiration that by 2013 all new dwellings should meet the needs of all.~~ The District Council will prepare a Supplementary Planning Document (SPD) setting out guidance to developers on best practice on issues relating to life time homes, connections to broadband and the sustainable management of water.

5.41 The need to minimise future developments vulnerability to climate change is also significant in the design and construction of new development, particularly in terms of reducing flood risk through its location and active management of surface water. Sustainable Drainage Systems (SuDS), dependent upon site specific characteristics, can aid the reduction of the rate and volume of surface water run-off and thus reduce flood risk.

Core Policy 9

Sustainable Design

The District Council will expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District. Therefore all new development should:

- Achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments;
- Through its design, pro-actively manage surface water including, where feasible, the use of Sustainable Drainage Systems;
- Minimise the production of waste and maximise its re-use and recycling;
- Demonstrate an effective and efficient use of land that, where appropriate, promotes the re-use of previously developed land and that optimises site potential at a level suitable to local character;
- Contribute to a compatible mix of uses, particularly in the town and village centres;
- Provide for development that proves to be resilient in the long-term. Taking into account the potential impacts of climate change and the varying needs of the community, ~~including where appropriate and viable, developing to Lifetime Home standards;~~ and
- Take account of the need to reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promote safe living environments.

The District Council will prepare an SPD which provides guidance to developers on the sustainable design of development and the consideration of making homes fit for purpose over their lifetime including ensuring adaptability and provision of broadband.

Climate Change

- 5.42 Climate change presents probably the biggest challenge to the delivery of sustainable development. However through supporting the move to a low-carbon economy and by securing low-carbon living, the climatic impact of new development can be reduced.
- 5.43 Key to meeting this challenge is support for renewable and low carbon energy developments, increasing the potential local opportunities for district heating systems and decentralised energy generation (energy generated from local renewable or low carbon sources) and support for community led renewable and low carbon energy developments.

- ~~5.46 In order to increase the proportion of energy generated from decentralised sources national planning policy allows for, where it is demonstrated to be viable, the setting of phased district wide targets for the reduction of CO2 emissions. These targets are however intended as an interim measure which will be have been superseded by the implementation of the revisions to Part L of the Building Regulations in 2013.~~
- ~~5.47 To inform the development of such targets, the District Council has participated with the other Nottinghamshire Authorities in the production of a joint sustainable energy evidence base. Modelling undertaken as part of this evidence base indicates that the additional build costs resulting from the standards put forward, for both residential and non residential development, can be absorbed into land value without placing undue burden on the developer. The targets incorporated within the Core Policy were subject to consultation as part of the production of the Nottinghamshire Study and further information is available on the District Council's website. The District Council will produce guidance to assist developers in implementing the renewable and low carbon energy targets.~~
- ~~5.48 Where a developer does not consider it to be viable to meet the low carbon percentage requirements then the onus will be on them to demonstrate this. The feasibility of supplying a proportion of renewable energy may depend on technical or financial issues, however what is considered feasible is likely to change over time. Developers will be expected to demonstrate that they have explored all potential on and off site decentralised energy options and designed their schemes accordingly.~~
- ~~5.49 In order to better understand and exploit the latent potential within the District for future decentralised and renewable energy schemes, the co-locating of potential heat suppliers and users and the use of district heating networks, the District Council will undertake an assessment of local opportunity. This assessment will informed the production of the Allocations & Development Management DPD.~~
- 5.44 The District Council has produced a Wind Energy Supplementary Planning Document (SPD) that explains the approach it will take to wind energy development within the District. The SPD shows how planning applications will be considered and provides detailed guidance on how wind energy schemes will be assessed. This SPD and supporting documents can be viewed at <http://www.newark-sherwooddc.gov.uk/planning/localdevelopmentframeworkldf/windenergy/>
- 5.45 The availability of Renewable Electricity and Heat Tariffs (payments made to energy users generating their own renewable or low carbon electricity and heat under the Grid Feed-in and Renewable Heat Incentives) is likely to provide further encouragement for more widespread adoption of decentralised energy and heat generation. Uptake of the incentives has the potential to make a critical contribution to the move to low carbon living, particularly within already existing development.

To maximise the uptake of the incentives, the District Council will encourage and support the development of community-led schemes and the incorporation of the concept within the design of new development.

5.46 In terms of the potential impacts of climate change, the District is, due to there being a number of significant rivers within the area, particularly vulnerable to flood risk. In order to avoid locating inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk, national planning policy requires a sequential approach to flood risk. Thus the District Council has undertaken a Strategic Flood Risk Assessment (SFRA) to inform decisions over ~~future~~ site allocations and in the determination of planning applications. The SFRA was reviewed and updated in 2016 to provide the necessary evidence base to inform 'Plan Review' The District Council will expect developers, as part of proposals, to take the study into account.

Core Policy 10

Climate Change

The District Council is committed to tackling the causes and ~~effects~~ impacts of climate change and to delivering a reduction in the Districts ~~overall CO2 emissions~~ carbon footprint. ~~The LDF, through its approach to development, will seek to:~~ The District Council will work with partners and developers to:

~~Encourage the provision of renewable and low carbon energy generation within new development. Proposals will be expected, where appropriate and viable, to secure a proportion of its energy requirements from decentralised sources and to attain the following targets:~~

- Promote energy generation from renewable and low-carbon sources, including community-led schemes, through supporting new development where it is able to demonstrate that its adverse impacts have been satisfactorily addressed. Policy DM4 'Renewable and Low Carbon Energy Generation' provides the framework against which the appropriateness of proposals will be assessed;

| | 2010-2013 | 2013 onwards |
|--|---------------------------------|---|
| % Low carbon contribution for New Development | 2.5% Reduction in CO2 emissions | District wide targets unnecessary following implementation of the revisions to Part L of the Building Regulations |

| | | |
|--|------|-----|
| Benchmark CO2 emissions for setting a scheme's target (kgCO2/m2/year) | 31.2 | N/A |
|--|------|-----|

~~Non-Residential Development:~~

| | 2010 -2013 | 2013 onwards |
|--|---|--|
| % Low Carbon contribution for New development | 10% Reduction in CO2 emissions | District wide targets unnecessary following implementation of the revisions to Part L of the Building Regulations |
| Benchmark CO2 emissions for setting a scheme's target | Refer to 2005 BRE Benchmark data | N/A |

- Ensure that development proposals maximise, where appropriate and viable, the use of available local opportunities for district heating and decentralised energy;
- ~~• Promote the development of community led renewable and low carbon energy and heat generation projects;~~
- Mitigate the impacts of climate change through ensuring that new development proposals minimise their potential adverse environmental impacts during their construction and eventual operation, ~~including the need to reduce the causes and impacts of climate change and flood risk.~~ New proposals for development should therefore:
- Ensure that the impacts on natural resources are minimised and the use of renewable resources ~~is maximised~~ encouraged; and
 - Be efficient in the consumption of energy, water and other resources.
- ~~• Be located in order to avoid both present and future flood risk. Therefore in considering site allocations and in determining development proposals the District Council will, informed by national guidance and the District's Strategic Flood Risk Assessment, apply a sequential approach to future development; and will work with partners to secure strategic flood mitigation measures as part of new development.~~

~~The District Council will produce guidance to assist developers in implementing the renewable and low carbon energy targets.~~

- Steer new development away from those areas at highest risk of flooding, applying the sequential approach to its location detailed in Policy DM5 'Design'. Where appropriate the Authority will seek to secure strategic flood mitigation measures as part of new development;
 - Where appropriate having applied the Sequential Test move on to apply the Exceptions Test, in line with national guidance; and
 - Ensure that new development positively manages its surface water run-off through the design and layout of development to ensure that there is no unacceptable impact in run-off into surrounding areas or the existing drainage regime.
-

Local Drainage Designation

- 5.47 As a result of recent flood events across the District, most significantly in the Lowdham and Southwell areas in July 2013, the way in which the drainage impact is addressed has been considered through the review and update of the Strategic Flood Risk Assessment (SFRA).
- 5.48 Whilst it was concluded that formal Critical Drainage Area designations would not be appropriate for the Southwell and Lowdham areas, the SFRA has nonetheless recommended the development of Local Drainage Designations (LDD). In respect of Southwell this would take account of Neighbourhood Plan policies concerning the management of flood risk.
- 5.49 The need for these designations can be clearly evidenced as a result of the severity of recent flood events, and the ongoing work of both the Environment Agency (in respect of the Lowdham area) and the Lead Local Flood Authority (with regards to Southwell). There will however still need to be further investigation and consideration given to the following before they can be introduced:
- The geographic area to be covered by the designation, taking account of topography, the network of watercourses, hydrological processes, ground conditions and existing drainage infrastructure;
 - The forms of development that would be subject to the designations; and
 - The local drainage standards which would apply.

5.50 Whilst Core Policy 10A establishes the principal of Local Drainage Designations the details for their operation will be provided through a Supplementary Planning Document (SPD). Where the evidence to support the development of additional Local Drainage Designations in other locations emerges then the District Council will work with partners, to secure their introduction and subsequent implementation, in line with the above

Core Policy 10A

Local Drainage Designations

In order to ensure the appropriate management of flood risk as part of new development, the District Council will work with partners to develop Local Drainage Designations in the following locations:

- Lowdham; and
- Southwell

These designations will set local drainage standards which specified forms of new development will be required to meet. This is to ensure that development positively manages its surface water run-off through the design and layout of new development, in order that there will be no unacceptable Impact from run-off on surrounding areas or the existing drainage regime.

The geographic extent, forms of development which will be subject to the designation and the specific standards that proposals will need to meet will be defined through a Local Drainage Designations Supplementary Planning Document.

Where the evidence to support the development of additional Local Drainage Designations in other locations emerges then the District Council will work with partners, to secure their introduction and subsequent implementation, in line with the above.

Rural Accessibility

5.51 ~~The East Midlands Regional Plan, building on National planning policy stresses the need to promote accessibility and overcome peripherality in rural areas. Particular guidance is given with regard to the Northern Sub Region (within which the District sits), where objectives include overcoming rural isolation and improving linkages from traditional communities to jobs and services in adjacent centres. National Planning Policy recognises that transport policies have an important role to play in~~

facilitating sustainable development, and the retention and development of local services and community facilities in villages should be promoted.

- 5.52 Access to key services is lowest within the smaller dispersed settlements and hamlets of the District's rural areas. Therefore, many of the residents access services, facilities and employment within larger centres, both within and outside of the District.
- 5.53 In particular the villages of the Collingham and Rural North Sub-Areas of Newark Area look towards Newark and their respective Principal Villages as well as Lincoln and Tuxford outside of the District for jobs and services. Those in the Sherwood Area find focus in the Ollerton & Boughton and Edwinstowe Service Centres and the Principal Villages of ~~Edwinstowe~~ and Bilsthorpe, with the adjacent Sub-Regional Centre of Mansfield also being influential. The large rural population in the Southwell Area find key services located in the Service Centre of Southwell with local service provision being supplemented in the Principal Village of Farnsfield, the areas proximity to both the Newark Sub-Regional Centre and Greater Nottingham is also important.
- 5.54 Crucial to providing for rural accessibility is the availability of good public transport links. However public transport linkages to the dispersed populations of the Rural North and Collingham Sub-Areas and the Sherwood and Southwell Areas are particularly poor in terms of regular bus services, therefore the population is heavily reliant on the use of the private motor vehicle. As a result there is the potential for the social exclusion of those who lack such access, and for those who do have access the reliance on unsustainable transport patterns has clear implications in terms of climate change. The District Council is therefore keen to ensure that it helps protect rural services, and encourages new service provision, whilst also improving public transport linkages to increase rural accessibility and in turn sustainability.

Core Policy 11

Rural Accessibility

The District Council will promote rural accessibility to services, facilities and employment. Through strong and effective partnerships with service providers and the County Council, the District Council will work to:

- Secure improved public transport to villages, to provide for increased access to services, facilities and employment opportunities in relevant centres;
- In the Newark Area the District Council will seek to secure improved public transport to villages, providing links to the Town Centre of the Sub-Regional Centre of Newark,

the Principal Villages of Collingham and Sutton-on-Trent and applicable centres in neighbouring Districts;

- In the Sherwood Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centres of Ollerton & Boughton, ~~and the Principal Villages of Edwinstowe and the Principal Village of Bilsthorpe~~ and with applicable centres in neighbouring Districts
- In the Southwell Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centre of Southwell and the Principal Village of Farnsfield.
- Encourage the retention of existing and the development of appropriate new facilities and services in villages to increase rural sustainability in line with Spatial Policy 3 Rural Areas and Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities.

Natural and Built Environment

5.55 The District is rightly proud of its natural and built environment and the wealth of the District's natural and built assets lies as much in its variety as in its amount. To maintain and enhance such an environment requires a range of planning policies and other strategies and programmes.

Biodiversity and Green Infrastructure

5.56 The protection and enhancement of the area's biodiversity and open spaces should be seen not just as the protection of individual elements of towns and villages in the District but as part of the development of an overall 'Green Infrastructure' network of greenspaces, landscapes and natural elements that intersperse and connect the District's settlements and surrounding areas. To aid the delivery of this network, the District Council has produced a Green Infrastructure Strategy (GIS) that puts forward a range of strategic interventions, shown for illustrative purposes in Figure 3, and also more specific area based interventions ~~both of which will be supported through the Allocations & Development Management DPD (Adopted July 2013).~~

5.57 The realisation of this network requires the connecting together of key strategic routes throughout the District, improving linkages between settlements and natural and heritage assets. Southwell is particularly deficient in terms of its Green Infrastructure connections with a poor level of access to both Newark and the west of the District. There is however potential through the establishment of a Multi-User Route based on the Southwell Trail to better link the area to Newark and either Edwinstowe or Ollerton & Boughton.

- 5.58 The potential for Green Infrastructure to support tourism within the District is clearly evident. This is particularly the case in the west of the District where the possibility exists for the augmenting of the already strong tourism draw from existing Green Infrastructure spurred on by the catalyst of the potential Sherwood Forest Regional Park. Through supporting appropriate Green Infrastructure tourism development in the area, there is potential for Bilsthorpe, Edwinstowe and Ollerton & Boughton to better benefit from local tourism.
- 5.59 In addition, further tourism related Green Infrastructure provision on Newark's riverside and improving Green Infrastructure links from Southwell to the District's north-west could also similarly benefit these two settlements.
- 5.60 Growth within the District is likely to result in increased pressure on existing Green Infrastructure, though it also represents an opportunity to increase both its accessibility and quality. The Habitats Regulation Screening Assessment undertaken to inform the production of the Core Strategy, suggests that the impact of increased user pressure on the District's more sensitive biodiversity sites will require the provision of alternative destinations, in the form of Sustainable Alternative Natural Greenspace (SANGs). This need will be particularly acute within 5km of the Birklands and Bilhaugh SAC, and in and around Newark and other locations of growth. Further detail on the location, amount and nature of SANGs ~~will be~~ is provided within the Allocations & Development Management DPD- [The Developer Contributions and Planning Obligations Supplementary Planning Document and Development Management Policy 3](#) set out the required measures to mitigate the impact of development at the site or at neighbourhood level.
- 5.61 Implementation of the aims and objectives of the GIS will be sought by ensuring that development proposals, particularly where feasible and the proposal crosses or adjoins the network, create new Green Infrastructure assets, safeguard existing assets from potential detrimental impacts and contribute towards the overall functioning of the Green Infrastructure network. Greater co-ordination of existing programmes and initiatives and use of partnerships can aid in this process. In terms of funding, the GIS puts forward a combined approach of, where appropriate, funds secured through the planning process in the form of planning obligations and the use of grant money.
- 5.62 As well as encouraging new locations for biodiversity and improving the District's Green Infrastructure, the District Council is required to protect existing important nature conservation and geological conservation sites. Natural England has designated sites across the District which are considered to be sites of importance due to their nature conservation merits. The District also has a combination of both statutorily designated as well as locally defined sites that are in receipt of planning

policy protection. Such locally defined sites ~~will be~~ are designated on the ~~Proposals Policies Map in the Allocations & Development Management DPD.~~ **Proposals Policies Map**.

| Level Designation/Definition | |
|-------------------------------------|--|
| European | Birklands and Bilhaugh Special Area of Conservation (SAC) |
| National | 19 Sites of Special Scientific Interest (SSSI) |
| National | Sherwood Forest National Nature Reserve |
| Local | 7 Local Nature Reserves |
| Local | 454 locally defined Sites of Interest for Nature Conservation (SINC) |

5.63 Many of the designated sites lie in the Sherwood Forest Area of the District, and this concentration of sites is vulnerable to the impacts of poor air quality. This has been reviewed as part of the Habitats Regulation Assessment and Natural England has encouraged the Council to take a strategic approach to air quality management. The Council will be preparing an Air Quality SPD on the management of air quality in the Sherwood Area to further address these issues.

Core Policy 12

Biodiversity and Green Infrastructure

The District Council will seek to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of the Nottinghamshire Local Biodiversity Action Plan, the Green Infrastructure Strategy and the Nature Conservation Strategy. The District Council will therefore:

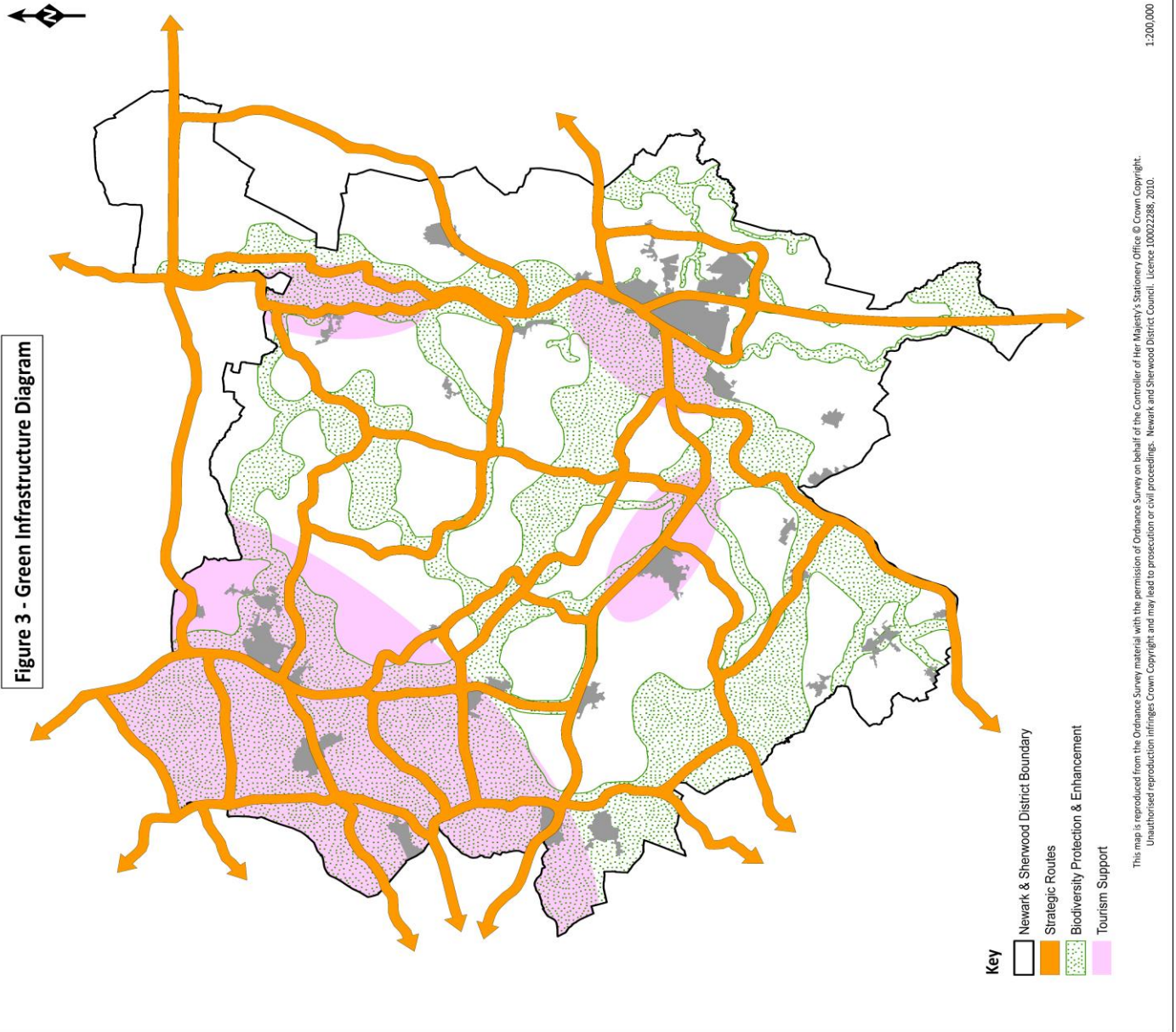
- Expect proposals to take into account the need for continued protection of the District’s ecological, biological and geological assets. With particular regard to sites of international, national and local significance, Ancient Woodlands and species and habitats of principal importance identified in Section 41 of the Natural Environment and Rural Communities Act 2006 and in the Nottinghamshire Local Biodiversity Action Plan;
- Seek to secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure within the District;
- Promote the appropriate management of features of major importance for wild flora and fauna;

- Provide for Suitable Alternative Natural Green Space to reduce visitor pressure on the District's ecological, biological and geological assets, particularly in the Newark area and for 5kms around the Birklands and Bilhaugh Special Area of Conservation;
- Support the development of a Green Infrastructure Network, as illustrated in the Green Infrastructure Diagram, linking together Key Strategic Routes throughout the District and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure linkages between:
 - Newark and Southwell; and
 - Southwell and the north-west of the District

Development proposals crossing or adjacent to the network should make provision for its implementation and/or enhancement;

- Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism development. Proposals in the Bilsthorpe, Edwinstowe and Ollerton & Boughton areas, in connection with the Sherwood Forest Regional Park, will be supported. In Newark, new Green Infrastructure schemes that maximise the potential of the Trent Riverside area will be supported;
- Support the implementation of area-based Strategic Green Infrastructure interventions ~~through the Allocations & Development Management DPD.~~
- Work with partners to develop a strategic approach to managing Air Quality in the Sherwood Area, including through the development of an Supplementary Planning Document.

Figure 3 - Green Infrastructure Diagram



Landscape Character

5.64 National ~~and Regional~~ policy requires Councils to protect and enhance valued landscapes as part of conserving and enhancing the natural environment. ~~move from local landscape designations to~~ The District Council has had comprehensive assessment of Landscape Character undertaken. This approach has the benefit of assessing the whole of an area's landscape rather than focusing on particular locations. In Nottinghamshire, the County Council has developed a Landscape Character Assessment process, which the District Council has used to comprehensively assess Newark and Sherwood District's area. This assessment requires that the landscape be broken down into County Character Areas. This work was undertaken for the earlier Nottinghamshire Landscape Guidelines. It places the District in 5 County Character Areas:

- Sherwood
- Mid Nottinghamshire Farmlands
- Trent Washlands
- East Nottinghamshire Sandlands
- South Nottinghamshire Farmlands

5.65 The Landscape Guidelines also identify within the Character Areas a number of Landscape Policy Zones, shown for illustrative purposes in Figure 4. These Zones refer to individual areas of similar character within the Character Areas. ~~Presently~~ ~~£~~ The District Council and the County Council are have undertaken detailed assessments of condition and sensitivity of the landscape of each Policy Zone. The Zones themselves are split down into individual Landscape Character Parcels. ~~The aim is to identify~~ Conservation and Enhancement Aims for each Landscape Policy Zone have been identified. The Zones ~~are will be~~ categorised as one of the following types of Policy Actions which require a particular approach to:

| Action | |
|------------------------|--|
| Conserve | Actions that encourage the conservation of distinctive features and features in good condition |
| Conserve and Reinforce | Actions that conserve distinctive features and features in good condition and strengthen and reinforce those features that may be vulnerable |
| Reinforce | Actions that strengthen or reinforce distinctive features and patterns in the landscape |

| | |
|----------------------|---|
| Conserve and Restore | Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer condition and removing or mitigating detracting features. |
| Conserve and Create | Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition. |
| Restore | Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features. |
| Restore and Create | Actions that restore distinctive features and the removal of detracting features, whilst creating new features or areas where they have been lost or are in poor condition. |

| | |
|----------------------|--|
| Action | |
| Reinforce and Create | Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas that have been lost or are in poor condition. |
| Create | Actions that create new features or areas where existing elements are lost or are in poor condition |

5.66 The findings of the Landscape Character Assessments of each Landscape Policy Zone ~~will help to inform~~ the work of the LDF, shaping future strategies and in the determination of Planning Applications, The Assessment ~~will become~~ was adopted in 2013 and is now a supplementary Planning Document of the LDF. It is intended that the Landscape Assessment will be updated and a new SPD will be produced.

Core Policy 13

Landscape Character

~~The LDF will has introduced a comprehensive landscape assessment of Newark and Sherwood which will that identifies the landscape character condition and sensitivity of each Landscape Policy Zone. Landscape Policy Zones will be are categorised as one of the following types of areas which require an action to:~~

| | | | | |
|------------------|-----------------|----------------------|------------------------|----------------------|
| Condition | <i>Good</i> | Reinforce | Conserve and Reinforce | Conserve |
| | <i>Moderate</i> | Create and Reinforce | Conserve and Create | Conserve and Restore |
| | <i>Poor</i> | Create | Restore and Create | Restore |
| | | <i>Low</i> | <i>Moderate</i> | <i>High</i> |

Sensitivity

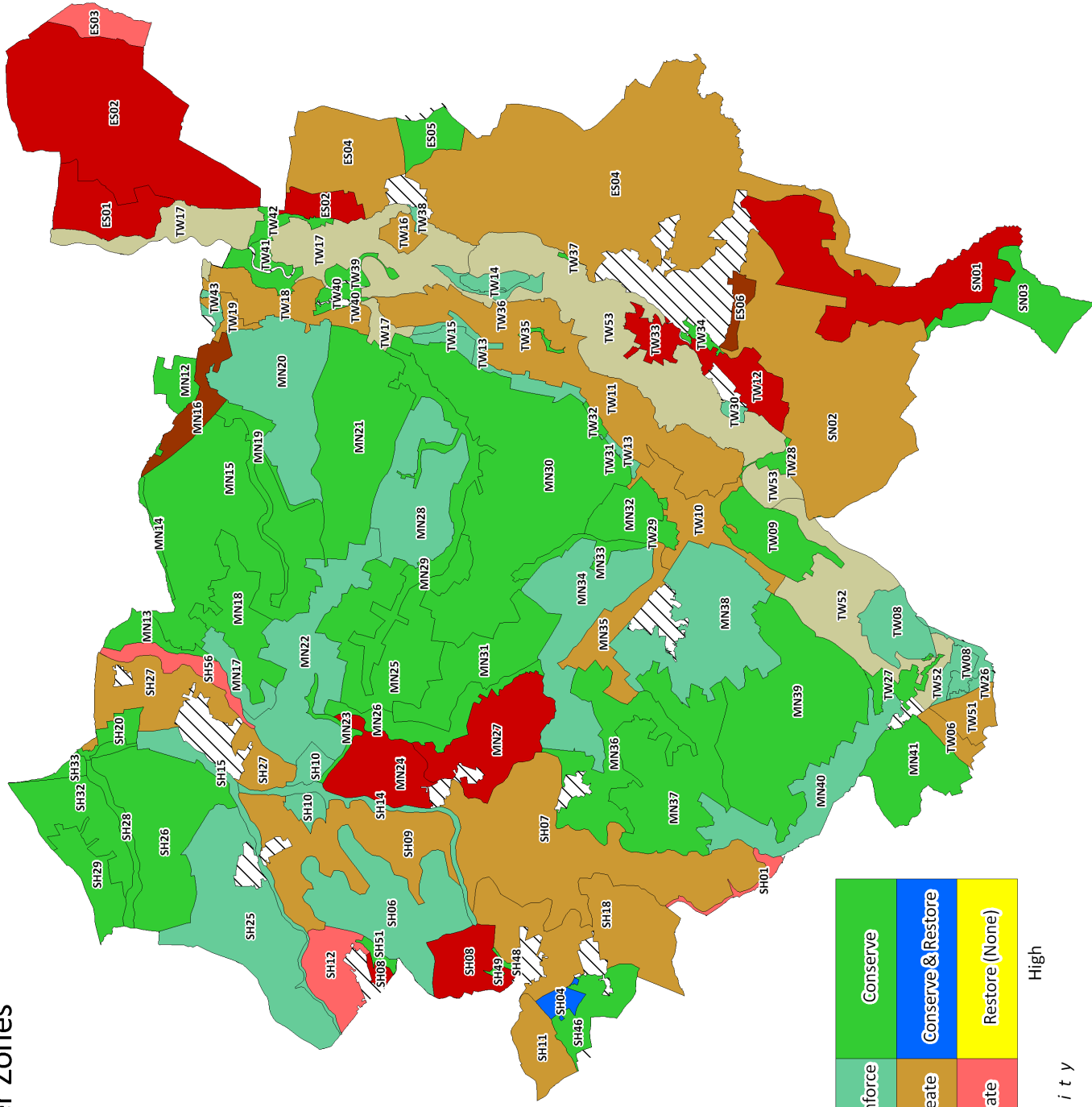
~~When allocating land within the Core Strategy and the Allocations & Development Management DPD, the District Council will need to demonstrate that the allocations impact on the Landscape Policy Zone and its Conservation and Enhancement actions have been appropriately addressed.~~

~~The District Council will expect development proposals to positively address the implications of the Landscape Policy Zones in which the proposals lie and demonstrate that such development would contribute towards meeting Landscape Conservation and Enhancement Aims for the area.~~

Based on the comprehensive assessment of the District’s landscape character, provided by the Landscape Character Assessment Supplementary Planning Document, the District Council will work with partners and developers to secure:

- New development which positively addresses the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced.

Figure 4 - Landscape Character Zones



| | | | |
|----------|--------------------|----------------------|--------------------|
| Good | Reinforce | Conserve & Reinforce | Conserve |
| Moderate | Create & Reinforce | Conserve & Create | Conserve & Restore |
| Poor | Create | Restore & Create | Restore (None) |

Low Moderate High
Sensitivity

Historic Environment

- 5.67 Newark and Sherwood's outstanding heritage contributes to providing an historic environment with its own distinctive identity. Central to this are the District's historic assets, which includes over 1300 Listed Buildings, 47 designated Conservation Areas, 72 Scheduled Monuments and 4 Registered Parks and Gardens; if they were to be lost, they cannot be replaced. The District Council has a statutory duty to protect such important assets but in order to ensure their continued active use and upkeep, it may be necessary to accommodate historically appropriate, sensitive and sustainable changes. Thus the District Council will seek to ensure that any proposals concerning these heritage assets will secure their continued ~~protection~~ conservation and enhancement, contributing to the wider vitality, viability, regeneration of an area, and reinforcing a strong sense of place.
- 5.68 A significant part of the Districts built heritage is contained within the designated Conservation Areas, each of which has its own distinctive character, defined by its historic importance, its architectural integrity, the relationships between buildings and spaces between them, townscape quality, historic street patterns and the use of traditional materials. The District Council is undertaking Conservation Area Character Appraisals in order to identify those features that contribute to its character and architectural interest and to provide a basis for the production of an appropriate Management Plan. Developers and others considering making changes in a conservation area should take into account matters considered to be important in the relevant Appraisal and Management Plan to ensure that schemes accord with the aims and objectives of the Core Policy.
- 5.69 Complementing the District's historic built heritage is a rich and varied historic natural environment, which includes the Registered Parks and Gardens of Thoresby Park, Thurgarton Hundred Workhouse, Rufford Abbey and Newark Castle Gardens and other historic parklands such as the grounds at Kelham Hall. In addition there are also the historic landscapes of the Stoke Field Battlefield, the Sherwood Forest Heritage Area and with its preserved open field system of agriculture, the historic landscape setting around Laxton. It is crucial that these environments are protected by the District Council's considered approach to development management.
- 5.70 The District Council is committed to addressing those heritage assets at risk in the District, seeking to work closely with asset owners, developers, interested parties and Historic England to take positive action. Heritage assets which are at risk are identified on the Heritage at Risk Register (East Midlands) prepared by Historic England which covers Grade I and Grade II* Listed Buildings (and Churches that are Grade II Listed Buildings still in ecclesiastical use), Conservation Areas, Scheduled Ancient Monuments, and Registered Historic Parks and Gardens. This is complemented by the Nottinghamshire Listed Buildings at Risk Register which covers Grade II Listed Buildings and is prepared by the County Council.
- 5.71 Policy DM9 Protecting and Enhancing the Historic Environment detailing the District Council's approach to the management of development proposals impacting upon

the historic environment ~~will be provided for~~ is contained in the Allocations & Development Management DPD.

Core Policy 14

Historic Environment

Newark & Sherwood has a rich and distinctive historic environment and the District Council will work with partners and developers in order to secure:

- The continued ~~preservation~~ conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance. Such assets and environments comprise Listed Buildings (inclusive of the protected views of and across Southwell's principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, including Scheduled Monuments and other archaeological sites, Registered Historic Parks and Gardens, Listed Buildings and buildings of local historic importance, Conservation Areas and other cultural assets of significant value and non-designated heritage assets including buildings of local interest, areas of archeological interest and unregistered parks and gardens or as identified on the relevant Historic Environment Record or identified in accordance with locally agreed criteria;
 - The preservation and enhancement of the special character of Conservation Areas - including ~~such that~~ character identified ~~in~~ through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD; ~~and~~
 - Positive action for those heritage assets at risk through neglect, decay, vacancy or other threats where appropriate; and
 - The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new development which facilitates these aims will be supported.
-

Area Policies

- 6.1 Given the size of Newark and Sherwood and the broad diversity of influences on it, the District Council has split the District into 5 areas; Newark Area, Nottingham Fringe Area, Southwell Area, Sherwood Area and Mansfield Fringe Area as set out in the Spatial Portrait. The Area Policies Chapter sets out policies which seek to address specific issues that have been identified within these locations.

Newark Area

- 6.2 The Newark Area covers the eastern side of the District and is dominated by the historic market town of Newark and the Trent Valley. Newark Urban Area (Newark, Balderton and Fernwood) is the principal location for growth identified in the Spatial Strategy. This section provides the detailed policies for implementation of the growth in Newark Urban Area. The Newark Key Diagram illustrates these policies. It is located on the inside back cover of the Core Strategy. In the north of the Newark Area in the Collingham and Rural North Sub Areas respectively; the Principal Villages of Collingham and Sutton-on-Trent act as important focuses for local services. This is particularly important as within these Sub-Areas accessibility is a particular concern. Core Policy 11 Rural Accessibility sets out the strategy for addressing such accessibility issues.

Role of the Newark Urban Area

- 6.3 ~~The Regional Plan identifies Newark as a Sub-Regional Centre and reaffirms its status as a Growth Point. The Spatial Strategy identifies LDF proposes~~ that the Newark Urban Area will have significant levels of growth with ~~70%~~ 60% of the overall District housing growth and the majority of the Newark Area's employment land requirement, ~~between 80 to 87~~ around 52 hectares, to be provided during the plan period.
- 6.4 Growth will strengthen Newark's role as a Sub-Regional Centre and build a critical mass that enables the area to support and provide a range of retail, commercial, employment, leisure and other services to people living in the town and the surrounding villages and facilitates the cost-effective provision of infrastructure. A strong and vibrant town centre will support the conservation of Newark's architectural and historic core, reinforces local identity and pride, creates a unique sense of place and supports the local tourism industry.
- 6.5 The hierarchy of towns and villages in the District with Newark at its centre creates a sustainable model for development with employment, housing and other facilities accessible to local people, reducing the need for out commuting and trips to Lincoln and Nottingham.

- 6.6 Growth in Newark exploits its excellent regional and national communication links and its location at the junction of the A1, A46 and A17, the direct route to Kings Cross via the East Coast Main Line and the Nottingham to Lincoln cross country railway line. People in Newark have good, easy access to other towns in the region, and further afield by rail and road.
- 6.7 A substantial proportion of the growth will be accommodated within the 3 strategic sites; details of these sites are set out in Policies NAP 2A/B/C. Whilst these sites require significant lead in times before development on-site commences work is now underway on NAP2A and will be coming forward in the near future on NAP 2B and C.

Effects of Growth on Newark

- 6.8 Growth in the Newark Urban Area will provide the opportunity to enhance its role as a Sub-Regional Centre but will also create pressures on the areas transport infrastructure, car parking, utilities, retail, architectural and historic environments and employment opportunities. The LDF contains a strategy for the Newark Urban Area which seeks to build on these opportunities and respond to the challenges. The following sets out the approach for achieving this.

Residential

- 6.9 Spatial Policy 2 states that to support the Newark Urban Areas role as a Sub-Regional Centre ~~70%~~ 60% of the housing growth of the plan period will be directed to this area. Following a review of the opportunities to accommodate development, ~~6,000~~ around 4,735 homes will be accommodated on the 3 strategic sites which are allocated within the Core Strategy during the plan period, with the remaining homes ~~(1,760 required as at April 2009)~~ being provided on other sites within the Urban Area allocated within the. ~~The location of these will be considered as part of the~~ Allocations & Development Management DPD.

Employment

- 6.10 Newark is the main focus of employment provision for the Newark Urban Area and the wider District. Employment provision needs to grow in tandem with the expansion of the town and to reduce out commuting of local residents to jobs elsewhere. In terms of the ~~80-87~~ 52 hectares ~~guideline~~ requirement for new allocations of employment land in the Newark Area, most will be provided in and around the Newark Urban Area. In terms of the plan period up to 2033 ~~2026~~, two of the Strategic Sites include allocations of ~~53~~ 65 hectares of land for new employment development, with Land South of Newark allocating ~~38~~ 50 hectares of B2/B8 employment land, and Land around Fernwood allocating 15 hectares of B1 employment land. Beyond the confines of those strategic sites, this provision will be

complemented with additional new allocations of land for employment growth up to ~~2026~~ 2033.

- 6.11 ~~The Retail and Town Centre Study indicated that~~ There is limited office floorspace in Newark Town Centre, ~~that it~~ which is often small and constrained by the historical nature of the buildings. Newark Business Innovation Centre on Beacon Hill Road provides dedicated office and workshop space for new small businesses along with other small scale offices on the periphery of the town centre, but there is limited scope for large scale modern offices in a Business Park setting. ~~PPS4~~ The NPPF has a general approach which seeks to identify sites for main town centre uses, including offices, through a sequential approach, giving first consideration to existing town centres. While this approach will be followed, the scope for new office development arising from the B1 employment land at Land around Fernwood strategic site, represents an opportunity to meet the demand for a type of contemporary Business Park office accommodation that cannot be accommodated within or on the edge of Newark town centre. The Land around Fernwood site is alongside the A1 corridor and close to the eastern end of the Southern Link Road, as well as the other two identified strategic sites. It is recognised that other none B1 employment uses may also be attracted to this location and therefore consideration of these other uses is also included within NAP 2C. As a sustainable urban extension to the existing community at Fernwood, further development here should help to bring forward public transport improvements and connectivity.
- 6.12 To grow its economic base, Newark needs to provide a range of employment sites for existing businesses wishing to expand, to attract new employers to the area and create jobs. To achieve this objective the Council will seek the development of employment schemes in suitable locations.
- 6.13 To help shape and develop the town's workforce with the right skills base for the local economy, the District Council is working in partnership with several organisations with a Newark focus ~~including Newark Jobcentre, Connexions, Jobmaets (Jobs Multi-Agency Employment Teams) Newark, Newark Business Club,~~ as well as local education providers and voluntary organisations.

Infrastructure - Transport

- 6.14 Growth in the Newark Urban Area will generate more traffic in the locality and therefore measures to address this situation are required.
- 6.15 The strategy for transport is to seek improvements to both the highway infrastructure and public transport provision including the cycling and walking network. This is based on schemes which have been identified in the Infrastructure Delivery Plan and which are set out in Appendix D. Key to this will be the delivery of

the Southern Link Road (SLR) which will provide a link between the A46 at Farndon and the A1 at Balderton. This will help reduce congestion within Newark Town Centre and also provide access to the strategic site at Land south of Newark including new employment opportunities. The process for delivering the SLR is set out in NAP 4.

6.16 Other strategic highway infrastructure which will be funded through the Community Infrastructure Levy (CIL) and other sources of funding ~~as set out at paragraphs 4.40-4.41~~, is required in the following locations:

- A46 Link Capacity, Newark-on-Trent Bypass;
- A46/A617 Cattle Market Roundabout;
- A46 Roundabout at Farndon;
- ~~A1/B6326 London Road Roundabout, Balderton;~~
- A1/A17/A46 Roundabout; ~~and~~
- A1/A46 Brownhills Roundabout;
- A1 Overbridge, Fernwood; and
- A617 Kelham Bypass.

~~6.17 Local highway infrastructure in the form of Junction improvements at the following locations: , and which will be funded by developer contributions will be required at:~~

- ~~London Road/Main Street~~
- ~~London Road/Bowbridge Road~~
- London Road/Portland Street;
- Barnby Gate/Sherwood Avenue;
- ~~Barnby Gate/Coddington Road~~
- Lincoln Road/Brunel Drive;
- Lincoln Road/Northern Road ;
- Northern Road/Brunell Drive;
- ~~Castle Gate/Lombard Street~~
- ~~Castle Gate/Stodman Street~~
- ~~Bowbridge Road/Boundary Road~~
- ~~Bowbridge Road/Hawton Lane~~
- Beacon Hill Road/Northern Road;
- Sleaford Road/Friary Road; and
- Queens Road/Northgate ~~/Kings Road~~

6.17 The IDP also identifies a number of improvements to public transport including pedestrian routes, bus network/infrastructure improvements, Park and Ride and Smarter Choices e.g. Travel Plans.

- 6.18 To deliver the strategy the Council will require developers, in conjunction with Nottinghamshire County Council, ~~the Highways England Agency~~ and transport providers, to maintain and enhance the transport system within the Newark Urban Area, and ensure that transport measures identified in the IDP are delivered. As set out in Spatial Policy 7 new transport infrastructure will be provided through developer contributions the CIL ~~to a Strategic Infrastructure Tariff and/or Planning Obligations.~~

Infrastructure - Education

- 6.19 ~~Under the Building Schools for the Future programme, there will be major new investment in improving the educational base serving local people. Under a £120m redevelopment programme, the Grove School and the Orchard School are set to be rebuilt, and the Magnus Church of England School part rebuilt and part refurbished. This investment in schools is mirrored in the ongoing upgrading of Newark College, where a £1.2m new centre called 'Newark Sixth' will provide A Levels from September 2010. Significant investment is currently underway in Newark's education system, Newark Academy (secondary school in Balderton) has been rebuilt, the government have committed funding to the rebuilding of the Orchard School (for pupils with Special Educational Needs) and the Education Funding Agency has announced the development of a Free School at Fernwood, known as the Suthers School, which will meet the need for additional secondary education places, as identified in the IDP.~~
- 6.20 ~~The IDP identifies that the level of growth within the Newark Urban Area will put pressure on school provision, in particular secondary education to an extent that a new secondary school will be required in the area during the plan period. The location of this facility will be identified within the Allocations & Development Management DPD and due to its strategic importance this will be funded through the Community Infrastructure Levy.~~

Historic Environment

- 6.20 Newark is one of England's finest market towns, and was identified by the Council for British Archaeology in 1964 as one of only 51 towns of national importance. Today, Newark is still a remarkable town historically and architecturally, with a range of historical assets reflecting the Medieval, Civil War, Georgian and Victorian periods. These include Newark Castle, the Queens Sconce and Newark Town Hall. Not only do these structures on their own deserve recognition but when taken with the wider built environment, the River Trent and the landscape setting represent Newark's key assets.
- 6.21 The LDF's strategy is to preserve and enhance the historic character and appearance of the Newark Urban Area. The Council is currently undertaking a Character

Appraisal of the town's Conservation Area and these will be used to identify features that contribute to the character and architectural interest and identify areas for improvement. The Assessment will set out a management plan for the Conservation Area and its provisions will help guide the future planning of the town as set out in Core Policy 14 ~~whilst policies detailing the approach to the management of development impacting on the historic environment will be provided for in the Allocations & Development Management DPD.~~

Shopping, Leisure and Tourism

- 6.22 Newark Town Centre is the focus for retail provision within the Newark Urban Area and part of the wider District and is defined as a Town Centre within the retail hierarchy (Core Policy 8). The shopping core is focused on the historic Market Place and surrounding streets with restaurants and cafés centred around Castle Gate and the Town Wharf adjacent to the Castle and the River Trent. Purpose built shopping centres are located to the north and south of the core including the with a further retail development on the former Potterdyke scheme and new Bus Station. car park which started in 2010. There are also 2 retail parks in Newark, Northgate Retail Park and Beacon Hill Retail Park. There are a number of shops in the rest of the Newark Urban Area that meet the day to day needs of local residents. Balderton has the greatest concentration of such shops and is has two defined as a Local Centres within the retail hierarchy.
- 6.23 The ~~2010 Retail and Town Centre & Retail Study 2016~~ carried out an assessment of capacity for new comparison and convenience goods over the plan period. After allowing for the Potterdyke scheme in Newark, there is limited capacity for additional convenience goods floorspace up to 2014. However an estimated additional capacity of 5,661sqm net within the Newark Urban Area would be required by 2026. An estimated additional comparison goods capacity of 4,911 sqm net by 2019, and 18,459 sqm net by 2026 is also required. acknowledged a shortage within Newark Town Centre, given its historic nature, of larger format units which meet the needs of modern retailers. Should this go unaddressed then the pressure for out-of-centre applications for retail development, and proposals to widen 'bulky goods' conditions on existing retail parks is likely to increase. Accordingly NAP1 establishes support for the provision of new units and the amalgamation of existing units, where acceptable in heritage terms, in order to redress this situation.
- 6.24 In terms of the levels of vacancy, whilst falling below the national average there were around 50 vacant units (at the time of survey) and the concentration around particular areas of the centre can give the perception that they are higher. The Town Centre & Retail Study 2016 identifies the importance of addressing long-term vacancy and environmental improvements and the commitment to identifying, planning and delivering schemes which will improve and enhance the quality of the

Town Centre's offer, with the Buttermarket, Carter Gate and Appleton Gate being identified as priority areas. Key to this will be the exploration of a Town Centre Strategy bringing together the various stakeholders involved in the management and operation of the centre.

- 6.25 Newark market is a key asset of the centre, as reflected in the results of household and in-centre surveys, contributing towards its vitality and attracting visitors from both inside and outside the District. Supporting the continuation of a viable Newark market now forms a strategic objective for the Newark Area, with appropriate cross-referencing to Policy DM11 being provided to ensure that, where appropriate, new retail development properly assesses its impact on the market.
- 6.26 Newark Town Centre is also the focus for the District's leisure provision with cinema, ten pin bowling, theatre, cafés and restaurants. however a significant percentage of leisure trips are to destinations outside the District including Lincoln, Mansfield and Nottingham. The historic core of Newark, the Castle, the National Civil War Centre, and the international Antiques Fairs attract tourists to the area, whilst the River Trent, which runs through the town, provides a focus for leisure and commercial activity. Despite this, good quality hotel and overnight accommodation is limited.
- 6.27 The Core Strategy will promote Newark Town Centre as the major focus for new and improved shopping, leisure and tourism facilities including the provision of hotel and overnight accommodation and the development of opportunities along the River Trent. This will help maintain Newark's role as a Sub-Regional Centre and a location for tourism whilst also meeting the needs of the town and the wider community.
- 6.28 To help achieve these aims a town centre boundary and primary shopping areas ~~will have been~~ be defined as well as primary and secondary shopping frontages on the Policies Map. Primary shopping frontages ~~will be~~ are those areas which contain the towns key retailers, have strong pedestrian activity and are the focus for retail activity. Secondary frontages ~~will be~~ are those which contain more of a mix of uses including retail, leisure and service sector businesses. ~~The boundaries for these areas will be identified in the Allocations & Development Management DPD along with more detailed policies which will set out what will be permitted in such areas.~~
- 6.29 ~~Whilst the Potterdyke scheme will, in part, help meet the shopping needs of the District, there will also be a need to identify suitable locations to accommodate new and improved convenience and comparison shopping to meet the need of the increased population whilst also recognising the need to retain and enhance the historic character of the Town Centre. The LDF will promote the provision of new and enhanced shopping facilities within and adjoining the Town Centre, utilising opportunities that are provided by existing vacant units, infill development and redevelopment opportunities. Locations for new and enhanced shopping facilities~~

~~will be assessed and identified within the Allocations & Development Management DPD. Where development cannot be located in these areas the LDF will seek to accommodate provision within other centres identified within the retail hierarchy or within the new centres provided to support the strategic sites. Such proposals will need to be of an appropriate scale to the centre and in accordance with the requirements of PPS4.~~ Outside Newark Town Centre there is a need to provide for the day to day needs of the community especially in areas which will see housing growth. The LDF will therefore support the enhancement of the ~~Balderton Local Centre and, as part of the~~ meeting of needs generated by the development of the 3 strategic sites, through the provision of 4 new local centres. The new centres will provide shopping and local services required to meet the day to day needs of the community. As part of the applications for the strategic sites, retail assessments will be required based on the requirements of Core Policy 8 and Policy DM11 ~~tests within PPS4.~~

- 6.30 The existing built leisure facilities and swimming pool in Newark Urban Area has recently been replaced ~~are in need of replacement.~~ Development of outdoor provision is currently being developed. The LDF will therefore support such an approach and such applications will be considered against NAP3 and other policies within the Core Strategy.
- 6.31 To ensure these strategies and objectives for the Newark Urban Area are met the following policy approach will be taken.

NAP 1

Newark Urban Area

The District Council will work with its partners, developers and service providers to promote the Newark Urban Area as the main focus for residential, commercial and leisure activity within the District. To achieve this the LDF will:

A Growth

1. Support the provision of ~~70%~~ 60% of the overall District housing growth and around up to 80 – 87 ~~52~~ha of employment development which will contribute to meeting the level of provision identified in Spatial Policy 2. Such development will be located on the Strategic Sites and other locations which ~~will be~~ are identified within the Allocations & Development Management DPD;
2. Support the development of the 3 Strategic Sites for mixed use development as detailed in Policies NAP 2A/B/C;

B Infrastructure

3. Support the implementation of new and improved public transport schemes/infrastructure, including cycling and walking which contribute to reducing traffic congestion and improving transport choices;
4. Support the implementation of strategic highway schemes at the following locations as identified within Appendix D:
 - i. Southern Link Road from Farndon to Balderton;
 - ii. A46 Link Capacity, Newark-on-Trent Bypass;
 - iii. A46/A617 Cattle Market Roundabout;
 - iv. A46 Roundabout at Farndon;
 - ~~v. A1/B6326 London Road Roundabout, Balderton;~~
 - vi. A1/A17/A46 Roundabout; ~~and~~
 - vii. A1/A46 Brownhills Roundabout;
 - viii. A1 Overbridge, Fernwood; and
 - ix. A617 Kelham Bypass.
5. Support the implementation of local road junction improvements as identified within Appendix D;
6. Support the implementation of infrastructure which is required to meet the needs of Newark Urban Area including:
 - i. the delivery of primary schools, health facilities and utilities infrastructure as set out in Appendix D;
 - ii. the ~~delivery~~ provision of a new secondary school within Newark Urban Area; ~~the location of which will be identified in the Allocations & Development Management DPD;~~
 - iii. the provision of new sports facilities and uses in line with NAP3

C Historic Environment

7. Protect and enhance the architectural, historic and archaeological character of Newark and its riverside, identifying locations and sites to be the subject of conservation and sensitive redevelopment; and

8. Promote and enhance the River Trent corridor for commercial and leisure activities where it can be demonstrated that it will not cause harm to the physical and natural environment of the River.

D Newark Town Centre

~~9. Promote Newark Town Centre as a focus for retail, leisure and office development in the District by:~~

- ~~i. Identifying a town centre boundary, Primary Shopping Area and Primary and Secondary Shopping frontages in the Allocations & Development Management DPD;~~
- ~~ii. Identifying opportunities for improving the retail provision in and on the edge of the centre to reduce travel to other centres outside the district. The Allocations & Development Management DPD should identify capacity for new and improved convenience/comparison goods, including opportunities to improve the provision of home, furnishing, gardening and other bulky goods;~~
- ~~iii. Attract national and independent retailers, cafés and restaurants that are willing to occupy historic properties;~~

9 Promote a competitive and healthy town centre which is host to an appropriate composition of main town centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:

- i. Managing retail and other main town centre use development in line with Core Policy 8 and Policy DM11;
- ii. Seeking to address the shortage within the town centre of larger format units which meet the requirements of modern retail and office uses. Proposals to deliver such units through the amalgamation of existing units, where this requires planning permission, and/or new development will be supported subject to the level of impact on the historic environment;
- iii. Promoting the re-use of vacant and underused shops and other buildings within the town centre, and securing the redevelopment of vacant sites for appropriate main town centre uses;
- iv. Supporting the continuation of a viable Newark market, including by ensuring that where appropriate proposals for new retail development properly assess their impact on the market in line with Policy DM11;

v. Promoting Newark town centre as a key tourism and leisure destination. Supporting opportunities to deliver cultural and tourism facilities, particularly those which exploit the Town's unique historic heritage, and to increase leisure and entertainment provision in and around the town centre. In particular the following will be supported:

- An appropriate range of complementary uses which contribute towards the evening and night-time economy. This includes the expansion of restaurant and café uses around the Market Place, in line with Policy DM11;
- Tourist accommodation; and
- Appropriate new leisure and tourism development which takes advantage of Newark's riverside area, and respects its character and function.

vi. Supporting the delivery of improvement schemes which enhance the quality of the town centre's offer and environment. In order to assist the identification, planning and delivery of schemes the production of a Newark Town Centre Strategy will be explored. Priority locations for intervention include:

- The Buttermarket; and
- The Carter Gate and Appleton Gate areas.

In addition to utilising the Development Management process, the District Council will also work proactively to attract and deliver new investment and/or development to realise the above.

- 10 Promote Newark Town Centre as one of the District's key tourism destinations by developing and enhancing cultural, leisure and entertainment facilities and uses and heritage assets which attract visitors and residents to the area, including tourist accommodation and facilities.

Newark Strategic Sites

- 6.32 The growth of Newark is fundamental to a successful LDF and the proper planning of the area. To meet ~~the~~ our housing requirements ~~of the East Midlands Regional Plan and the Newark Growth Point~~, Spatial Policy 5 allocates Strategic Sites as Sustainable Urban Extensions to the Newark Urban Area.

Identifying Locations for Strategic Sites

- 6.33 Newark's location on the River Trent, the proximity of the junction of 3 trunk roads and 2 railway lines, limits where growth can take place. The A46, the River Trent and its floodplains form the boundary to the west and north, preventing development in these directions. The A1 runs north south along the eastern edge of Newark and

Balderton and forms a barrier to development as far as Fernwood. This means that Newark can only grow on sites within the area bounded by the River Trent and the A1, or to the south.

6.34 ~~In producing the 2011 Core Strategy these geographic restrictions and the findings of the Council's The Council has reviewed the Key Decisions for the Core Strategy which identified 3 sites where growth could be accommodated, and produced the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identified a number of smaller sites within the existing built up area of Newark and Balderton which could be developed within the plan period. These will be considered as part of the Allocations & Development Management DPD. let to the conclusion that the level of growth required is was such that there is was insufficient land within the built-up area of the Newark Urban Area and strategic sites would need to be allocated for the development of Sustainable Urban Extensions. This approach to the identification of strategic sites was developed using the sequential approach set out in PPS25 Flood Risk and informed by the production of a Strategic Flood Risk Assessment. Site Specific Flood Risk Assessments will be required on the strategic sites. This is still the case.~~

6.35 The extent of the 3 Strategic Sites, is shown on the ~~Proposals~~ Policies Map and is identified at Figures 5-7. The 3 Strategic Sites are:

- Land South of Newark -The site lies to the south of existing residential areas of Hawtonville, an area of relative deprivation with higher unemployment, low skills and educational attainment, and lower access to recreational, sporting facilities and other services. Development will provide opportunities to improve access to new primary schools, local retail, commercial, community uses and other services in local centres, additional recreational facilities and large areas of open space. Employment opportunities will be provided in the local centres and an industrial area focused on the former gypsum workings to the south east of the site.
- Land East of Newark -The site, which lies to the south of existing residential developments off Beacon Hill Road, is in the Newark Urban Area and is within 10 minutes walk of the town centre. The development will create a sustainable urban extension to the east of Newark with a new primary school, local retail facilities and enhanced access to open space and recreation. The proximity of the site to the town gives access to employment opportunities there and on the Northern Road Industrial Estate.
- Land around Fernwood -The site is centred on ~~an~~ the existing village of Fernwood a development of 1150 dwellings ~~that is under construction~~ on the former Balderton Hospital site. The first phase will consolidate the existing development, later phases will extend it to the south. The existing B1

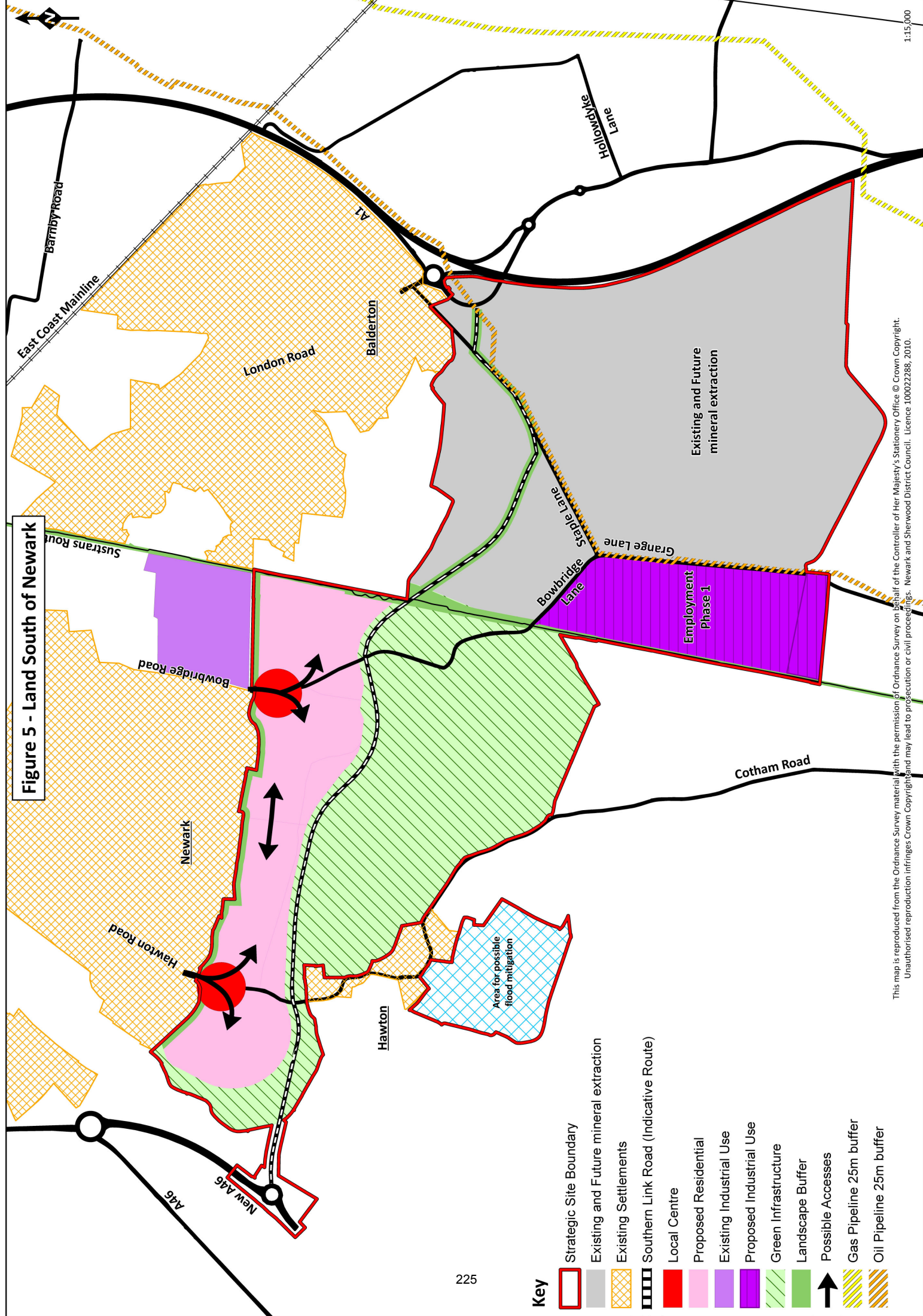
employment allocation will be retained and extended for a modern, high quality landscaped Business Park adjacent to the A1 and the Southern Link Road.

- 6.36 Each of the 3 strategic sites has been considered in terms of sustainability, environmental impact, flood risk, infrastructure requirement, scale and nature of uses, development capacity, phasing, access and key development principles. Development of all 3 sites will take place concurrently, and be phased over, and where appropriate, beyond the plan period, with development starting in the first 5 years of the plan. This will give flexibility to accommodate development on a site not proceeding at the rate envisaged, and provide people wanting a new house a choice of location.

Delivery of Strategic Sites

- 6.37 Applications for development of the 3 strategic sites will be considered against policies NAP 2A (Land South of Newark), NAP 2B (Land East of Newark) and NAP 2C (Land around Fernwood).
- 6.38 Each development will take place in tandem with the provision of infrastructure and will be phased to create a critical mass on each site that will support facilities for local residents at the earliest opportunity. Infrastructure required to develop the strategic sites has been assessed and is identified in an appendix in the Infrastructure Delivery Plan ~~relating specifically to Strategic Sites~~.
- 6.39 Development of the 3 strategic sites will involve the loss of greenfield land and new development will be carefully planned with measures to minimise any adverse impact on local habitats.
- 6.40 Development of the 3 sites will be monitored closely and progress reviewed with developers throughout the plan period to ensure sustainable neighbourhoods are created and to maintain a supply of housing in line with the NPPF ~~the LDF and RSS~~.

Figure 5 - Land South of Newark



- Key**
- Strategic Site Boundary
 - Existing and Future mineral extraction
 - Existing Settlements
 - Southern Link Road (Indicative Route)
 - Local Centre
 - Proposed Residential
 - Existing Industrial Use
 - Proposed Industrial Use
 - Green Infrastructure
 - Landscape Buffer
 - Possible Accesses
 - Gas Pipeline 25m buffer
 - Oil Pipeline 25m buffer

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NAP 2A Land South of Newark

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,150 dwellings, ~~2,200 of which to be constructed in the plan period to 2026~~); employment land uses (B2 and B8 uses: ~~38~~ 50 hectares ~~in the plan period~~); two local centres, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 5 - Land South of Newark.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in ~~4~~ to be accompanied by appropriate provision of approximately 750 dwellings each, with each phase being substantially completed and key infrastructure and facilities in place before the commencement of the next phase of house building starts, and also in accordance with the timing of the completion of the Southern Link Road and other highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve ~~A~~ average density levels of 30-50 dwellings per hectare ~~in line with PPS 3~~, with higher levels in areas of greatest accessibility in and adjacent to the local centres;
3. Affordable housing will be provided in line with the Core Policy 1;
- ~~4. Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency's recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;~~
4. The development will respect and integrate the alignment of the Southern Link Road (Newark Area Policy 4) which crosses the site;

B Employment

5. ~~Phase 1 of the~~ Development will take place on the site of the former gypsum workings, as shown on Figure 5 - Land South of Newark;
6. Access will be taken via a direct route to the A1 and the new Southern Link Road. Traffic management proposals must ensure that HGV's only use trunk roads and other agreed routes, including the Southern Link Road, to access the employment land;

C Local Centres

7. Provision of 2 local centres as shown on Figure 5 - Land South of Newark, including provision of 2 new primary schools (or alternatively 1 larger new primary school) and a 3 GP facilities (if required on site), shall be constructed as an integral part of the residential development to ensure the creation of sustainable neighbourhoods;

D General

8. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing and consented developments ~~to the north~~ and its relationship with surrounding countryside;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
 - v. Retail Impact Assessment, to consider the implications of the local centres on existing retail provision in Newark;
 - vi. Flood Risk Assessment;
9. Provision of transportation measures which:
 - i. maximise opportunities for sustainable travel and increasing non car use;
 - ii. achieve suitable access to local facilities;
 - iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. high quality passenger transport links to Newark town centre;
 - v. safe, convenient pedestrian and cycle routes within and adjoining the development;
 - vi. safeguarding and enhancement of the National Cycle Network along the former Newark – Bottesford railway line;
10. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:
 - i. landscaping and structural planting throughout the development;
 - ii. creation of quality open spaces, sports and playing fields;
 - iii. improvements to existing spaces;
 - iv. links to the countryside beyond the site;
 - v. enhancements to existing habitats and the local landscape;

- vi. measures to mitigate any detrimental impact on environmental and heritage features on and adjacent to the site, including listed buildings, scheduled ancient monuments other archaeological features and designated biodiversity areas;
 - vii. retention of the Middle Beck as an open watercourse;
11. Consideration of the ~~the~~ provision of on-site renewable energy schemes to help meet the energy requirements of the development;
 12. Provision of flood mitigation:
 - i. necessary flood mitigation measures on land to the south of the Middle Beck,
 - ii. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;
 - iii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance ~~in PPS25~~, including re-profiling land;
 - iv. where appropriate incorporation of Sustainable Drainage Systems (SuDS);
 13. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;
 14. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan, for:
 - i. provision of new and improved highway infrastructure;
 - ~~ii. contributions to a new secondary school in the Newark Urban Area;~~
 - ii. new and improved social infrastructure;
 - iii. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;
 15. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising ~~existing~~ the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.
-

6.41 The development of Land South of Newark will create a sustainable urban extension to the Sub Regional Centre of Newark with a mixed use development of residential and employment uses and 2 local centres providing 2 new primary schools (or 1

larger primary school if more appropriate), facilities for 3 GPs (if required on site), local retailing and services for new and existing residents.

- 6.42 The line of the SLR, which is currently indicative, passes through the site and its alignment will be respected and integrated into the development of the strategic site. A limited amount of residential development can be built in advance of the construction of the SLR, subject to a detailed Transport Assessment for the development. ~~Construction traffic for the development will be required to use a designated haul road from the A46 separate from the existing highway network.~~

Development Requirements and Phasing

- 6.43 The development will be delivered ~~in 4~~ in phases ~~to~~ and link into the nearest connection of the SLR ~~to the A46~~. The 2 local centres, will each include a new primary school, local retailing and services including facilities for 3 GPs (if required on site), and will be located to be accessible to both existing and new residential areas and help integrate them together.
- 6.44 The SLR will need to be constructed at an early stage of the development of the ~~3~~ Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments ~~of each of the sites~~ and the improvements developers are required to make to minimise congestion.
- 6.45 The SLR and other improvements to the highway network will be funded by a mixture of CIL, developer contribution, growth point capital and other public sector funding.
- 6.46 Open space requirements for the site will be provided in line with the ~~existing~~ Developer Contributions & Planning Obligations SPD ~~and in due course, by the Allocations & Development Management DPD.~~
- 6.47 The existing British Gypsum workings on land to the south east of the site are expected to be worked throughout the plan period. The employment allocation for B2/B8 uses is expected to be sufficient up to 2026, but the British Gypsum land could be considered within the plan period if the land became available at an earlier date and if the allocated employment site is fully developed.
- 6.48 ~~The Council is in discussion with developers for this site who are working up detailed plans for its development with a view of submitting a planning application and masterplan for the site~~ Planning Permission and parameter plans for the site were initially approved in 2011 and amended in 2015. ~~in 2010. As part of this developers will prepare a detailed appraisal of the site.~~
- 6.49 Development of this site will be carried out ~~in 4~~ in phases and the necessary infrastructure identified in the Infrastructure Delivery Plan (IDP) will be provided in

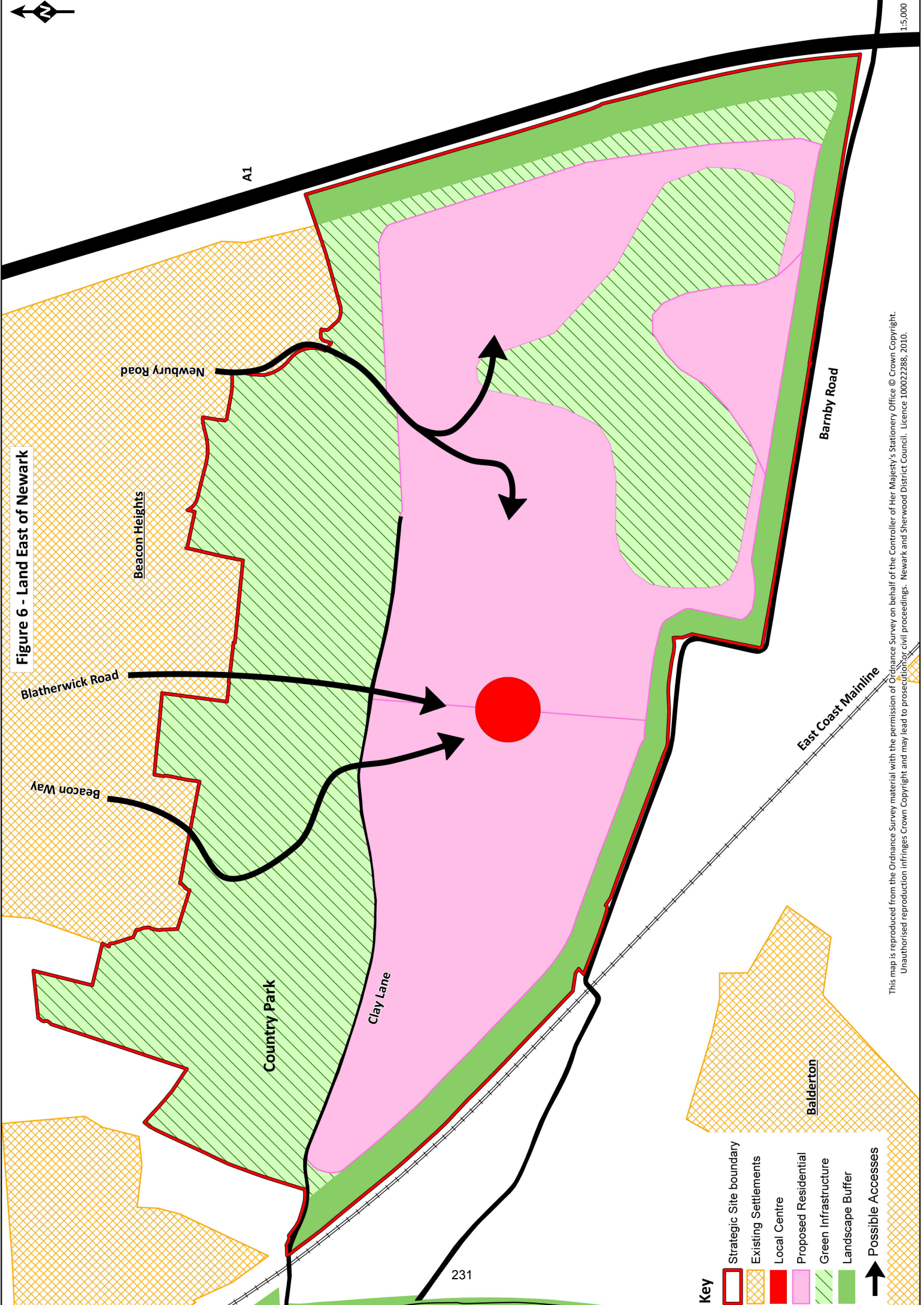
tandem with development in line with Spatial Policy 6. ~~Development can start in 2012/13 with an estimated average build rate of 50 dwellings in 2012/13, increasing to 150 dwellings per annum from 2013/14 to 2021/22, and 200 dwellings per year up to the end of the plan period. The remaining 900 dwellings will be provided beyond the plan period. Build rates will be monitored and reviewed closely and phases adjusted to ensure the housing figures are achieved. It is anticipated that 1,790 dwellings will be built in the plan period.~~

~~6.x The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of the consideration of individual planning applications and controlled by planning obligations.~~

6.50 ~~In addition,~~ Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.



Figure 6 - Land East of Newark



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NAP 2B Land East of Newark

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of ~~1,600~~ 1000 dwellings) and a local centre, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 6 - Land East of Newark.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in ~~2~~ phases to be accompanied by appropriate provision of approximately 800 dwellings, with the first phase being substantially completed and key infrastructure and facilities in place before the commencement of the second phase of house building starts, and in accordance with the timing of the ~~Southern Link Road and other~~ highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve A average density levels of 30-50 dwellings per hectare ~~in line with PPS 3~~, with higher levels in areas of greatest accessibility in and adjacent to the local centre;
3. Affordable housing will be provided in line with Core Policy 1;
- ~~4. Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency's recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;~~
4. Provision of suitable vehicular accesses to the site from the north (Beacon Hill Road). The location and construction of all accesses will be carried out sensitively in order to minimise any impact on the mature trees, woodland and green space north of Clay Lane. There will be no vehicular access to or from the development to Barnby Road;

B Local Centre

5. Provision of the new local centre, including provision of a new primary school, ~~and 2 GP facilities~~ as shown on Figure 6 - Land East of Newark shall be constructed as an integral part of the residential development to ensure the creation of sustainable neighbourhoods.

C General

6. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:

- i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with the open spaces to the north, south and east;
- ii. Transport Assessment;
- iii. Environmental Impact Assessment;
- iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
- v. Retail Impact Assessment, if the proposals meet the thresholds in Core Policy 8, to consider the implications of the local centre on existing retail provision in Newark;
- vi. Flood Risk Assessment;

7. Provision of transportation measures which:

- i. maximise opportunities for sustainable travel and increasing non car use;
- ii. achieve suitable access to local facilities;
- iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. high quality passenger transport links to Newark town centre;
- v. safe, convenient pedestrian and cycle routes within and adjoining the development ~~and adjacent countryside~~;

8. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:

- i. landscaping and structural planting throughout the development;
- ii. buffer zones to Barnby Road and the A1;
- iii. creation of quality open spaces, ~~sports and playing fields~~ ~~creation of quality open spaces~~, including a country park north of Clay Lane;
- ~~iv. a country park north of Clay Lane;~~
- iv. retention of Clay Lane as a pedestrian link;
- vi. improvements to existing spaces;
- vii. links to the countryside beyond the site;
- viii. enhancements to existing habitats and the local landscape;
- ~~viii~~. retention of important landscape features including mature hedgerows, the wooded slopes of Beacon Hill, field boundaries, ponds and features on the northern and eastern perimeter of the site;

9. Consideration of the ~~P~~ provision of on-site renewable energy schemes to help meet the energy requirements of the development;

10. Provision of flood mitigation:
 - i. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;
 - ii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance in PPS25, including re-profiling land;
 - iii. where appropriate incorporation of Sustainable Drainage Systems (SuDS);

11. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;

12. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan (IDP), for:
 - i. provision of new and improved highway infrastructure;
 - ii. contributions to additional primary healthcare provision ~~a new secondary school in the Newark Urban Area;~~
 - iii. new and improved social infrastructure;
 - iv. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;

13. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising ~~a~~ the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6 in line with Spatial Policy 6.

6.51 Development of Land East of Newark will be within the triangular shaped area of land to the east of Newark town centre, bounded by Barnby Road to the south, the A1 to the east, and the edge of the Beacon Hill developments and the south facing slope to the north as shown on the Proposals Map. The development will create a sustainable urban extension to the Sub-Regional Centre of Newark with residential uses and a local centre providing a new primary school, local retailing and services for new residents.

Development Requirements and Phasing

6.52 The development will be delivered into ~~2~~ phases to link with the existing roads serving the Beacon Hill residential development. The local centre, which will include

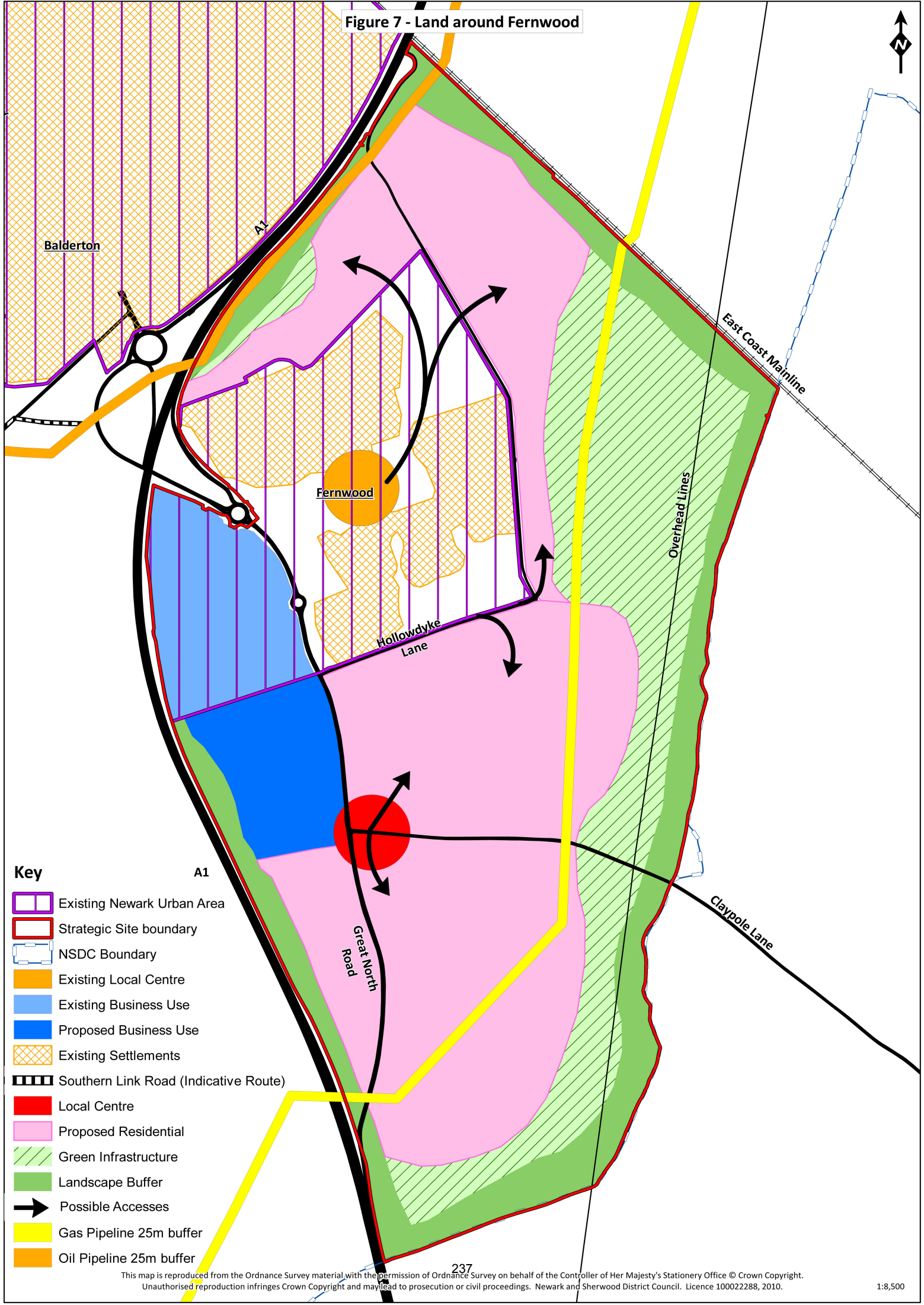
a new primary school, local retailing and services including facilities for 2 GPs (on site if required, otherwise through off site contribution to support expansion of existing healthcare facilities), is positioned between phases 1 and 2 to facilitate easy access from both phases and create sustainable neighbourhoods.
















- 6.53 There will be no access to or from the site from Barnby Road to avoid any increased use of the 2 level crossings over the East Coast Mainline. Land south of Barnby Road has been excluded from the Strategic Site because it is not required to provide green infrastructure in relation to the scale of built development envisaged in this location within the plan period.
- ~~6.x The SLR will need to be constructed at an early stage of the development of the 3 Strategic Sites including Land East of Newark, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers of this site are required to make to minimise congestion.~~
- 6.54 ~~The SLR and other improvements~~ to the highway network will be funded by a mixture of CIL, developer contribution, ~~Growth Point~~ capital and other public sector funding.
- 6.55 Open space requirements for the site will be provided in line with the ~~existing Developer Contributions & Planning Obligations SPD and in due course, by the Allocations & Development Management DPD.~~
- 6.56 The Council is in discussion with developers for this site, who are working up detailed plans for its development with a view of submitting a planning application and masterplan for the site in 2017 ~~2010~~. As part of this developers will prepare a detailed appraisal of the site.
- 6.57 Development of this site will be carried out in ~~two~~ phases and the necessary infrastructure as set out in the IDP, will be provided in tandem with development in line with Spatial Policy 6. ~~Development can start in 2012/13, with an estimated 50 dwellings in 2012/13, increasing to 150 dwellings per annum from 2013/14 2022/23 with the final 50 dwellings in 2023/24. Build rates will be monitored closely, reviewed, and phases adjusted to ensure the figures are achieved. It is anticipated that all 1000 dwellings will be delivered within the plan period.~~
- ~~6.x The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of~~

~~the consideration of individual planning applications and controlled by planning obligations.~~

- 6.58 ~~In addition,~~ Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.

Figure 7 - Land around Fernwood



- Key**
-  Existing Newark Urban Area
 -  Strategic Site boundary
 -  NSDC Boundary
 -  Existing Local Centre
 -  Existing Business Use
 -  Proposed Business Use
 -  Existing Settlements
 -  Southern Link Road (Indicative Route)
 -  Local Centre
 -  Proposed Residential
 -  Green Infrastructure
 -  Landscape Buffer
 -  Possible Accesses
 -  Gas Pipeline 25m buffer
 -  Oil Pipeline 25m buffer

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NAP 2C Land around Fernwood

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,200 dwellings, ~~2,200 of which to be constructed in the plan period to 2026~~); employment development (15 hectares) including provision of a high quality, landscaped B1 Business Park for individual regional and national HQ and high tech businesses (~~15 hectares~~); a local centre, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 7 - Land around Fernwood.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in ~~3~~ phases to be accompanied by appropriate provision of ~~of between 750 and 1000 dwellings, with each phase being substantially completed and key infrastructure and facilities in place before the commencement of the next phase of house building starts,~~ and in accordance with the timing of the ~~Southern Link Road and other~~ highway improvements, which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve A average density levels of 30-50 dwellings per hectare ~~in line with PPS 3,~~ with higher levels in areas of greatest accessibility in and adjacent to the local centre;
3. Affordable housing will be provided in line with Core Policy 1;
4. ~~Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency's recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;~~

B Employment

4. Development will take place to the south of the existing B1 permission as shown on Figure 7 - Land around Fernwood and Employment (Business) uses will be preferred on the site including the development of an element of the site for a high quality, landscaped B1 Business Park for individual regional and national HQ and high tech businesses; however non B use employment opportunities will be considered where they comply with Core Policy 6 and the other policies of the development plan and do not end up forming the majority of uses on the employment area.

C Local Centre

5. Provision of the new local centre, including provision of a new primary school and facilities for 3 GPs (if required on site), as shown on Figure 7 - Land around Fernwood shall be constructed as an integral part of residential development to ensure the creation of sustainable neighbourhoods at the earliest opportunity;

D General

6. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with surrounding countryside;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
 - v. Retail Impact Assessment, to consider the implications of the local centres on existing retail provision in Newark;
 - vi. Flood Risk Assessment;
7. Provision of transportation measures which:
 - i. maximise opportunities for sustainable travel and increasing non car use;
 - ii. achieve suitable access to local facilities;
 - iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. high quality passenger transport links to Newark and Balderton town centre;
 - v. safe, convenient pedestrian and cycle routes within and adjoining the development;
8. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework in line with Spatial Policy 8, including:
 - i. landscaping and structural planting throughout the development;
 - ii. buffer zones to the A1, the East Coast Mainline and site boundaries with the surrounding countryside;
 - iii. safeguarding and enhancement of the protected habitat of Shire Dyke which is designated as a LWS SINC;
 - iv. creation of quality open spaces, sports and playing fields;
 - v. improvements to existing spaces;

- vi. links to the countryside beyond the site;
 - vii. enhancements to existing habitats and the local landscape;
 - viii. measures to mitigate any detrimental impact on environmental and built heritage features on and adjacent to the site in line with Core Policy 12;
9. Safeguarding of the lines of the oil and gas pipelines and electricity pylons, and of the Hazardous Installation Protection Zone around Balderfield Depot, whilst current operations remain;
 10. Consideration of the ~~P~~ provision of on-site renewable energy schemes to help meet the energy requirements of the development;
 11. Provision of flood mitigation:
 - i. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;
 - ii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance ~~in PPS25~~, including re-profiling land;
 - iii. where appropriate incorporation of Sustainable Drainage Systems (SuDS);
 12. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;
 13. Provision of necessary infrastructure in relation to the progression of the development in accordance with the IDP, for:
 - i. provision of new and improved highway infrastructure;
 - ii. ~~contributions to a new secondary school in the Newark Urban Area;~~
 - ii. new and improved social infrastructure;
 - iii. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;
 14. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising ~~a~~ the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.
-

6.59 Development of land around Fernwood will be within the area bounded by the A1 to the south and west, the East Coast Mainline to the north east and the Shire Dyke to the east and west, which is also the boundary of the District's Council administration

as shown on the Proposals Map. The development will, with the existing development, create a sustainable urban extension to the Sub-Regional Centre of Newark with residential and employment uses and a new local centre providing a new primary school.

Development Requirements and Phasing

- 6.60 ~~The development will be delivered in 3 phases, with the first phase consolidating the existing development. There is a requirement for a single form entry school from the existing development which is not yet built. The wider development provides the opportunity to look at amalgamating the 1 form entry school requirement ~~this requirement with that~~ for the northern phase of the development with the existing Chuter Ede School. and building a 2 form entry primary school. Proposals for the siting of the school will need to be considered in relation to the existing and proposed development and local facilities.~~
- 6.61 ~~Further~~ Phase 2 ~~and 3~~ extend the development to the south. A local centre, which will include a new primary school, local retailing and services including facilities for 3 GPs (on site if required, otherwise through off site contribution to support expansion of existing healthcare facilities), are positioned at the junction of Shire Lane and Great North Road ~~between phases 2 and 3~~, and opposite the proposed employment uses to create a sustainable neighbourhood in the southern part of the site.
- 6.x ~~The SLR will need to be constructed at an early stage of the development of the Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers are required to make to minimise congestion.~~
- 6.62 ~~The SLR and other~~ Improvements to the highway network will be funded by a mixture of CIL, developer contribution, ~~Growth Point capital~~ and other public sector funding. The various highway improvements have been agreed as part of a comprehensive package agreed between the District Council, the County Council and the major developers.
- 6.63 Open space requirements for the site will be provided in line with the ~~existing~~ Developer Contributions & Planning Obligations SPD ~~and in due course, by the Allocations & Development Management DPD.~~
- 6.64 The Council is in discussion with developers for this site and consent has been granted for the southern portion (subject to the signing of a Section 106 legal agreement), an application for the northern portion is currently under consideration. ~~who are working up detailed plans for its development with a view to submitting a planning application and masterplan for the site in 2010. As part of this developers will prepare a detailed appraisal of the site.~~

- 6.65 Development will be carried out in 3 phases and the necessary infrastructure identified in the Infrastructure Delivery Plan (IDP) will be provided in tandem with development in line with Spatial Policy 6. ~~Development can start in 2012/13 and have an estimated average build rate of 50 dwellings in 2012/13, increasing to 150 dwellings per annum in 2013/14-2021/22, and 200 dwellings up to the end of the plan period with 1000 dwellings beyond the plan period. Build rates will be monitored, reviewed, and phases adjusted to ensure that housing figures are achieved. The additional employment land will be developed at a rate of 1 hectare per annum from 2012. It is anticipated that 2,095 dwellings will be delivered in the plan period.~~
- ~~6.x The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of the consideration of individual planning applications and controlled by planning obligations.~~
- 6.66 ~~In addition,~~ Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.

Newark Urban Area Sports and Leisure Facilities

- 6.67 The District Council has worked with Sport England to identify future sports need in areas of growth. One of the results of this work is that as Newark Urban Area will be the focus for growth in Newark & Sherwood, sports and recreation provision must be enhanced. ~~Given the need to replace the existing Grove Leisure Centre, the Council is considering options for delivering new sports and leisure facilities in Newark. These facilities would be a focus for sport and recreation in Newark Urban Area and the wider Newark Area and could be provided in one location as a sports hub or be distributed in a number of locations.~~
- 6.68 The newly built Newark Sports and Fitness Centre, off Bowbridge Road, provides a range of indoor exercise and leisure facilities. The proposed Newark Sports & Community Village, off Elm Avenue, will offer a range of outdoor sports facilities. Together, the Sports and Fitness Centre and the Village will provide a focus for sport and recreation in Newark Urban Area and the wider Newark Area, suitable for a growing population. Enhancements to existing facilities, and new sports and leisure development, should address identified future sports needs and be in sustainable

locations.

NAP 3

Newark Urban Area Sports and Leisure Facilities

The District Council will seek to improve sports and leisure facilities in Newark Urban Area. Such facilities should be accessible by a range of transport modes, including public transport and cycle routes, with good access both to the existing Newark Urban Area and the Strategic Sites. ~~If possible the District Council will seek to locate such facilities in a single location.~~

~~It is envisaged that these facilities will be funded through CIL.~~

Newark Southern Link Road

- 6.69 The provision of the new homes and new employment development within the Newark Urban Area over the plan period combined with the dualling of the A46 between Widmerpool and the Farndon roundabout to the south of Newark Urban Area is likely to create traffic congestion at a number of key links and junctions. This will lead to the displacement of vehicles to other more minor roads that are not designed to take higher levels of traffic or cater for through traffic.
- 6.70 The Newark Transport Study and associated traffic modelling ~~indicates~~ indicated that the combination of the above factors will require the construction of a new single carriageway link road to the south of Newark between the A46 at Farndon and the A1 at Balderton. In addition, further works ~~will~~ are also ~~be~~ required at key roundabouts and junctions to relieve congestion at peak times.
- 6.71 The study illustrates that the provision of the Southern Link Road (SLR) would help reduce traffic flows on routes within Newark that are currently congested, including London Road, Beacon Hill Road and Farndon Road. This would benefit the town as a whole, including the Strategic Site at Land East of Newark. The Strategic Sites at Land South of Newark and Land around Fernwood are situated immediately adjacent to the line of the SLR and will therefore benefit from its provision, either by gaining direct site access from it, or by providing an alternative route for east-west traffic movements that would otherwise travel though the centre of Newark.
- 6.72 The first phase of the SLR, connecting Staple Lane to the south with the newly realigned Bowbridge Lane to the north, is now open to vehicles. ~~The rest of the SLR will need to be constructed at an early stage of the development of the 3 Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers are required to make to~~

~~minimise congestion.~~

- 6.73 Due to the importance of the SLR to the delivery of the Core Strategy it is considered appropriate to promote its provision and prevent development that would hinder its implementation. Such an approach is consistent with guidance in the NPPF PPG13 which states that local authorities should protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.
- 6.74 The SLR and other highway improvements at key roundabouts and junctions are included within the Council's Infrastructure Delivery Plan (IDP) along with a programme for their implementation. ~~A detailed funding strategy is required, however, it is proposed that the SLR will be funded direct by the developer or by contributions through the CIL, Growth Point capital and other public sector funding as set out in Spatial Policy 6.~~ Developers are responsible for the construction of the SLR, and the Local Enterprise Partnership, national government and the District Council are contributing funding.

NAP 4

Newark Southern Link Road

The District Council will require the provision of the Newark Southern Link Road linking the A46 at Farndon to the A1 at Balderton as identified indicatively on the ~~Proposals~~ Policies Map and on Figure 5. Planning permission will not be granted for any development which would inhibit the implementation of this scheme.

Southwell Area

- 6.75 The Southwell Area covers much of the southern central part of the District. At its heart Southwell provides an important focus as a Service Centre for the area with a Secondary School, Leisure Centre, town centre with a range of local independent shops and a market on Saturdays. The town also has a small supermarket and two industrial estates. Southwell is a distinctive town containing the Minster and associated diocesan administration, a wealth of historic buildings and a large Conservation Area. Whilst this may appear to give the town a timeless appeal, like any other community Southwell is a living one which is evolving to meet the needs of its citizens. ~~In 2005 Southwell Town Forum prepared a 'Town Plan' which aimed to capture the thoughts of the community on how Southwell should develop, the plan set a Vision which stated; Southwell will be a town where:~~
- ~~• There is a strong sense of community, inclusiveness and civic pride, reinforced by a strong community support and social network;~~
 - ~~• Young people can grow up, realise their potential and continue to live in the~~

~~town; There is a vibrant (economic and social) town centre that people want to use; There is a pedestrian friendly environment and traffic is calmed;~~

- ~~• The visual and historic assets are protected and put to best use for residents and visitors;~~
- ~~• Disabled people can move freely around without undue difficulty or hindrance; and Residents and visitors feel safe.~~

In October 2016 Newark and Sherwood District Council adopted the Southwell Neighbourhood Plan. This includes a Vision that comprises three elements:

- Building a Strong Community – ensuring that the community is supported by a strong social structure and appropriate infrastructure;
- Supporting a Vibrant Trading Environment – to develop the economic vibrancy of the town and its hinterland; and
- Delivering a Good Place to Live – Ensure the protection and enhancement of the natural and built environment and leisure facilities whilst allowing appropriate new development.

6.76 The District Council has carried out a Conservation Area Character Appraisal of Southwell's Conservation Area which was adopted as a Supplementary Planning Document in July 2005. The Appraisal reaches a series of conclusions regarding the protection of the Conservation Area; of particular concern is the need to ensure that its rural nature is preserved along with its landscape setting and the important open spaces both public and those associated with Prebendal houses within it. Beyond the Conservation Area to the east of the town is the Thurgarton Hundred Workhouse which is a National Trust property, and is one of the best preserved workhouses remaining in England; it is on a prominent ridgeline overlooking the Upton Road into the town.

6.77 Through the Town Centre and Retail Study (2016), it has been identified that the centre would benefit from additional leisure uses, increased and improved parking provision and the alleviation of traffic congestion. Whilst vacancies were, at the time of survey, below the national average it remains important that suitable proposals for re-use are supported.

SoAP 1

Role and Setting of Southwell

Promote Southwell's role as a Service Centre for the town and the surrounding area, protecting and enhancing the existing historic environment which makes the town attractive to residents and visitors. In order to achieve this the District Council and its partners will seek to:

- Encourage the retention of existing, and development of new, community facilities;
- Encourage the development of new business, local employment and housing, including affordable housing, to ensure Southwell is a sustainable place to live and work in line with the Spatial Strategy of the plan and the Southwell Neighbourhood Plan. Sites ~~have been~~ will be allocated to help meet this requirement in line with the requirements of Spatial Policy 9 with a particular requirement to consider the impact on the town's landscape setting;
- ~~Protect and enhance the retail offer of the town by designating a town centre boundary and primary shopping frontages and encourage retail and other town centre uses within it;~~
- Promote a competitive and healthy Town Centre which is host to an appropriate composition of main Town Centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:
 - Managing retail and other main Town Centre use development in line with Core Policy 8, So/DC/1 and Policy DM11;
 - Promoting the re-use of vacant and underused shops and other buildings within the Town Centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses;
 - Supporting the opportunities to deliver additional leisure uses within the Town Centre;
 - Seeking to secure additional car parking capacity which is either able to directly serve the Town Centre or alternatively relieve pressure on existing Town Centre parking facilities; and
 - The District Council using the development management process and working proactively to attract and deliver new investment and/or development to realise the above.
- Protect and enhance the historic character of Southwell Conservation Area, ensuring that new development respects the form and function of the town and addresses the findings of the Southwell Conservation Area Character Appraisal SPD;
- Identify, protect and enhance the setting of Southwell, including the views of Southwell Minster, the ruins of the Archbishop's Palace and the Workhouse in line with Policy So/PV Southwell Protected Views and So/WH Thurgarton Hundred

Workhouse;

- Promote the town as a destination for tourism and leisure activities encouraging events and festivals which attract visitors; and
 - Seek to resolve traffic issues in the town and secure improved public transport provision including developing access to the 'Castle Line' rail services.
-

Brackenhurst Campus - Nottingham Trent University

6.78 Just to the south of Southwell lies the Brackenhurst Campus of Nottingham Trent University (NTU) which houses the School of Animal, Rural and Environmental Sciences. Brackenhurst has been a centre of Education and Training for more than 605 years, merging with Nottingham Trent University in April 1999. Since that time there has been significant investment in new teaching and accommodation buildings, and a new animal unit and veterinary nursing centre ~~has occurred~~ have opened. The School is a very important research centre and contributor to the local economy. There is potential to use this research excellence as a catalyst for local economic growth.

6.79 A memorandum of understanding (MoU) has been drawn up between NTU and the District Council. This establishes a partnership intended to support and direct the continued improvement and sustainable development of the Brackenhurst Campus and its environs. Through design, technology and by meeting the day-to-day needs of students, the campus can become more energy efficient and reduce the need to travel. The MoU recognises that there is a mutually beneficial relationship between the success of the University and the success of the local economy. It identifies opportunities for enhancement and growth that will maintain Brackenhurst's position as a world leader in rural sciences, entrepreneurship and food production.

SoAP 2

Brackenhurst Campus - Nottingham Trent University

The District Council will work with Nottingham Trent University and other partners to:

- Support the development of new educational and research facilities at the Brackenhurst Campus.
- Encourage the development of businesses and companies locally which harness the education and research potential of the Campus.
- Ensure that new development does not detrimentally affect the setting of the

Campus or the town of Southwell.

Nottingham Fringe Area

- 6.80 The area lies to the south west of the District within the Nottingham–Derby Green Belt and looks to Greater Nottingham for most of its services and jobs. The main settlement in the area is Lowdham, which provides a focus for day to day services and has a station on the Nottingham to Lincoln Railway Line.
- 6.81 The Core Strategy does not put forward specific policies for this area due to the major constraint on this area of the Nottingham-Derby Green Belt. The main purpose of Green Belt is to prevent urban sprawl by keeping land permanently open. National ~~policy and regional guidance~~ contains tight controls which restrict the type of development that can take place in such areas. Any proposals for development within this area would be considered against Spatial Policy 4A Extent of the Green Belt and 4B Green Belt Development and other policies in the Core Strategy and other elements of the development plan.

Sherwood Area

- 6.82 The Sherwood Area, as identified in the Core Strategy, is characterised by a wide and diverse range of landscapes including the heartland of the historic Sherwood Forest and the extensive parklands and large estates of the Dukeries. The area, rich with historical, ecological and landscape features, is intrinsically linked to a number of historic themes including the internationally renowned Robin Hood legend. It also has a role to play in offering a variety of leisure and tourism activities within a natural setting.
- 6.83 One of the key environmental assets in the area is the internationally designated Birklands and Bilhaugh Special Area of Conservation (SAC). This supports ~~the largest a~~ large remnant of ancient wood pasture and is central to the conservation and regeneration of wildlife throughout the area. Due to its location, it is subject to recreation pressure, which can damage the fragile habitat. Air pollution is a problem and has already caused a decrease in lichen diversity. In addition, the area also supports nationally important designations including ~~the Sherwood Forest National Nature Reserve~~, Sites of Special Scientific Interest, and the regionally important Sherwood Forest Country Park, part of the wider the Sherwood Forest National Nature Reserve.
- 6.84 Tourism in this area is ~~also~~ well established with many of the local businesses and villages using the association with the legend of Robin Hood and Sherwood Forest to their advantage, in addition to the Center Parcs complex which has been operating since 1987.
- 6.85 A key role of the Core Strategy is to protect and enhance the area's green

infrastructure whilst balancing this against the promotion of tourism and recreation in the area.

Sherwood Forest Regional Park

- 6.86 The ~~Regional Plan~~ Sherwood Forest Trust proposes that a Regional Park is developed in the Sherwood Forest area. The potential area for the Regional Park covers much of the west of the District and extends into neighbouring Ashfield, Mansfield, Gedling and Bassetlaw Districts. It has long been the vision of both Nottinghamshire County Council and the District Councils to designate a Regional Park ~~in order to define the distinctive and extensive areas where management and spatial planning can bring about regionally significant economic, environmental and social regeneration benefits.~~ The vision for the Regional Park is that ~~"The natural and cultural heritage of Sherwood Forest will be managed, enhanced and promoted through the Sherwood Forest Regional Park. The Regional Park will be an essential part of the existing communities within and around the Forest and the growing communities around Nottingham, Derby and Sheffield, now and in the future."~~ 'by 2025, the Sherwood Forest area will be locally, nationally and internationally recognised as an area of outstanding natural significance and cultural heritage – where vibrant communities, economic regeneration and environmental enhancement thrive together in this inspiring natural setting.' ~~This vision has been developed by the Regional Park Board, which includes representatives from the District Council and whose role is the development and implementation of the Regional Park, its boundary and the objectives for its management~~ In 2009, the Sherwood Forest Regional Park Board was set up, bringing together key organisations from across the region, including the District Council who were committed to seeing the development of the Park. In 2014, The Sherwood Forest Trust was given an agreed brief to work on behalf of the Board to turn the concept of the Sherwood Forest Regional Park into a reality.
- 6.87 Given that much of the heart of Sherwood Forest is within the District, a Regional Park could have a significant effect on the future of the area and could provide a number of opportunities. Such impacts and opportunities were identified in a 2007 study which was commissioned to look at the feasibility of establishing a Regional Park for Sherwood Forest and include:
- Creating opportunities to enhance the local environment and improve recreation on the back of regeneration and other forms of economic development;
 - Providing a framework for rural businesses to thrive;
 - Improving the appeal of the area to visitors and investors, helping to attract and retain talented people, leading to improved economic performance and stability in the areas; and
 - Improving the health and well being of local people.
- 6.88 It is recognised that the Regional Park will also put pressure on the built and natural environmental assets and that due to its location many visitors may be reliant on the

private car to access the area which would impact on congestion and air quality. It will therefore be important for the body tasked with implementing the Regional Park to ensure that such impacts are mitigated against.

ShAP 1

Sherwood Area and Sherwood Forest Regional Park

The District Council will work with its partners to maintain and enhance the ecological, heritage and landscape value of the Sherwood Area whilst promoting sustainable and appropriate leisure, tourism and economic regeneration. This will be achieved by:

- Ensuring the continued delivery of the conservation aims and objectives of the Birklands & Bilhaugh Special Area of Conservation and preventing development which would have an adverse impact on this area;
- Ensuring that development does not have a detrimental impact on national, regional, county and locally designated sites;
- Supporting the development of a Sherwood Forest Regional Park and working with the body responsible for its delivery;
- Improving recreation and tourism facilities within Sherwood Forest. Proposals for such development will be required to comply with Core Policy 7 Tourism, Core Policy 12 Biodiversity and Green Infrastructure, Policy DM7 Biodiversity and Green Infrastructure, Policy DM8 Development in the Open Countryside and:
 - Clearly demonstrate that there will be no harm to the Special Area of Conservation;
 - Implement mitigation measures to reduce the impact on the natural environment;
 - Promote access by a range of transport modes including public transport and, where appropriate, ensure integration between car parking and cycling facilities.

6.89 Whilst Policy ShAP 1 applies to the Sherwood Area of the District as identified in the Core Strategy, as noted above, the Regional Park will cover a wider area; therefore this policy will apply to the whole area which is designated as the Sherwood Forest Regional Park within Newark and Sherwood District.

The Role of Ollerton & Boughton

6.90 Ollerton & Boughton acts as a service centre to a large local population, both in the town and the surrounding Sherwood Area. Over the plan period it is anticipated that

the town will see the provision of new housing, employment and associated facilities that will help regenerate the area and reinforce Ollerton's role as the main centre within the Sherwood Area.

- 6.91 The main focus for services is Ollerton Town Centre. The Town Centre is made up of two main shopping streets, which have a number of retail and financial services, community facilities and Ollerton & Boughton Town Hall and a small 'indoor market'. At one end of this area is ~~an Asda Netto/Farmfoods~~ store and the town's Library and at the other is the Sherwood Energy Village which includes a Tesco supermarket and petrol station. The development of the Sherwood Energy Village has encouraged new businesses into the town. ~~However there are still a number of vacant units in the centre itself.~~ Vacancy levels within the Town Centre have been recorded as being high. A significant concentration of vacancy was identified within the Forest Centre with the facility not currently functioning as a successful retail space. The District Council will therefore promote positive action, through the re-use of vacant and underused shops and other buildings within the Town Centre, and seek to secure the redevelopment of vacant sites for appropriate main Town Centre uses.

~~The Retail and Town Centres Study recognises that Ollerton is a vibrant centre with good comparison and service retail provision which has good access by car and bus. It states that in light of the population growth that will take place in the future it will be important to ensure that there is an adequate provision of local shops and services which should be provided in the most sustainable location. The study recommends that Ollerton be designated as a District Centre and this is addressed in Core Policy 8.~~

- ~~6.X In 2007 Ollerton & Boughton Town Council prepared a Town Centre Plan which set out a Vision for the Town Centre seeking:~~

- ~~• To develop the economic vibrancy of the Town Centre for mixed business, commercial and residential uses;~~
- ~~• To create a pedestrian orientated streetscape for the Town Centre within the central shopping area;~~
- ~~• To encourage high quality design that reflects the local area and encourages sympathetic new development in the town; and~~
- ~~• To promote and encourage investment and growth in the town for the 21st century.~~

- ~~6.x The Town Centre Plan identifies a number of issues for the future of the town, including a town centre which should "offer a wide range of shopping opportunities to which people have access, particularly those without their own transport", "maintain and enhance the safety of pedestrian routes and prioritise these over car~~

~~use and associated traffic”, “free car parking must continue” and the “regeneration of redundant buildings, neglected properties and derelict sites.”~~

- 6.92 Linkages between the Tesco and Asda stores and the Town Centre have been identified as poor, despite only being located short distances away. Consequently to encourage the making of linked trips, and boost the health of the centre, the District Council supports the creation of improved linkages to the Town Centre. In line with the allocation policy the Masterplan for OB/Re/1 will be required to consider how the site can contribute towards improved linkages between Tesco / Forest Road and Sherwood Drive / Forest Road. The potential for the allocation to also form part of a comprehensive redevelopment of the wider area will also be explored, potentially incorporating the underused Forest Centre and land within the ownership of Ollerton Town Council.
- 6.93 Through the centre’s health check a limited leisure service offer has been recorded. With half of the provision consisting of hot food take-aways, and there being only one café and no public house. The District Council will support opportunities to attract leisure uses operators, particularly those falling within the A3 ‘restaurant and café’ and A4 ‘drinking establishments’ use classes to strengthen its overall vitality and viability.
- 6.94 The District Council will support the bringing forward of improvement schemes which will enhance both the quality of the centre’s offer and environment. Recognising the benefits that strategic stakeholder driven intervention could make in addressing some of the centre’s weaknesses, and to help realise the opportunities present, the District Council will support the exploration of an updated Ollerton Town Centre Strategy. The critical role which the District Council can play, in working with partners (such as Ollerton Town Council) to provide strategic direction to the management of the centre in order to deliver objectives is recognised.
- 6.95 To ensure that Ollerton maintains and enhances its role as a Service Centre within the Sherwood Area of the District the following policy approach will be taken:

ShAP 2

Role of Ollerton & Boughton

The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Ollerton & Boughton as a sustainable settlement for its residents and the wider Sherwood Area. This will be achieved by:

- Promoting new housing and employment opportunities within the town
- Providing new and improved community infrastructure appropriate to the size and function of the town including additional primary and secondary school places and healthcare facilities; and
- Securing the resolution of traffic and transport issues in and around the town including those identified within the IDP such as:
 - A614/A6075/A616 Ollerton Roundabout junction;
 - ~~A614 Link capacity (B6030 to A6075/A616 Ollerton Roundabout);~~
 - ~~and A614/B6030 junction (south of Ollerton)~~

The District Council will work with partners to ~~strengthen the role of Ollerton Town Centre~~ by promote a competitive and healthy town centre which is host to an appropriate composition of main town centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:

- ~~Protecting and enhancing the retail offer of the town by designating a District Centre boundary and primary shopping frontages and encouraging retail and other town centre uses within it;~~
- ~~Encouraging the re-use of vacant and underused shops and other buildings and the redevelopment of vacant sites for appropriate town centre uses, including new community facilities;~~
- ~~Encouraging high quality designed new buildings and streetscapes to enhance the Town Centre; and~~
- Securing improved public transport linkages between Ollerton Town Centre and the surrounding Sherwood Area.
- Managing retail and other main town centre use development in line with Core Policy 8, Policy DM11 and OB/DC/1;
- Seeking to improve comparison retail representation within the town centre, promoting a healthier balance between convenience and comparison retail uses. Proposals which would contribute towards achieving this balance will therefore be supported;
- Supporting the creation of improved linkages between the Tesco and Asda sites and the town centre. In line with its site allocation policy the Masterplan for OB/Re/1 should consider how the site can contribute towards improved linkages between Tesco / Forest Road and Sherwood Drive / Forest Road. The potential for the allocation to form part of a comprehensive redevelopment of the wider area should be explored, incorporating the underused Forest Centre and other land within the ownership of Ollerton Town Council.
- Supporting the opportunities to deliver additional leisure uses within the Town Centre, particularly those falling within the A3 'restaurant and café' and A4 'drinking establishments' use classes;

- Promoting the re-use of vacant and underused shops and other buildings within the town centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses;
- Supporting the delivery of improvement schemes which enhance the quality of the town centre's offer and environment. In order to assist the identification, planning and delivery of schemes the production of an updated Ollerton Town Centre Strategy will be explored; and
- The District Council using the development management process and working proactively to attract and deliver new investment and/or development to realise the above.

The Role of Edwinstowe

- 6.96 Edwinstowe has a role both as an important service centre for local people and as a tourist centre within Sherwood Forest as it is the location of of the Sherwood Forest National Nature Reserve which contains the legendary 'Major Oak.' There are significant nature conservation assets in locations around the village and a number of important historic landscapes in the vicinity. Center Parc's is located to the south of village.
- 6.97 Until recently the village was the location of Thoresby Colliery one of the last working deep coal mines in England. Its closure in July 2015, has led to a significant regeneration site in the heart of Sherwood Forest coming forward for re-development. ShAP 4 sets out in detail the considerations the developers will need to address, however it will be important that any proposals help to promote and strengthen the role of Edwinstowe as a service centre.
- 6.98 Principally the impacts will be felt on existing infrastructure, in particular education, health and transport. The IDP identifies the various likely requirements in Appendix D. The improvements to Ollerton Roundabout will be particularly important to ensure that future development can be accommodated. The impacts on existing centres and the network of green infrastructure and nature conservation assets will also need to be carefully managed.

ShAP3

Role of Edwinstowe

The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Edwinstowe as a sustainable settlement for its residents, visitors and tourists. This will be achieved by:

- Promoting new housing and employment opportunities within the existing village and comprehensive mixed used development on the former Thoresby Colliery in line with ShAP 4;
- Providing new and improved community infrastructure appropriate to the size and function of the town, including additional primary and secondary school places and healthcare facilities;
- Supporting the development of sustainable tourist facilities and attractions in line with ShAP 1, Core Policy 7 and Core Policy 12;
- Protecting and enhancing the biodiversity and nature conservation assets around Edwinstowe;
- Securing the resolution of traffic and transport issues in and around the town including those identified within the IDP such as the A614/A6075/A616 Ollerton Roundabout junction; and
- Ensuring that the provision of new retail and other Main Town Centre uses included as part of the Thoresby Colliery development do not undermine the vitality and viability of existing centres. The scale and function of any new retail development should therefore be restricted to that necessary to meet the day-to-day needs of the development.

Land at Thoresby Colliery

6.99 The development of the former Thoresby Colliery site will be on land at the former pit head and the fields between it and Ollerton Road with a mixed use scheme for housing, employment and leisure uses along with the necessary infrastructure, both on and off site to support the sustainable development of the site. As currently conceived the scheme will contain:

- 800 dwellings
- 10 hectares of employment land
- A redeveloped pit head area which will be the focus of new leisure facilities
- Provision of a new primary school
- Public Open Space and Green Infrastructure

Given the location there are numerous considerations in relation to the allocation.

6.100 Firstly the **nature conservation** aspects must be address. The site lies close by the Birklands and Bilhaugh Special Area of Conservation and the Sherwood Forest

National Nature Reserve alongside the Cockglode Wood Local Nature Reserve and other local nature conservation assets. The developer promoting the scheme is engaged in significant restoration of the area to the north of the pithead, which will see the 140 hectares of reclaimed spoil heaps returned to heathland and other natural habitats.

6.101 Developments within this area should not put additional strain on the Special Area of Conservation (SAC)/National Nature Reserve (NNR). The Council's Developer Contributions & Planning Obligation SPD states that in the context of the Birklands and Bilhaugh SAC the terms SANGS refers to:

- Sites that are freely accessible to people living within 5km of the SAC that provide an alternative to the SAC for regular (i.e. more than once a week) walking and dog walking;
- Sites that provide natural space (using the definition above);
- Sites should include some provision for car parking but also be accessible on foot.
- Sites provide the opportunity for multi-functional sites that also enhance biodiversity

Wherever possible emphasis will be placed on the provision of such open space within the development site.

6.102 Therefore the provision of Sustainable Alternative Natural Green Space (SANGS) will be required alongside and in addition to the restored heathland to provide a network of green infrastructure which exists to serve day to day recreation needs e.g. dog walking.

6.103 The area suitable for redevelopment is restricted by the already agreed restoration plan of the spoil heaps. New built development will be restricted to the core area around the pit head and the fields to the south.

6.104 The restoration of the spoil heaps to a range of natural habitats including heathland means that ground nesting birds will be attracted to the area. Therefore measures will need to be included within the proposals to manage pet predation. Consideration will have to be given to impact on the SAC and other nature conservation assets of any potential air pollution from the new development, in particular Nitrogen Oxide. This may well require on going monitoring of the impacts of the development. The proposed Air Quality SPD proposed in Core Policy 12 will assist in addressing this particular issue. The proposal along with all other elements of the plan has been subject a Habitat Regulation's Assessment screening process. As part of any application an assessment of the impact on the SAC and other nature conservation assets will be required.

Character, Setting and Heritage

- 6.105 The allocation sits on the edge of the village of Edwinstowe on the main road to Ollerton. Until recently the site and indeed the immediate area was dominated by the fully operational Thoresby Colliery, both the pit head area and the spoil heaps which are in the north of the site.
- 6.106 The Thoresby site is an early 20th century colliery; the first shafts were sunk in 1925-8. It was the first all-electric mine, the first to have fully mechanised coal production and also the first to achieve an annual saleable output of more than a million tons of coal. Historic England note that “A large number of its original buildings survive and this includes the large brick-built group surrounding the shaft mouths”
- 6.107 Currently in progress as part of the restoration project, the spoil heaps are being reshaped and restored to heathland. The area around the pit head is identified as the heart of the new community and as such a number of the colliery buildings are proposed to be reused for community and leisure uses. It will be important to ensure that a proper assessment and recording of the historic value of the buildings is carried out, both to inform the process of identifying which buildings should be retained and to provide a comprehensive historic record.
- 6.108 Heritage Assets in the wider area are principally the two conservation areas of Edwinstowe and Ollerton, and the listed buildings within them; including in Edwinstowe the Grade I St Mary’s Church and the Grade II* Ollerton Hall in Ollerton. An assessment of the anticipated impact of the proposed development and the extent of affect to the two Conservation Areas, and the listed buildings or their settings will be required. It should be noted that Thoresby Hall and Historic Park & Garden (both Grade 1 Listed) lie to the north of the site, however significant re-profiled former spoil heaps restored as natural habitats will lie between it and the area which is to be developed. Furthermore two heritage assets (a local interest building opposite the site and a Grade II Listed Farm House further down the Maun valley will need to be considered as part of any submission. The District Council has carried out a Heritage Impact Assessment as part of the process of allocation following advice from Historic England.
- 6.109 As part of the process of site assessment the Council has sought landscape and visual impact advice from Via East Midlands (Nottinghamshire County Council Highways as was) they note that “The proposal would result in a substantial change to existing landscape character and landscape character anticipated from the completion of the consented restoration scheme. The mixed use development will result in a substantial impact on landscape character and is likely to be visually intrusive, particularly to users of Ollerton Road and recreational users of the restored tip site.”

6.110 A number of recommendations are proposed to mitigate against the magnitude of the impact of the new development. These are:

- The retention and potential enhancement of some existing landscape elements (shelter belt north of Ollerton Road, tree and scrub along former mineral line) to mitigate against visual impact
- The maintenance and reinstatement of former field hedge boundaries
- The setting of the new development within a woodland matrix with substantial buffering of existing and proposed restored semi natural landscapes.

6.111 The provision of SANGs compliant open space, alongside the strategic planting and woodland required to mitigate the impact of the new development will require a strategic landscape & green infrastructure framework to be drawn up to accompany any planning application.

Infrastructure

6.112 The Infrastructure Delivery Plan (IDP) identifies a range of infrastructure requirements to support the development of the site.

- **Green Infrastructure** – as mentioned in the character, setting and heritage above the strategic framework must be prepared to set out the landscape and green infrastructure approaches to be used on site. This will include the provision of SANG compliant open space alongside the more traditional play areas for children and young people. Increased provision of sports pitches will also be required as part of this development.
- **Education** – the provision of a 1 form entry primary school on site.
- **Healthcare** – The requirement to provide for additional healthcare will either be on site or a contribution to expanding the existing Major Oak Health Centre within Edwinstowe.
- **Highways Infrastructure** – detailed transport impacts will need to be considered as part of a Transport Assessment to accompany any application, but a substantial upgrade will need to be made to the junction of the A614, A616 and the A6075 - Ollerton Roundabout.

Access

6.113 Access will be via the main Colliery entrance and the secondary employment led entrance. Providing linkages through the site via green infrastructure and making the provision for a link road to provide access to the Sherwood Forest National Nature Reserve Visitor Centre and car park. The site needs to facilitate access to existing natural and semi-natural green space that surround it.

Housing

6.114 It is proposed by the developers to deliver 800 houses on the site. A scheme of this size will be required to reflect the identified housing need in this part of the District. This would include an element of supported living accommodation, which is proposed by the developers. The Council would expect the development to meet the requirements of Core Policy 1.

6.115 Clearly viability will be a key issue in the consideration of the deliverability of affordable housing and required infrastructure. The Developers are delivering significant remediation as part of the requirement of the Colliery permissions, but the Council is clear that this should not be counted in the viability of the scheme unless it can be demonstrated that the costs are additional to what they are required via the remediation permissions.

Employment & Community Centre

6.116 The site will contain two distinct elements of employment use:

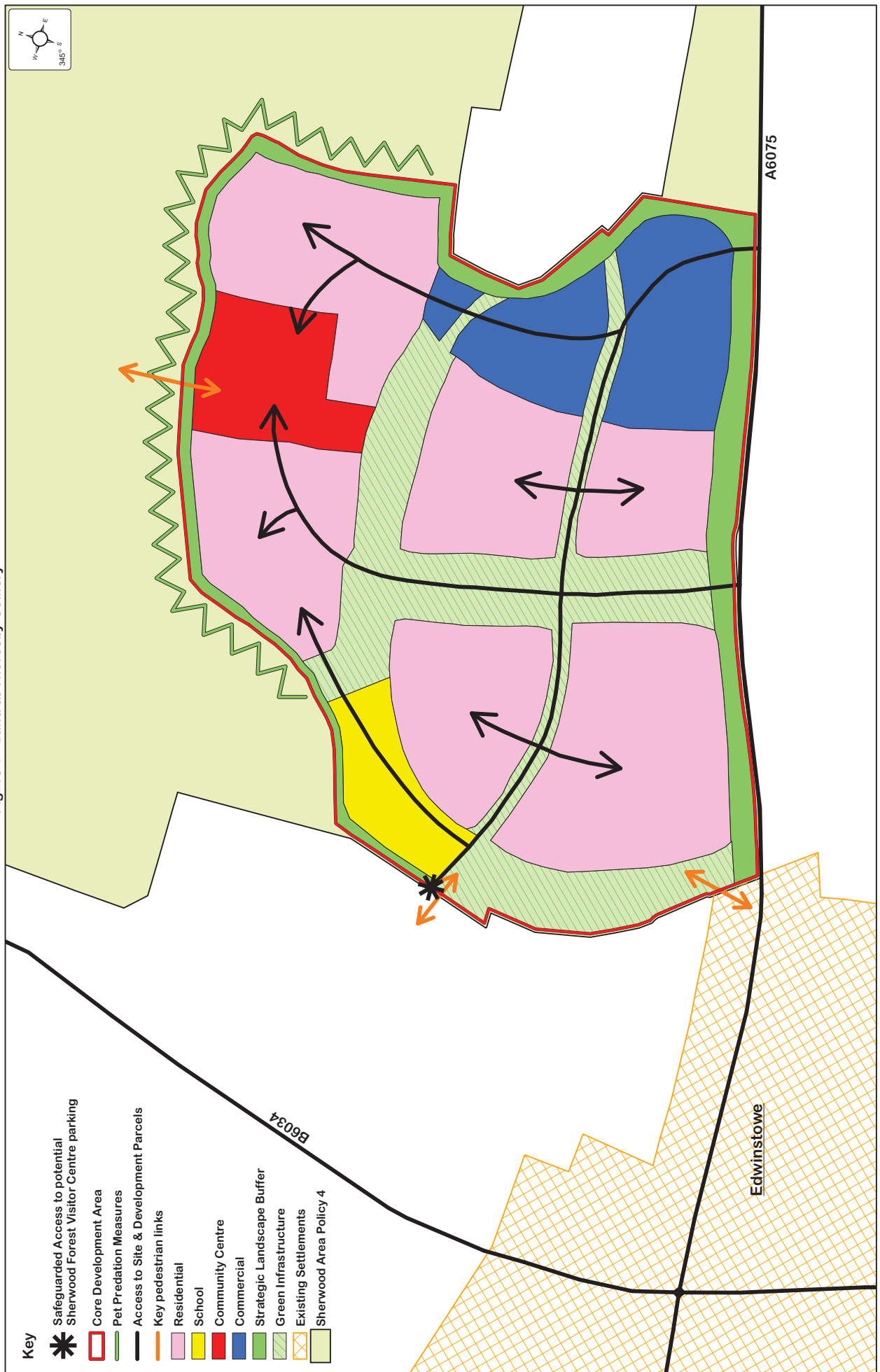
- 10 hectares of commercial development at the south east corner of the site via the secondary access onto Ollerton Road; and
- a mixed use 'heart of the community' or 'community centre' which will be the principal focus for community facilities and leisure provision within the new development around the former pit area.

6.117 In retail terms the 'community centre' should not compete in function and scale with the nearby district centres of Edwinstowe and Ollerton and should be restricted to that which is necessary to meet the day-to-day needs of the development.

6.118 The 10 hectares of commercial development is anticipated to be within the B use class of development, other uses will be permitted within this area however leisure uses should normally be located in the 'community centre.' The District Council is keen to see the commercial development progressed alongside the residential development and will seek to secure this through appropriate methods.

6.119 Redeveloping the Colliery site will bring much needed jobs and housing; however careful consideration of the impact on Edwinstowe and the wider Sherwood Area will be required. Significant nature conservation and infrastructure requirements will need to be addressed as part of any planning application and taking all these considerations into account the following policy approach is taken:

Figure 8 - Land at Thoresby Colliery



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ShAP 4 Land at Thoresby Colliery

This area, as shown on the Policies Map, is identified as a strategic site for housing (in the region of 800 dwellings); employment land uses (B uses: 10 hectares); a 'community centre', comprising leisure and community uses along with retail to meet local needs; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 8 - Land at Thoresby Colliery. Built development will be focused on the core development area illustrated on Figure 8.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in phases to be accompanied by appropriate provision of infrastructure, and also in accordance with the timing of the completion of improvements to Ollerton Roundabout and other highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve density levels which strike a balance between efficient use of land and the green infrastructure and nature conservation requirements of the site;
3. Affordable housing will be provided in line with the Core Policy 1;

B Employment & 'Community Centre'

4. Development of 10 hectares of B use employment will take place in the south east corner of the site as shown on Figure 8 - Land at Thoresby Colliery. Other appropriate uses will be permitted within this area however leisure uses should normally be located in the 'community centre';
5. A mixed use 'community centre' which will be the principal focus for community facilities and leisure provision within the new development around the former pit head area. In retail terms the 'community centre' should not compete in function and scale with the nearby district centres of Edwinstowe and Ollerton and should be restricted to that which is necessary to meet the day-to-day needs of the development.

C Nature Conservation

6. Consideration of the impacts of the proposals on the nature conservation assets of Sherwood Forest through a Habitat Regulations Screening Assessment and an Environmental Impact Assessment.

7. Provision of Sustainable Alternative Natural Greenspace within the core development area as part of the provision of green infrastructure.
8. Measures to address potential pet predation on restored heathland to the north of the core development area.
9. Proposals to monitor air quality in and around the site and a framework for addressing any future issues which may be identified through such monitoring.

D General

10. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing and consented development in Edwinstowe and its relationship with surrounding countryside;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
 - v. Retail Impact Assessment, to consider the implications of the proposed retail element on the existing District Centres of Edwinstowe and Ollerton if the scheme proposals are greater than the retail impact thresholds in Core Policy 8;
 - vi. Flood Risk Assessment;
 - vii. Heritage Impact Assessment, which should include assessment and recording of the historic value of the buildings in and around the pit head to inform the process of identifying which buildings should be retained and to provide a comprehensive historic record.
11. The Master Plan and Green Infrastructure Framework will set design principles for the site which will:
 - i. seek to maintain and where possible reinstate former field hedge boundaries;
 - ii. set development within a woodland matrix with more substantial buffering of existing and proposed restored semi natural landscapes;
 - iii. secure the necessary Sustainable Alternative Natural Greenspace.
12. Provision of transportation measures which:
 - i. maximise opportunities for sustainable travel and increasing non car use;
 - ii. achieve suitable access to local facilities;
 - iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. improvements to passenger transport links to nearby communities;
- v. safe, convenient pedestrian and cycle routes within and adjoining the development;
- vi. Safeguarding of a route for alternative access to the new Sherwood Forest Visitor Centre;

13. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:

- i. landscaping and structural planting throughout the development;
- ii. creation of quality open spaces, sports and playing fields;
- iii. improvements to existing spaces;
- iv. links to the countryside beyond the site;
- v. enhancements to existing habitats and the local landscape;
- vi. measures to mitigate any detrimental impact on environmental and heritage assets on and adjacent to the site, including listed buildings, scheduled ancient monuments other archaeological features and designated biodiversity areas;

14. Consideration of the provision of on-site renewable energy schemes to help meet the energy requirements of the development;

15. Provision of on-site water management including where appropriate incorporation of Sustainable Drainage Systems (SuDS);

16. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;

17. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan, for:

- i. provision of new and improved highway infrastructure;
- ii. new and improved social infrastructure including the provision of a primary school on site and enhancement to local primary healthcare either on site or as part of the expansion of existing local facilities;
- iii. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;

18. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through

Mansfield Fringe Area

6.120 The settlements in the Mansfield Fringe Area are all closely related to Mansfield Sub-Regional Centre, in terms of jobs, public transport and other facilities. Various parts of the utilities infrastructure are also connected to systems in Mansfield. In economic terms the Mansfield Fringe Area has some of the highest unemployment levels in the District (~~Clipstone~~) and relatively high levels of long term unemployment (NOMIS 2011) (~~Rainworth, Blidworth~~). ~~Rainworth and Clipstone are 2 of 5 wards within the District with the lowest level of businesses per 1000 population (NSDC – State of the District Report 2009).~~

6.121 Of the three former mines in the area, only the Blidworth Colliery site is being redeveloped, as an industrial estate. An element of the site remains allocated due to part completion and part that has planning permission. ~~Rufford Colliery in Rainworth is subject to a current application to build an ‘energy from waste’ plant on the site, and the owners have ambitions to build a business park on the rest of the site.~~ The redevelopment of the Rufford Colliery, Rainworth site could well be impacted upon by the prospective Special Protection Area which could emerge in the area. The District Council, the site owners of the Clipstone Colliery site and other interested groups are also investigating involved in detailed discussion regarding the development of a mixed use scheme in the centre of Clipstone. are involved in detailed discussion relating to the redevelopment of the site.

MFAP1

Mansfield Fringe Area

The Core Strategy seeks to promote the Service Centres of Rainworth and Clipstone and the Principal Village of Blidworth as sustainable settlements for their residents, promoting new housing and employment opportunities and the provision of new community infrastructure appropriate to their size. Improved public transport links into Mansfield, to access the facilities of the Sub-Regional Centre will also be sought.

The District Council will seek the redevelopment of key regeneration sites in the Mansfield Fringe Area to aid the development of the area.

The District Council will work in partnership with Mansfield District Council and relevant infrastructure providers to ensure the timely delivery of new infrastructure in the Fringe area.

Publication Amended Core Strategy –Appendices

Appendix A Glossary

Glossary

| Term | Description |
|--------------------------------|--|
| Affordable Housing Definitions | <p>Taking into consideration the details of the Housing White Paper (2017) in the Core Strategy the Council sets out the definition of affordable housing as housing that is provided for sale or rent to those whose needs are not met by the market (this can include housing that provides a subsidised route to home ownership).</p> <p>Traditionally affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</p> <p>Affordable housing should include provision to remain at an affordable price for future eligible households (in perpetuity) or for any subsidy/receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</p> <p>Affordable Housing Definitions by Products:</p> <ul style="list-style-type: none"> • Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. • Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). • Affordable home ownership (commonly termed Intermediate housing) is housing that meets the following criteria: housing that is provided for sale and rent at a cost above social rent, but below market levels. Eligibility is determined with regard to local incomes and local house prices. These can include Shared Ownership, equity loans, other low cost homes for sale and intermediate rent (including Rent to Buy housing.) Further definition can be given for: |

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| <p>Affordable Housing Definitions (Continued)</p> | <ul style="list-style-type: none"> ▪ Starter homes is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-taking. Local planning authorities should also include income restrictions which limit a person’s eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London). ▪ Discounted market sales housing is housing that is sold at a discount of at least 20 per cent below local market value. Eligibility is determined with regard to local incomes and local house prices. It should include provisions to remain at a discount for future eligible households. <p>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p> |
| <p>Allocations & Development Management DPD</p> | <p>A Newark & Sherwood District planning policy document that forms part of the Local Plan/LDF and was adopted on 16th July 2013. This document sets out allocations of land for new housing, employment and other development in the District’s main settlements. It also contains development management policies that are used in the consideration of planning applications.</p> |
| <p>Annual Monitoring Report (AMR)</p> | <p>A report that monitors the effectiveness of the policies within the Local Development Framework, and progress towards the delivery of its objectives. It also sets out details of the amount of residential, employment and other development within the District.</p> |
| <p>Brownfield</p> | <p>Land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Brownfield land is also sometimes referred to as 'Previously Developed Land'</p> |
| <p>Community (or Public Engagement)</p> | <p>This is defined by the Royal Town Planning Institute as ‘actions and processes taken or undertaken to establish effective relationships with individuals or groups so that more specific interactions can then take place’. (Compare with Community (or Public) involvement).</p> |

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| Community Infrastructure Levy (CIL) | CIL is a levy that the Council charges on new developments in the District. The levy is collected by the District Council to fund specific highway projects and secondary education provision as detailed in the CIL Regulation 123 List. |
| Community Right to Build Orders | Under neighbourhood planning legislation, a Community Right to Build Order can be used to grant planning permission for development schemes (see 'Neighbourhood planning'). |
| Core Strategy DPD | A Newark & Sherwood District planning policy document that forms part of the Local Plan/LDF and was adopted on **/**/****. This document sets out the spatial policy framework for delivering the development and change needed to realise the District Council's vision for the District up to 2033. |
| Development Plan Document (DPD) | A document setting out the plan for the development of the local area, drawn up by the District Council in consultation with the community and subject to independent examination. Both the Allocations & Development Management DPD and the Core Strategy DPD are examples |
| Duty to Cooperate | The Localism Act and the National Planning Policy Framework (NPPF) places a duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas. The duty requires ongoing constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in particular in connection with strategic infrastructure. |
| Evidence Base | The information and data gathered by a Council to justify the 'soundness' of a Local Development Document, including information on the physical, economic, and social characteristics of the area. |
| Examination | Once any Development Plan Document has been consulted upon, the Local Planning Authority must submit it to the Government to test that the document is sound. An Inspector leads the examination and carries out the test, hearing the various arguments surrounding the plan. These will either take place in a discussion format or in a formal hearing session. |
| Five Year Land Supply | Local Planning Authorities must ensure that there is a continuous 5 year supply of deliverable sites available for housing at any point in time. This supply of sites must be monitored on an annual basis, usually through the Annual Monitoring Report (AMR). |
| Greenfield | Land not previously used for built development |

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| Green Belt Villages | Refers to those settlements located within the Nottinghamshire-Derby Green Belt. Such locations are split between those defined by a settlement boundary inset into the Green Belt and those ‘washed over’ by the designation with no boundary defined. |
| Green Infrastructure | Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. |
| Housing Market Area | Defines a geographical area within which most people in the local community look for their housing. Influenced by where most people live and work, visit family and friends, and go to school, college and other facilities. |
| Housing Trajectory | The Housing Trajectory illustrates in graphic or chart form the expected rates of housing delivery for the Plan period. The Trajectory is updated on a regular basis to reflect actual performance and revise projections needed to achieve the housing |
| Infrastructure | The basic facilities which connect and service development and which are necessary for development to happen. It may also include the ‘social infrastructure’ that is necessary to service development and provide sustainable communities and possibly non-physical support services such as local advice and training. Such provision is often dealt with in Planning Obligations. |
| Infrastructure Delivery Plan | The Infrastructure Delivery Plan identifies what additional infrastructure is required to support the development set out in the Local Development Framework, and in particular the Core Strategy. Also set out is when and where they will be needed, approximate costs for provision and the organisations involved. |
| Inspector’s Report | A report written by a Planning Inspector about the planning issues debated at the independent examination of a Development Plan Document or considered through an exchange of written representations, the findings of which are binding. |

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| <p>Integrated Impact Assessment and Habitat Regulations Assessment (IIA and HRA)</p> | <p>The Integrated Impact Assessment (IIA) is one of the requirements of the Plan Review and in particular the Core Strategy. The IIA integrates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). Sustainability Appraisals (SA) are a requirement of the Planning and Compulsory Purchase Act 2004 and Strategic Environmental Assessments (SEA) are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). The EqIA is a way of demonstrating the District Council is fulfilling the requirements of the Public Sector Equality Duty contained in section 149 of the Equality Act 2010. HIA is a recognised process for considering the health impacts of plans and undertaking this type of assessment is widely seen as best practice.</p> |
| <p>Key Diagram</p> | <p>Illustrates the spatial element of policies of the Spatial Strategy.</p> |
| <p>Local Development Document (LDD)</p> | <p>Forms part of the Local Development Framework and includes Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and the Statement of Community Involvement (SCI).</p> |
| <p>Local Development Framework (LDF)</p> | <p>This is a set of documents that contain the policies that will shape how the District develops. These documents include the Core Strategy DPD, the Allocations and Development Management DPD, the Policies Map and a number of Supplementary Planning Documents.</p> |
| <p>Local Development Scheme (LDS)</p> | <p>Sets out the Program for the preparation of the Local Development Documents (LDDs).</p> |
| <p>Local Enterprise Partnership (LEP)</p> | <p>LEP's are locally owned partnerships between local authorities and businesses. They play a central role in deciding local economic priorities and undertaking activities to drive economic growth and create local jobs. D2N2 is the LEP for Derbyshire and Nottinghamshire.</p> |
| <p>Local Plan</p> | <p>In this District, this phrase refers to the Core Strategy DPD and the Allocations & Development Management DPD. Taken together, these documents form the plan for the future development of the District. Along with Supplementary Planning Documents (SPDs) and other documents, the Local Plan makes up the Local Development Framework.</p> |

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| Local Planning Authority (LPA) | A public authority with responsibility for carrying out certain planning functions for a particular area. The District Council is the Local Planning Authority (LPA) for Newark & Sherwood, and is an example of a non-metropolitan district council. Other types of LPAs in England include London borough councils, metropolitan borough councils and unitary authority councils. |
| Localism Act 2011 | The Localism Act 2011 was intended to give more power to councils and to local communities. The Duty to Co-operate, the Community Infrastructure Levy and new rights to create Neighbourhood Plans were all introduced by this Act. |
| National Planning Policy Framework (NPPF) | This document sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in the preparation of planning documents and when considering planning applications. |
| National Planning Policy Guidance (NPPG) | The National Planning Policy Guidance (NPPG) adds further context to the NPPF (See above), together with the NPPF it sets out what the Government expects of local authorities. |
| Neighbourhood Forum | Neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree who should be the neighbourhood forum for the neighbourhood area. |
| Neighbourhood planning | Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Once 'Made' a Neighbourhood Plan becomes a part of the development plan. The District Council has a duty to assist interested councils and communities in producing their Neighbourhood Plans, and part of this is the requirement to set out which policies are 'strategic'. This is because Neighbourhood Plans must be prepared in line with a local planning authority's strategic policies. For the purposes of Neighbourhood Planning it is considered that all policies are Strategic under the teams of the NPPF. |

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| Neighbourhood plan (or neighbourhood development plan) | <p>A plan prepared by a Parish Council or Neighbourhood Forum for a particular area. It may set out planning policies, describe aims for an area or allocate sites for a particular kind of development.</p> <p>A neighbourhood plan may focus on a single topic or address a wide range of issues. Any policies must conform to wider local and national policies. The plan cannot affect planning decisions that have already been taken, and it cannot be used to prevent development. Neighbourhood plans will be subject to an independent examination and must gain a more than 50% 'yes' vote in a public referendum to come into force.</p> |
| Other Villages in Newark and Sherwood | Refers to the grouping of villages below the Principal Villages, which are not individually identified in the Settlement Hierarchy. Spatial Policy 3 Rural Areas applies. |
| Participation | The extent and nature of activities undertaken by those who take part in public or community involvement. |
| Policies Map | Illustrates the policies and proposals of the Local Development Framework. |
| Public Consultation and Participation | Refers to consultation and participation with stakeholder groups, including the Local Strategic Partnership, Town and Parish Councils, community groups, the Government and other statutory consultees, alongside a range of consultation events for the general public including a number of roadshows. |
| Self-Build and Custom Build | The Self-build and Custom Housebuilding Act 2015 requires each relevant local authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. This guidance accompanies the Self-build and Custom Housebuilding Register Regulations 2016. |
| Service Centres | Refers to the District's fairly large settlements below the Sub-Regional Centre of Newark in the Settlement Hierarchy. These locations either serve large rural areas or grew to support coal mining communities and possess a wide range of services. |
| Settlement Hierarchy | Divides the communities of the District into distinct levels to form a hierarchy of settlements that is based on assessments of sustainability. Defines those settlements which are central to the delivery of the Spatial Strategy. |
| Soundness | To be considered sound, a Development Plan Document (DPD) must be justified and effective. This means that it must be founded on robust and credible evidence and be the most appropriate strategy, and also it must be deliverable, flexible and able to be monitored. |

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| Southern Link Road (SLR) | A road linking the A46 at Farndon and the A1 at Balderton providing access and support to the different phases of residential and industrial development on Land South of Newark, as well as the residential and B1 developments at Land around Fernwood. The road will also alleviate traffic congestion and increase capacity on roads around Newark. |
| Spatial Planning | Refers to the shift from a narrow and regulatory land use planning regime to a wider and more inclusive spatial planning system embodied by national level policy, the Regional Spatial Strategy and Local Development Framework. Spatial planning is concerned with places, how they function and relate together, with the objective of securing the best achievable quality of life for all in the community without wasting resources or adversely affecting the environment. Policy will be developed that can impact on land use for example by influencing the demands on, or needs for, development, but which is not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means. |
| Spatial Vision | A description of how an area will be changed by the end of a plan period (often 10 – 15 years). |
| Statement of Community Involvement (SCI) | Sets out the standards which the District Council intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and in significant Development Control Decisions, and also how these standards will be achieved. |
| Strategic Environmental Assessment (SEA) | An assessment of the environmental impacts of the policies and proposals of the LDF. The European ‘SEA Directive’ (2001/42/EC) requires a formal ‘environmental assessment’ of certain plans and programmes, including those |

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| <p>Strategic Housing Market Assessment (SHMA) and Employment Land Forecasting Study (ELFS)</p> | <p>The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to use a proportionate evidence base. Each LPA should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. In accordance with these requirements Housing and Employment Studies have been produced. The Housing Market Needs Assessment sets out the objectively assessed housing need for the District. The Employment Land Forecasting Study identifies future employment land needs and guides economic development over the plan period.</p> |
| <p>Sub-Regional Centre</p> | <p>Newark is defined as a Sub-Regional Centre This definition applies to settlements which have been identified for their ability to perform a complementary role to the Principal Urban Areas and have been selected on the basis of their size, the range of services they provide, and their potential to accommodate further growth.</p> |
| <p>Submission</p> | <p>Once any Development Plan Document has been consulted upon, it must be submitted to the Government so that it can be tested for soundness (see also Soundness of a Development Plan Document). The Submission Development Plan Document is effectively a draft of what the final document will look like.</p> |
| <p>Supplementary Planning Document (SPD)</p> | <p>A document that provides detailed guidance on the interpretation and implementation of adopted policies, but cannot introduce new policies. SPDs can be material considerations</p> |

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| <p>Sustainable Development (SD)</p> | <p>Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.</p> <p>The NPPF (see National Planning Policy Framework) quotes the UK Sustainable Development Strategy ‘Securing the Future’ setting out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.</p> <p>The NPPF continues: ‘There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</p> <ul style="list-style-type: none"> ● an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; ● a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and ● an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy’. |
| <p>Urban Boundary</p> | <p>A boundary around Newark Urban Area or a Service Centre which defines where, in principle, development may be allowed.</p> |
| <p>Village Envelope</p> | <p>A boundary around a village (or part of a village), usually quite tightly drawn, within which development might, in principle, be allowed.</p> |

Appendix B

Strategic Framework

The Council continues to use the themes of People, Place, Prosperity and Public Service as themes to frame its strategic priorities. These themes are used to illustrate the impact of four groups of strategic priorities:

- Homes
- The Economy
- Safety and Cleanliness
- Healthiness

Theme -Homes

Strategic Objective

- Develop more affordable housing by making maximum use of Section 106 contributions, by acquiring or developing new homes, by reducing the number of empty homes, by bringing forward brownfield land and by recognising that different models and definitions of 'affordable housing' could increase the scope and choice in housing
- Develop a mixed provision of affordable homes which includes starter homes serving the needs of younger people, families with young children and homes for older people
- Increase the availability of supported housing and extra care, ensuring that these choices are extended as widely as possible
- Establish a development company to act as a vehicle for new housing developments
- Develop our lettings policies to maximise support for local people
- Review the Council's own stock and land to encourage appropriate growth and development
- Ensure that planning policies include scope for small-scale development in villages and smaller settlements where the community are in support² Provide support and signposting to relevant support services and agencies
- Prevent homelessness wherever we can and support which help people manage and prevent indebtedness
- Review the way in which all council policies and services support the most vulnerable in our community

Theme –The Economy

Strategic Objectives

- Facilitate events which improve access to jobs and apprenticeships for local people

- Directly engage with schools and colleges on training choices, careers advice and business brokerage
- Develop a scheme of business ambassadors
- Review of the Community Infrastructure Levy to ensure that jobs creation and economic investment are not deterred, including a review of the '123' list and Infrastructure Development Plan
- Support inward investment activities, most especially 'warm leads' and consider direct investment to create appropriate step-up and incubator units
- Improve the promotion of tourism including the development of online and printed media - merge
- Stimulate the development (and coordination) of the Sherwood Forest Regional Park and major projects with the Sherwood Forest Trust and partners
- Support lobbying and feasibility studies to bring the Robin Hood Line into use
- Support and lobby for plans to improve the A46, the associated junctions and roundabouts and , the Newark Southern Link Road
- Support the creation of 'travel to work' solutions to connect people to employment opportunities
- Develop the role and impact of the National Civil War Centre
- Work to bring coherence to heritage and landscape strategies and forums for the Sherwood Forest area
- Review our strategies to promote tourism and the visitor economy so that they are integrated with heritage and landscape strategies and develop measures to retain and disperse visitors within the district
- Support the roll-out of broadband into all communities
- Work to secure a solution to bring forward the redevelopment of the Robin Hood Hotel in Newark and Ollerton Hall

Theme -Safety and Cleanliness

Strategic Objectives

- Review the use, location and investment in CCTV
- Counter and reduce anti-social behaviour
- Carry out preventative work through Family Intervention Programmes to reduce the impact of costly and entrenched social problems
- Tackle fly-tipping and dog-fouling and encourage reporting and a robust approach to prosecuting offenders
- Encourage a greater engagement with Neighbourhood Watch, Community Contracts and Safer Neighbourhood Groups
- Actively support community litter-picks, reporting of litter nuisance and replace bins where this can help to reduce littering

- Roll-out a Garden Waste collection across the district
- Continue to devolve services to local communities and review residual service delivery options
- Review policies to ensure that S106 contributions are used effectively
- Support flood prevention schemes at a local level
- Develop a programme of Neighbourhood Studies to support community renewal
- Review Conservation Area Character Appraisals (CACAs) and Management Plans (CAMPs), and update where necessary

Theme - Healthiness

- Develop the district's leisure centres managed through Active4Today to encourage sustainable activity and increase leisure activity across the district
- Work to deliver the Playing Pitch Strategy across the District and develop a strategy to ensure there is adequate provision in all areas, including alternative activity provisions where necessary
- Ensure that Sports Hub proposals for the Newark area are linked to and complementary to all other sports and leisure provision
- Engage with and scrutinise the effectiveness of the Clinical Commissioning Groups and NHS Trusts which serve the District
- Support and participate in policy development to address improved public health and ensure that health promotion and illness prevention activities are supported through the activities of the Council, Active4Today and Newark & Sherwood Homes

In addition, there are a number of corporate priorities which will shape the way in which the Council operates over the coming four years including:

- The commitment to the Community Covenant and specifically the way it shapes the Council's approach to priorities around our lettings policy and support, advice and sign-posting activities
- The need to review central and support services as some activities are reduced or moved into other delivery vehicles
- The ability to increase the range of digital service delivery
- The scope to increase collaboration with neighbouring councils

Appendix C Housing and Employment Figures

Table 1 Housing Requirements 2013 to 2033

| Settlement | % Distribution | Plan Review Preferred Approach Requirement (2013-2033) | Net Completions 01/04/2013 - 31/03/2017 | Commitments as at 01/04/2017 | Plan Review Residual Approach Requirement as at April 2017 |
|--|---------------------------|--|---|--|--|
| Sub Regional Centre - Newark Urban Area | 60% Overall | 5284 | 711 | 3770 (1587 of which may not be delivered during the Plan Period) | 803 (2390 with dwellings that may not be delivered during the Plan Period) |
| Service Centres | 30% Overall | 2641 | 668 | 1215 | 758 |
| Ollerton & Boughton | 30% of Service Centres | 793 | 246 | 403 | 144 |
| Rainworth | 10% of Service Centres | 264 | 89 | 98 | 77 |
| Southwell | 10% of Service Centres | 264 | 72 | 72 | 120 |
| Clipstone | 25% of Service Centres | 660 | 223 | 497 | -60 |
| Edwinstowe | 25% of Service Centres | 660 | 38 | 145 | 477 |
| Principal Villages | 10% Overall | 880 | 187 | 388 | 305 |
| Bilthorpe | 30% of Principal Villages | 264 | 66 | 22 | 176 |
| Blidworth | 20% of Principal Villages | 176 | 4 | 35 | 137 |
| Collingham | 20% of Principal Villages | 176 | 38 | 158 | -20 |
| Farnsfield | 24% of Principal Villages | 211 | 77 | 155 | -21 |

| | | | | | |
|---|--------------------------|-------------|-------------|-------------|-------------|
| Lowdham | 1% of Principal Villages | 9 | 0 | 7 | 2 |
| Sutton on Trent | 5% of Principal Villages | 44 | 2 | 11 | 31 |
| Totals for Settlements | | 8805 | 1566 | 5373 | 1866 |
| Rest of the District* | | 274 | 103 | 171 | 0 |
| District Total | | 9079 | 1669 | 5544 | 1866 (3453) |
| Notes: *Requirement Figure for District = 9080 – Completions and Commitments at April 2016 in Settlements not in this scenario (274) gives a District Requirement of 8806. (Note figures do not sum due to rounding.) | | | | | |
| The residual number of houses to find for each settlement is based on the following calculation: Requirement for settlement – Number of Net Completions and Commitments in the Settlement. | | | | | |
| The residuals to be found for each settlement do not include any applications approved after 01/04/2017. | | | | | |

Table 2 – Employment Land Requirement 2013 to 2033

| Area | Overall employment land to be provided (In hectares) |
|------------------------|---|
| Newark Area | 51.9 |
| Southwell Area | 4.5 |
| Nottingham Fringe Area | 0.1 |
| Sherwood Area | 16 .2 |
| Mansfield Fringe Area | 10.4 |
| Total | 83.1 |

Table 3 Housing Trajectory Table

Housing Trajectory Table 3 (Insert here)

Appendix D

Public Transport and Highway Infrastructure Required for Delivery of the Newark and Sherwood Core Strategy

| Location | Improvement | Timescales | Cost | Funding (F) / Delivery (D) Responsibility |
|---|--|-----------------------------|------------|---|
| Public Transport Schemes | | | | |
| District Wide | Smarter Choices e.g. Travel Plans etc. | Consistent with Development | TA | Developer (F) / NCC- LTP (F) Sustrans (F&D) |
| District Wide | On / Off site cycling / walking infrastructure | Consistent with Development | TA | Developer (F), NCC-LTP (F&D) |
| District Wide | Bus network / infrastructure improvements | Consistent with Development | TA | Section 106 -Developer (F) |
| Highway Junctions Outside of Newark Urban Area | | | | |
| A1 Overbridge widening, Fernwood, Newark | Widening of the A1 Overbridge | Consistent with development | £5,200,000 | CIL/Other Public Contribution (F) NCC (D) |
| A46 Link Capacity, Newark-on-Trent Bypass | Carriageway Dualling | Post 2020 | £600,000 | DFT, RIS 2 Funding (F) Highways England (D) |
| A46/A617 Cattle Market Roundabout, Newark-on-Trent Bypass | Grade Separated Junctions | Post 2020 | £3,600,000 | DFT, RIS 2 Funding (F) Highways England (D) |
| A1/A17/A46 Winthorpe (Friendly Farmer) Roundabout, Newark on Trent Bypass | Grade Separated Junctions | Post 2020 | £2,400,000 | DFT, RIS 2 Funding (F) Highways England (D) |

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| A1/A46 Brownhills Roundabout, Newark on Trent Bypass; | Grade Separated Junctions | Post 2020 | £2,400,000 | DFT, RIS 2 Funding (F) Highways England (D) |
| Land East of Newark | Local Transport Infrastructure Improvements (to be defined following detailed analysis) | Consistent with Development | To be defined following detailed analysis as part of planning application | Section 106 – Developer (F) Developer (D) |
| Land South of Newark | Local Transport Infrastructure | 2021 | Circa £50,000,000 | Section 106 –Developer Government, LEP NSDC (F) Developer (D) |
| Land around Fernwood | Local Transport Infrastructure Improvements | Consistent with Development | £4,700,000 | Section 106 – Developer (F) Developer (D) |
| A46(T)/A113 Drove Lane (A46 Winthorpe Roundabout) Winthorpe | Grade Separated Junctions | Post 2020 | £3,600,000 | DFT, RIS 2 Funding (F) Highways England (D) |
| Kelham Bypass, Kelham | New Bridge over the River Trent and a Bypass to the Village | Consistent with Development | £15,000,000 | 33% CIL, 67% D2N2 LEP (F) NCC (D) |
| A6097/A612 Junction at Lowdham | Junction improvements and Signal Control | Consistent with Development | £1,500,000 | CIL/Other Public Contribution (F) NCC (D) |
| A614/C1 Junction - 'White Post' Roundabout, Farnsfield | Junction Improvements | Consistent with Development | £600,000 | CIL/Other Public Contribution (F) NCC (D) |

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|--|--------------------------|-----------------------------|------------|---|
| A614/Mickledale Lane Junction, Eakring | Junction Improvements | Consistent with Development | £300,000 | CIL/Other Public Contribution (F) NCC (D) |
| A614/A6097 Junction, Oxton | Junction Improvements | Consistent with development | £1,500,000 | CIL/Other Public Contribution (F) NCC (D) |
| A614/C13 Eakring Road Junction | Speed Reduction Measures | Consistent with Development | £120,000 | CIL/Other Public Contribution (F) NCC (D) |
| A614/A6075/A616 Ollerton Roundabout junction | Roundabout Improvement | Consistent with Development | £5,000,000 | Section 106/Other Public Contribution (F) NCC (D) |
| Junctions Within Newark Urban Area | | | | |
| London Road/ Portland Street, Newark | Signal Control | Consistent with development | £60,000 | CIL /Other Public Contribution (F) NCC (D) |
| Barnby Gate / Sherwood Avenue Junction Newark | Signal Control | Consistent with Development | £60,000 | CIL/Other Public Contribution (F) NCC (D) |
| Lincoln Road/ Brunel Drive Junction, Newark | Junction Improvements | Consistent with Development | £300,000 | CIL/Other Public Contribution (F) NCC (D) |
| Lincoln Road/ Northern Road Junction, Newark | Signal Control | Consistent with Development | £240,000 | CIL/Other Public Contribution (F) NCC (D) |
| Castle Gate / Lombard Street Junction, Newark | Junction Improvements | Consistent with Development | £300,000 | CIL/Other Public Contribution (F) NCC (D) |
| Beacon Hill Road/ Northern Road Junction, Newark | Signal Control | Consistent with Development | £144,000 | CIL/Other Public Contribution (F) NCC (D) |
| Sleaford Road/ Friary Road Junction, Newark | Junction Improvements | Consistent with Development | £300,000 | CIL/Other Public Contribution (F) NCC (D) |

| | | | | |
|--|--|-----------------------------|-------------|--|
| Queens Road/ North Gate Junction, Newark | Junction Improvements | Consistent with Development | £240,000 | CIL/Other Public Contribution (F) NCC (D) |
| Northern Road/Brunel Drive Junction, Newark | Signal Control | Consistent with Development | £500,000 | CIL/Other Public Contribution (F) NCC (D) |
| Infrastructure Required for Delivery of the Newark and Sherwood Core Strategy- Newark, Balderton and Fernwood | | | | |
| Infrastructure Area | Infrastructure Detail | Trigger | Cost | Funding (F) / Delivery (D) Responsibility |
| Education | Provision of 813 Primary School Places (Equivalent to 2 x 2FE) | Consistent with Development | £9,312,915 | Section 106 –Developer (F) NCC (D) |
| | Provision of 1,499 Secondary School Places | Consistent with Development | £25,872,740 | DfE/EFA (F) NCC (D) |
| GP Practices/Health Facilities | New/expanded GP Practices | Consistent with Development | £7,904,000 | Section 106 –Developer (F) NHS/NSCCG (D) |
| Leisure | Newark Sport and Community Village | Consistent with Development | | NSDC, Section 106 - Developer Contributions (F) YMCA (D) |
| Southwell | | | | |
| Education | 88 New Secondary School Places | Consistent with Development | £1,518,880 | CIL (F) NCC (D) |
| Ollerton & Boughton | | | | |

| | | | | |
|--------------------------------|--|-----------------------------|------------|--|
| Education | Provision of 196 Primary School Places (New 1FE | Consistent with Development | £2,245,180 | S106 Developer (F) NCC (D) |
| | 444 New Secondary School Places | Consistent with Development | £7,663,440 | CIL (F) NCC (D) |
| GP Practices/Health Facilities | New/Expand GP Practices | Consistent with development | £888,250 | Section 106 –Developer (F) NHS NSCCG (D) |
| Edwinstowe | | | | |
| Education | Provision of 155 Primary School Places (New 1.SFE is likely to be required | Consistent with Development | £1,775,525 | S106 Developer (F) NCC (D) |
| Clipstone | | | | |
| Education | Provision of 168 Primary School Places (New 1.SFW | Consistent with Development | £1,924,440 | S106 Developer (F) NCC (D) |
| GP Practices/Health Facilities | Expand GP Practices | Consistent with Development | £760,000 | Section 106 Developer (F) NHS NSCCG (D) |
| Rainworth | | | | |
| Education | 84 New Secondary School Places | Consistent with Development | £1,449,840 | CIL (F) NCC (D) |

| District Wide | | | | |
|------------------------------------|---|-----------------------------|----------|--------------------------------------|
| Leisure | Libraries – Provision of Additional Library Stock | Consistent with Development | £621,379 | Section 106-Developer (F) NCC (D) |
| Landfill | 3.6 million cubic metres non-hazardous landfill capacity required within the County to meet future demands that the District will contribute towards | By 2022/23 | N/A | NCC (F) NCC (D) |
| Energy from Waste | 200,000 tonnes of extra EfW capacity is required within the County to meet future Commercial and Industrial needs that the District will contribute towards | By 2033 | N/A | NCC (F) NCC (D) |
| Municipal Recycling and Composting | 182,000 tonnes per annum extra recycling and composting capacity required within the County to meet future demands | By 2033 | N/A | |

| | | | | |
|---------------------|--|-----------------------------|-----|--|
| Water Supply | Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required) | Consistent with development | N/A | Developer (F) Severn Trent Water/Anglian Water (D) |
| Gas | Local land connections to strategic infrastructure | Consistent with development | N/A | Developer (F) National Gas Grid (D) |
| Electricity | Local land connections to strategic infrastructure | Consistent with development | N/A | Developer (F) National Grid (D) |
| Tele-communications | FTPI for all developments of 100+ dwellings | Consistent with development | N/A | BT Open Reach (D) |
| Waste Water | Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement | Consistent with development | N/A | Developer (F) Severn Trent Water/Anglian Water (D) |

| | | | | |
|----------------------|---|-----------------------------|-----|-----------------------------|
| Flood Defences | Local measures to reduce the causes and impacts of flooding. Identified and delivered as part of individual developments. | Consistent with development | N/A | Developer (F) Developer (D) |
| Green Infrastructure | Green infrastructure to be provided by developments in areas with shortfalls and negative change in provision as a result of planned growth. Costs to be identified at planning application stage and new Green Infrastructure delivered and funded by developers as an integral part of developments | Consistent with development | N/A | Developer (F) Developer (D) |

| Other Locations | | | | |
|--------------------------------|--|-----------------------------|------------|-------------------------------------|
| Education | Provision of 188 Primary School Places across the District | Consistent with Development | £2,153,540 | Section 106 – Developer (F) NCC (D) |
| | 41 New Secondary School Places | Consistent with Development | £707,660 | CIL (F) NCC (D) |
| GP Practices/Health Facilities | Expand GP Practices across the District | Consistent with Development | £1,729,000 | S106 –Developer (F) NHS NSCCG (D) |

Appendix E

Replaced Core Strategy Policies

| Policy | Description | Amended, Replaced, New |
|-------------------------|---|------------------------|
| Spatial Policies | | |
| Spatial Policy 1 | Settlement Hierarchy | Amended |
| Spatial Policy 2 | Spatial Distribution of Growth | Amended |
| Spatial Policy 3 | Rural Areas | Amended |
| Spatial Policy 4A | Extent of the Green Belt | Amended |
| Spatial Policy 4B | Green Belt Development | Amended |
| Spatial Policy 5 | Delivering the Strategy | Amended |
| Spatial Policy 6 | Infrastructure for Growth | Amended |
| Spatial Policy 7 | Sustainable Transport | Amended |
| Spatial Policy 8 | Protecting and Promoting Leisure and Community Facilities | Amended |
| Spatial Policy 9 | Selecting Appropriate Sites for Allocation | Amended |
| Core Policies | | |
| Core Policy 1 | Affordable Housing Provision | Amended |
| Core Policy 2 | Rural Affordable Housing | Amended |
| Core Policy 3 | Housing Mix, Type and Density | Amended |
| Core Policy 4 | Gypsies & Travellers –New Pitch Provision | Amended |
| Core Policy 5 | Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople | Amended |
| Core Policy 6 | Shaping our Employment Profile | Amended |
| Core Policy 7 | Tourism Development | Replaced |
| Core Policy 8 | Retail & Town Centres | Amended |
| Core Policy 9 | Sustainable Development | Amended |
| Core Policy 10 | Climate Change | Amended |
| Core Policy 10A | Local Drainage Designations | New |
| Core Policy 11 | Rural Accessibility | Amended |
| Core Policy 12 | Biodiversity and Green Infrastructure | Amended |
| Core Policy 13 | Landscape Character | Replaced |
| Core Policy 14 | Historic Environment | Amended |
| Area Policies | | |
| Area Policy NAP 1 | Newark Urban Area | Amended |
| Area Policy NAP 2A | Land South of Newark | Amended |
| Area Policy NAP 2B | Land East of Newark | Amended |
| Area Policy NAP 2C | Land around Fernwood | Amended |
| Area Policy NAP 3 | Newark Urban Area Sports and Leisure | Amended |

| | Facilities | |
|--------------------|---|---------|
| Area Policy NAP 4 | Newark Southern Link Road | Amended |
| Area Policy SoAP 1 | Role and Setting of Southwell | Amended |
| Area Policy ShaP 1 | Sherwood Area and Sherwood Forest Regional Park | Amended |
| Area Policy Shap 2 | Role of Ollerton & Boughton | Amended |
| Area Policy Shap 3 | Role of Edwinstowe | New |
| Area Policy Shap 4 | Land at Thoresby Colliery | New |

Appendix F - Monitoring of the Core Strategy

Review and monitoring are key aspects of the Government's approach to the planning system. They are crucial to the successful delivery of the spatial vision and spatial objectives set out in the Core Strategy. Monitoring will indicate what impact the policies are having in respect of national and local policy targets and other specific targets set out in the LDF, and whether policies need reviewing because they are not working as intended or require amendment in light of revisions to national policy.

The formal monitoring of the Core Strategy and other Development Plan Documents will take the form of an Annual Monitoring Report (AMR) which gives an overview of the progress being made in all areas, separate more detailed monitoring reports are produced for housing, employment and retail for the same period. The monitoring period is the previous financial year (i.e. the Annual Monitoring Report for 2016/17 will assess progress between 1st April 2016 and 31st March 2017).

Targets have been developed to measure the direct effects of the policies on achieving the targets. These include national and local indicators. The monitoring requirements for each of the Core Strategy policies are set out in the tables below.

Key:

NSDC = Newark and Sherwood District Council

DPD = Development Plan Documents

LDD = Local Development Documents

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|---------------|------------------------------------|----------------------------------|--|---|---|
| SP1 SP2 | 1, 2, 3, 5, 6, 7, 9, 11 and 12 | NSDC Developers Landowners | Core Strategy Policies Allocations & Development Management DPD Affordable housing SPD Development Management Process | Adoption of Allocations & Development Management DPD Net Additional Dwellings per annum Percentage of net additional dwellings in Sub-Regional Centre, Service Centres and Principal Villages (as set out in SP2) | Adoption of Plan Review – Amended Allocations & Development Management DPD by Autumn 2018 To maintain a minimum 5 year housing land supply To seek to achieve the appropriate levels of growth in the Sub-Regional Centre, Service Centres and Principal Villages, on average, over a rolling five year period. |
| SP3 | 1, 2, 3, 4, 5, 6, 9 and 10 | NSDC Developers Landowners | Core Strategy Policies Allocations & Development Management DPD Affordable housing SPD Development | Adoption of Allocations & Development Management DPD Availability of local services and facilities. Completions of rural affordable housing New employment, tourism | Adoption of Plan Review – Amended Allocations & Development Management DPD by Autumn 2018 Minimise net loss of local services and facilities To increase rural affordable housing |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|-------------------------------|---|--|--|---|
| | | | Management Process | and other rural diversification uses. Change in areas of biodiversity importance | To increase appropriate employment, tourism and other rural diversification uses. No net loss in areas of biodiversity importance |
| SP4B | 1, 2, 3, 4 and 8 | NSDC RSLs Landowners | Core Strategy Policies Affordable housing SPD Development Management Process | Completions of rural affordable housing in the villages set out in SP4B Use of SP4B to refuse inappropriate development | To increase affordable housing in the villages set out in SP4B, where it is needed To maintain the Green Belt for the purposes for which it was designated |
| SP5 | 1, 2, 5, 6, 7, 9, 11 NAO 1 | NSDC NCC Developers Infrastructure Providers | Core Strategy Development Management Process | Planning Permission granted for the three Strategic Sites | Planning permission granted by 2018/19 |
| SP6 | 1, 3, 6, 7, 9 and 13 | NSDC NCC | Core Strategy Allocations & DM DPD | Monitor implementation of Appendix D schemes | Achieve infrastructure development in line with the triggers and timescales set out in Appendix D |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|------------------------------------|--|--|---|---|
| | | Developers Infrastructure Providers | Developer Contributions (SPD) Strategic Infrastructure Tariff - CIL Charging Schedule | Delivery of local infrastructure detailed as part of the Allocations & Development Management DPD. | Detailed monitoring of local infrastructure to be established through the Allocations and Development Management DPD |
| SP7 | 1, 2, 3, 5, 6, 7, 9, 11, 12 and 14 | NSDC NCC HA Network Rail Public Transport Provides | Core Strategy Allocations & DM DPD Nottinghamshire Local Transport Plan | Percentage of households within 40 minutes public transport time of a GP, Hospital, Primary School, Secondary School, Employment, Major Retail Centre Modal shift to non- car modes of transport | Optimise the percentage of households within 40 minutes public transport time of a GP, Hospital, Primary School, Secondary School, Employment and Major Retail Centre Transport trends will be monitored through the Nottinghamshire Local Transport Plan. |
| SP8 | 1, 3, 6, 7, 9 and 13 | NSDC NCC Local Communities | Core Strategy Allocations & DM DPD | Loss/Gain/improvement of Community Facilities | To minimise the net loss of leisure and community facilities within the District. |
| CP1 | 1, 3, 6 and 8 | NSDC RSLs | Core Strategy Affordable housing SPD | Gross affordable housing completions | To achieve 30% Affordable Housing of new development on qualifying sites. |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|-----------------------------|------------------------------------|---|--|---|
| | | Developers | Development Management Process | | To seek to achieve the following tenure mix of Affordable Housing across the District, on average, over a rolling five year period: 60% social rented/affordable rented housing 40% affordable home ownership products |
| CP2 | 1, 2, 3 and 8 | NSDC RSLs Developers | Core Strategy Affordable housing SPD Development Management Process | Completions of rural exceptions housing | To increase rural affordable housing |
| CP3 | 1, 2, 3 and 8 | NSDC RSLs Developers | Core Strategy Allocations & DM DPD | Average density of new dwellings completed District wide Average density of new dwellings completed on the three strategic sites No of bedrooms in new dwellings delivered | To achieve an average minimum density of 30 dwellings per hectare To achieve an average density between 30 to 50 dwellings per hectare three strategic sites To secure appropriate housing mix, type and density in accordance with the site monitoring |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|------------------------------------|--|--|---|--|
| | | | | | requirements of the Allocations & DM DPD |
| CP4 | 1, 2, 3, 6 and 8 | NSDC RSLs | Core Strategy Allocations & DM DPD | Net additional pitches gypsy and travellers | Adoption of Plan Review – Amended Allocations & Development Management DPD by Autumn 2018 To make provision for sufficient pitches to meet identified need |
| CP5 | 1, 2, 3, 4, 6 and 8 | NSDC | Core Strategy Allocations & DM DPD | Adoption of Allocations & Development Management DPD Use of CP5 in the determination of Planning Applications Net additional pitches gypsy and travellers | Adoption of Plan Review – Amended Allocations & Development Management DPD by Autumn 2018 To make provision for sufficient pitches to meet identified need |
| CP6 | 1, 2, 3, 5, 6, 7, 9, 12, 13 and 14 | NSDC NCC Developers Employers | Core Strategy Allocations & DM DPD Local Economic Strategy | Amount of additional employment floorspace by type Amount of employment floorspace on previously developed land | Minimise the net loss of high quality employment sites to other uses. To maintain a supply of ready to develop sites (either allocated or with planning permission) to meet |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|---------------|-------------------------------------|---------------------------|--|--|--|
| | | Education Providers | | Employment land available – by type | future needs. |
| CP7 | 1, 2, 4, 5, 9 and 12 | NSDC Developers | Core Strategy Allocations & DM DPD | Visitor numbers to the District No. of tourist facilities and attractions provided No. of additional hotel rooms granted planning permission and completed | To increase visitor numbers to the district To increase the number of tourist facilities and attractions provided To increase the number of additional hotel rooms granted planning permission and completed |
| CP8 | 1, 2, 3, 5, 6, 7, 9, 12, | NSDC Developers | Core Strategy Allocations & DM DPD | Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses Diversity of uses by number and type in centres Number of vacant premises in defined centres | To increase the vitality and viability of the Town Centre, District Centres and Local Centres |
| CP9 | 1, 3, 4, 6, 7, 8, 9, 10, 11, and 12 | NSDC Developers | Core Strategy Development | Use of Policy CP9 in the determining of planning applications | Promote sustainable design as part of the Development Management Process |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|-------------------------------------|---|--|--|--|
| | | | Management Process | Implementation of Sustainable Drainage Systems (SUD)s | Increase the number of developments with SUDs |
| CP10 | 1, 3, 4, 7, 10 and 11 | NSDC NCC Developers Community groups | Core Strategy Nottinghamshire and Nottingham Waste LDDs Development Management Process | Provision of new renewable energy Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds | To increase the amount of appropriate renewable energy installed in the District. No permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds |
| CP10A | 1, 3, 4, 6, 7, 8, 9, 10, 11, and 12 | NSDC Developers | Core Strategy Development Management Process | Use of Core Policy 10A in the determining of planning applications | Promote local drainage standards as part of the Development Management process. To produce a Local Drainage Supplementary Planning Document by 2019/20 |
| CP11 | 1, 2, 3, 9, 11, 12 and 14 NAO3 | NSDC NCC Public Transport Providers | Core Strategy Local Transport Plan Nottinghamshire Bus Strategy | Percentage of households in rural areas within 800 metres or 13 minutes walk of an hourly bus service Loss/gain of community facilities in rural areas | Optimise accessibility to services in rural areas Minimise loss of existing community facilities |
| CP12 | 1, 2, 3, 4, 6, 9, 10 and 14 | NSDC | Nottinghamshire Local Biodiversity | Monitoring of nature conservation and biodiversity | Protect and enhance existing biodiversity and nature |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|-----------------------------|---|--|---|---|
| | | NCC Notts Wildlife Trust Landowners Developers | Action Plan Green Infrastructure Strategy Nature Conservation Strategy Allocations & DM DPD | and green infrastructure projects Change in areas of biodiversity importance | conservation Secure improvements to the Green Infrastructure network No net loss in areas of biodiversity importance To work with partners and produce an Air Quality Supplementary Planning Document by 2019/20 |
| CP13 | 1 and 4 | NSDC Developers | Core Strategy Landscape Character Assessment SPD | Change of condition and sensitivity of NSDC Landscape Policy Zones – a review of the assessment after 5 years. | Maintain or improve the condition and sensitivity of the Landscape Policy Zones |
| CP14 | 1, 3, 4, 7, 10, 11 and 12 | NSDC NCC English Heritage | Core Strategy Allocations & Development Management DPD Conservation Area Character Proposals | Number of Conservation Areas Number of Conservation Areas with up to date Conservation Area Character Appraisals and Management Plans. | No net loss of number of Conservation Areas in the District 34% of total Conservation Areas designated to have an up to date Conservation Area Character Appraisals 20% of total Conservation Areas designated to have an up to date Conservation Area Management |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|---|---|--|--|---|
| | | | | Number of Heritage Assets on the At Risk Register | Plan No increase to the number of Heritage Assets on the At Risk Register |
| NAP1 | 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13 and 14 NAO1 and NAO2 | NSDC NCC Newark Town Council Developers Service Providers | Core Strategy Allocations & Development Management DPD Development Management Process Strategic Infrastructure Tariff - CIL Charging Schedule Nottinghamshire Local Transport Plan Newark Conservation Area Character Appraisal | Net Additional Dwellings per annum Employment Land Available – by type Amount of additional employment floorspace by type Diversity of uses by number and type in Newark Town Centre Planning permission and completions of retail and other town centre uses. Monitor implementation of Appendix D schemes | To seek to achieve 60% of housing completions in the Sub-Regional Centre, over a rolling five year period. Detailed employment monitoring targets to be established as part of the Allocations and Development Management DPD To increase the vitality and viability of Newark Town Centre Achieve infrastructure development in line with the |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|---------------|--|--|---|--|---|
| | | | | Delivery of local infrastructure detailed as part of the Allocations & Development Management DPD. | triggers and timescales set out in Appendix D Detailed monitoring of retail, town centre uses and local infrastructure to be established through the Allocations and Development Management DPD |
| NAP2 A/B/C | 1, 2, 3, 5, 6, 7, 8 and 10 NAO1 | NSDC Developers Infrastructure Providers | Core Strategy Development Management Process | Submission of Planning applications Net Additional Dwellings per annum Average density of new dwellings completed on the three strategic sites Gross affordable housing completions Mix of tenure of new | Planning permission granted for the strategic sites by 2018/19 To develop the three strategic sites in line with the figures in the Housing Trajectory included at Appendix C To achieve an average density between 30 to 50 dwellings per hectare on the three strategic sites over a rolling five year period: To achieve 30% Affordable Housing of new development on qualifying sites. To seek to achieve the following |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|-----------------------------|--------------------|--|--|---|
| | | | | <p>affordable housing</p> <p>Amount of additional employment floorspace by type</p> <p>Employment land available – by type on the strategic sites</p> <p>Planning permission and completions of retail and local community uses.</p> | <p>tenure mix of Affordable Housing, on average, over a rolling five year period:</p> <p>60% social rented/affordable rented housing</p> <p>40% affordable home ownership products</p> <p>To develop 65ha of employment land over the plan period</p> <p>To be developed in accordance with Masterplan approved as part of planning permission.</p> |
| NAP3 | 6 and 7 NAO1 | NSDC | <p>Core Strategy</p> <p>Allocations & Development Management DPD</p> <p>Development Management</p> | <p>Identification of site/s for a new Leisure Centre for Newark Urban Area through the Allocations & Development Management DPD</p> | <p>Secure development of new sports and leisure facilities in Newark</p> |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|---|-----------------------------------|--|--|---|
| | | | Process | | |
| NAP4 | 6, 7 and 9 NAO1 | NSDC NCC Developers | Core Strategy Development Management Process | Planning permission granted for development of the Southern Link Road (SLR) Progress of delivery of the SLR | To deliver the SLR. Timetable to be established through detailed Transport Assessments which are required for the strategic sites |
| SoAP1 | 1, 2, 3, 4, 5, 6, 9, 10 and 12 SoAO1 | NSDC Developers | Core Strategy Allocations & DM DPD Southwell Conservation Area Character Appraisal SPD Nottinghamshire Local Transport Plan Development Management Process | Net Additional Dwellings per annum Amount of additional employment floorspace by type Employment land available – by type Planning Permission and Completions for retail and community uses Use of CP14 to refuse planning permission for development which fails to protect or enhance the setting of Southwell | Detailed monitoring of housing, employment, retail and local infrastructure delivery to be established through the Allocations and Development Management DPD/ in accordance with appendix D To protect and enhance the setting of Southwell |
| SoAP2 | 4, 5, 6, 13 and 14 | NSDC | Core Strategy | Planning Permissions related to Brackenhurst Campus | To support the sustainable development of Nottingham Trent |

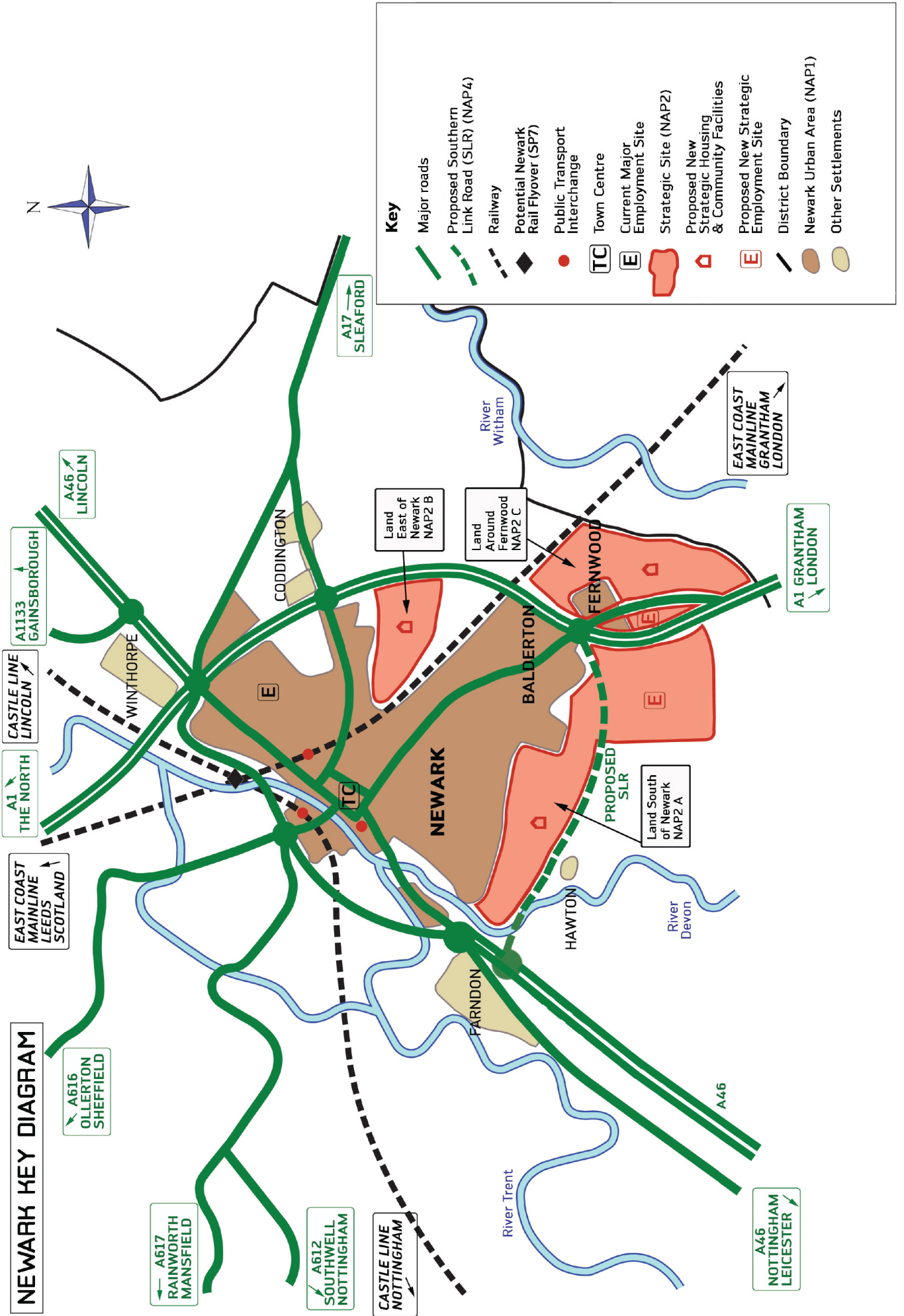
| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|---------------|---|---|---|---|---|
| | SoAO1 and SoAO2 | Nottingham Trent University Developers | Allocations & DM DPD Development Management Process | | University – Brackenhurst Campus |
| ShAP1 | 1, 4, 5, 9, 11 and 14 ShAO1, ShAO3 and ShAO4 | NSDC NCC Regional Park Board Sherwood Forest Trust | Core Strategy Allocations & DM DPD Vision Statement for Sherwood Forest Regional Park Regional Park Strategy and Action Plan | Production of Regional Park Strategy and Action Plan Planning permissions and completions of tourist Development | Designation of a Sherwood Forest Regional Park and Publication of the Regional Park Strategy and Action Plan by end of 2020. Increase appropriate recreation and tourism facilities in the Sherwood Area |
| ShAP2 | 1, 2, 3, 4, 5, 6, 9, 10, 12 and 14 ShA01 and ShA02 | NSDC NCC Developers | Core Strategy Allocations & DM DPD Nottinghamshire Local Transport Plan | Net Additional Dwellings per annum Planning Permission and Completions for employment, | To seek to achieve 30% of housing completions in the defined Service Centres, over a rolling five year period. |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|---|-------------------------------|--|--|--|
| | | | | <p>retail and community facilities</p> <p>Delivery of infrastructure as detailed in appendix D</p> | <p>Detailed monitoring of housing, employment, retail and local infrastructure delivery to be established through the Allocations & Development Management DPD,</p> <p>To decrease traffic congestion and improve public transport</p> |
| ShAP 3 | 1, 2, 3, 4, 5, 6, 9, 10, 12 and 14 ShA01 and ShA02 | NSDC NCC Developers | Core Strategy Allocations & DM DPD | <p>Net Additional Dwellings per annum</p> <p>Planning Permission and Completions for employment, retail and community facilities</p> <p>Delivery of infrastructure as detailed in appendix D</p> | <p>To seek to achieve 25% of housing completions in the defined Service Centres, over a rolling five year period.</p> <p>Detailed monitoring of housing, employment, retail and local infrastructure delivery to be established through the Allocations & Development Management DPD,</p> <p>To decrease traffic congestion and improve public transport</p> |
| ShAP4 | 1, 2, 3, 4, 5, 6, 8, 9, 10, 12 and 14 | NSDC Developers | Core Strategy Development | Submission of Planning applications | Planning permission granted for the strategic site by end of 2017/18 |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|-----------------------------|--------------------------|--------------------|--|---|
| | ShA01 and ShA02 | Infrastructure Providers | Management Process | <p>Net Additional Dwellings per annum</p> <p>Gross affordable housing completions</p> <p>Mix of tenure of new affordable housing</p> <p>Amount of additional employment floorspace by type</p> <p>Employment land available – by type on the strategic sites</p> | <p>To develop the strategic site in line with the figures in the Housing Trajectory included at Appendix C</p> <p>To achieve 30% Affordable Housing of new development on qualifying sites.</p> <p>To seek to achieve the following tenure mix of Affordable Housing, on average, over a rolling five year period:</p> <p>60% social rented/affordable rented housing</p> <p>40% affordable home ownership products</p> <p>To develop 10 ha of employment land over the plan period</p> |

| Policy | Strategic/(Area Objectives) | Responsible Agency | Implementation | Indicators | Target |
|--------|--|---|---|---|---|
| | | | | Planning permission and completions of retail and local community uses. | To be developed in accordance with Masterplan approved as part of planning permission. To work with partners and produce an Air Quality SPD by 2019/2020 |
| MFAP1 | 1, 2, 3, 5, 6, 9, 12 and 14 MFA01 and MFA02 | NSDC NCC Developers Infrastructure Providers | Core Strategy Allocations & DM DPD Nottinghamshire Local Transport Plan | Net Additional Dwellings per annum Planning Permission and Completions for employment and community facilities along with proposals for key regeneration sites Delivery of infrastructure as detailed in Appendix D | To seek to achieve 10% of housing completions in the defined Service Centres in Rainworth and 25% in Clipstone, over a rolling five year period. 20% of the Principal Villages completion should be in Blidworth over a rolling five year period. Detailed monitoring of employment, community facilities and key regeneration sites to be established through the Allocations and Development Management DPD To improve the provision of education, health and utilities within the Mansfield Fringe Area. |

NEWARK KEY DIAGRAM

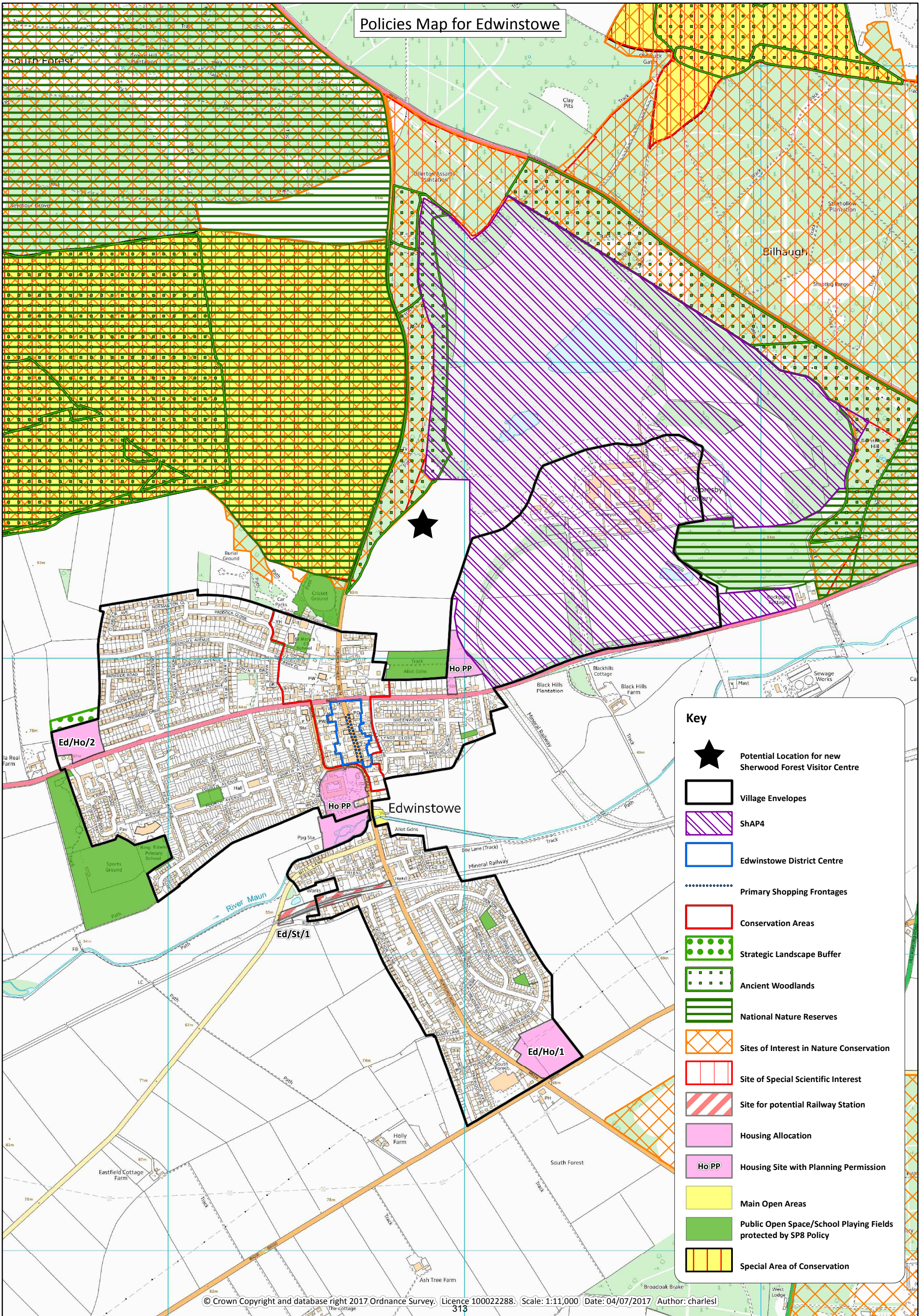


Newark & Sherwood Plan Review

Policies Map for Edwinstowe

July 2017

Policies Map for Edwinstowe



Appendix F –Local Development Scheme timetable

| Year | 2016 | | | | | | | | | | | | 2017 | | | | | | | | | | | | 2018 | | | | | | | | | | | |
|---|-----------------|-----|-----|-----------------|-----|-----|-----------------|-----|-----|-----------------|-----|-----|-----------------|-----|-----|-----------------|-----|-----|-----------------|-----|-----|-----------------|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Quarter | 1 st | | | 2 nd | | | 3 rd | | | 4 th | | | 1 st | | | 2 nd | | | 3 rd | | | 4 th | | | | | | | | | | | | | | |
| Month | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC |
| DPDs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adopted DPDs – Plan Review – Core Strategy | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Adopted DPDs – Plan Review – Allocations & Development Management DPD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SPDs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Review of SPD implementation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Other Documents | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy Review | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Key

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| DPDs and NPs Bold text denotes a Key Milestone | Consultation period/following the Publication of the Submission Draft/Draft Charging Schedule, this would refer to the period for representations to be submitted | | Pre-Hearing meeting period |
| | Publish Draft DPD/CIL charging schedule/NP | | Hearing and Reporting Period |
| | Submit DPD/CIL/NP for Examination | | Receipt of Final Inspector’s Report |
| | | | Adoption |
| SPDs/SCI | Consultation Period | | Adoption |