



PLAN REVIEW

Amended Allocations & Development
Management Development Plan
Document

OPTIONS REPORT

JULY 2021



Newark & Sherwood Plan Review - Amended Allocations & Development Management Development Plan Document Options Report

Options Report

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1.0 Introduction

- 1.1 This document represents the next step in the review of the Development Plan for Newark & Sherwood, with the main focus being the updating and amendment of the adopted Allocations & Development Management DPD. However, in addition to this the review of a small amount of content from the Amended Core Strategy is also proposed.
- 1.2 In this consultation document, the Council presents a series of options for consideration as part of this stage of the Plan Review.
- 1.3 Chapter 2, 3, 4, 5 and 6 introduce the specific policies and allocations which require consideration. In all instances, there are 'options' to consider in developing a policy approach. This includes the Council's preferred options and, where relevant, a series of alternative options.
- 1.4 Comments can be made on the Options Report up to **5pm on 21st September 2021**, and this can be done in writing or by using the comments form available online at <https://www.newark-sherwooddc.gov.uk/planreview/>. Responses should be sent to the following address:

Planning Policy & Infrastructure
Newark & Sherwood District Council
Castle House
Great North Road
Newark
Nottinghamshire
NG24 1BY

Or by email to: planningpolicy@nsdc.info

1.5 Timetable for Review

- 1.5.1 The timetable for the review of the Amended Allocations and Development Management DPD is as follows:

Amended Allocations & Development Management DPD
Options Report (July/August/September 2021) Detailed Approach to Gypsy & Traveller policy and allocations
Publication of Draft DPD (and final Integrated Impact Assessment) for period of Public Representation (December 2021/January 2022)
Consideration of representations and any potential amendments
Submission of DPD to Secretary of State (March 2022)
Examination by Inspector (June 2022)
Consultation on Main Modifications (September/October 2022)
Receipt of Inspector's Report (December 2022)
Adoption and Publication (February 2023)

- 1.5.2 Previous consultation on the Issues Paper took place between July and August 2019. A total of 58 consultation responses were received. The results of the consultation have helped inform the development of this options report. In general, people were broadly supportive of the approach that the Council was proposing, a number of respondents objected to particular elements, on individual policies and site allocations. Additionally whilst it was set out that no further sites were being sought for housing or employment as part of the review of the Allocations & Development Management DPD, 10 sites have been put forward as part of the consultation responses.
- 1.5.3 The comments received along with the Council's response to them are available to view within the Statement of Consultation, at <https://www.newark-sherwooddc.gov.uk/planreview/>.

2.0 Affordable Housing

2.1 The Council has proposed that a review of the Affordable Housing policy be undertaken to update it to be in line with the updated National Planning Policy Framework ('NPPF'). This was broadly welcomed by consultees at the earlier public consultation. A number of consultees welcomed proposals to address entry-level exception sites in a new policy, however Midland Rural Housing were keen to emphasize the difference between entry-level exception sites and rural exception sites, including that entry-level sites are not suitable for rural areas because of the tenure of such homes and the smaller scale of rural schemes. The comments and the District council response is available at <https://www.newark-sherwooddc.gov.uk/planreview/>

2.2 Affordable Housing Policy Options

2.2.1 The NPPF now includes a number of different provisions regarding Affordable Housing policy which were not previously included in national policy. The main differences between the two approaches are:

- a) That previously Affordable Housing could only be secured on sites of 11 or more dwellings and now they can be secured on sites of 10 dwellings or more.
- b) That alongside the dwelling number trigger a combined gross floor space of more than 1000sqm was also included; however this has now been replaced with a 0.5 hectares trigger.
- c) That at least 10% of new dwellings are to be available for affordable home ownership (with a range of exemptions to this).
- d) That 'entry-level exceptions sites' should be supported by Local Planning Authorities.

2.2.2 It is therefore proposed to prepare a new Core Policy 1 to replace the policy currently contained within the Amended Core Strategy to reflect the changes to national policy. Those which relate to options a) to c) (above) are included first and a separate set of options are proposed for d) after.

2.3 Core Policy 1 - Affordable Housing Provision

2.3.1 In relation to points a) and b), it is proposed replace the current triggers in Core Policy 1 with those set out in national policy. With regard to the provision of 10% of new dwellings in normal circumstances being for affordable home ownership, currently Core Policy 1 anticipates that a roughly similar amount is available, 12% (that is of an overall 30% affordable housing contribution, 60% of which is social/affordable rent and 40% is affordable home ownership product). In essence, this element of national policy (including First Homes) is broadly accommodated within existing local policy. Therefore, in principal, it is not proposed to change the tenure split of affordable housing, however whilst affordable housing is generally subject to a test of viability, national policy only makes the following exceptions for the 10% requirements:

“...at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;*
- b) Provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);*
- c) is proposed to be developed by people who wish to build or commission their own homes; or*
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.” (NPPF 2019, Paragraph 64).*

2.3.2 **Preferred Approach** – it is proposed the policy will read:

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.

The qualifying thresholds for Affordable Housing provision will be:

All housing proposals of ~~11~~ 10 units or more or those that have a site area combined gross floor space of 0.5 hectares or more ~~than 1000sqm~~.

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; and
- The requirement to provide 10% of new dwellings to be affordable home ownership product.

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 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/affordable rented;
- 40% affordable home ownership product

As part of this 30% affordable housing provision, the national 10% target for Affordable Home Ownership product should be provided where it is identified that it would not significantly prejudice the ability to meet the identified affordable housing needs of specific groups. This should be established using local housing need research. Such housing will not be required if:

- The scheme provides for solely Build to Rent homes;
- The scheme provides specialist accommodation for a group of people with specific needs;
- The scheme is proposed to be developed by people who wish to build or commission their own homes; or
- The scheme is exclusively for affordable housing, an entry level exception site or a rural exception site.

National policy does not allow an exemption on grounds of viability for the provision of the 10% of affordable home ownership product.

The District Council's ~~preferred approach is to seek~~ would normally expect such provision to occur 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.

Alternative Options

- 2.3.3 The policy has been amended to reflect the various updates to national policy and therefore it is felt that no alternatives to the one proposed exist.

Question 1 – Affordable Housing Provision

Do you agree with the preferred approach?

2.4 Core Policy 2A - Entry Level Exception Housing

- 2.4.1 National planning policy sets out that local planning authorities should support the development of entry-level exception sites which are suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:

- a) comprise of entry-level homes that offer one or more types of affordable housing as defined in the NPPF; and
- b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance (as defined in the NPPF), and comply with any local design policies and standards.

Considerations for Addressing Such an Approach in Newark & Sherwood

- 2.4.2 In translating the new national policy into local policy a number of considerations arise:
- **Need** – National policy states that entry-level exception site schemes will only be appropriate if the need for such homes in the area exists. Therefore proposals for such development should demonstrate that they are addressing a shortfall of the type of entry-level product being promoted in the proposal.

- **Location** – National policy requires such schemes to be adjacent to existing settlements but beyond that is not specific about locational requirements. The Amended Core Strategy sets our approach for delivering growth in Newark and Sherwood focused on the 12 settlements central to delivering the spatial strategy (Newark Urban Area, Ollerton & Boughton, Southwell, Rainworth, Edwinstowe, Clipstone, Collingham, Sutton-on-Trent, Farnsfield, Lowdham, Blidworth, and Bilsthorpe). Beyond that, small scale development is facilitated by Spatial Policy 3. The Council already has a Rural Affordable Housing exception’s policy which allows affordable housing in rural areas, including entry-level products. The extent to which entry level exceptions sites would undermine rural affordable housing needs to be considered especially as the Council has a strong record of delivery.
- **Scale** - National policy states sites should not be larger than one hectare in size or exceed 5% of the size of the existing settlement. Dependent on any local locational considerations this will place a restriction on the scale of any development.
- **Tenure** – National policy sets out that entry-level exceptions sites must provide suitable properties for first time buyers or those looking to rent their first home. The extent to which this relates to identified local need is unclear. Local policy could seek to secure tenure type by way of a local needs survey or through the translation of general affordable housing targets from Core Policy 1 into the exceptions site policy.
- **Restrictions** – National policy sets out that Entry Level exceptions sites are not allowed in the Green Belt. Similarly they are not appropriate in nature conservation sites or designated heritage assets. Given that the Council has locally protected ‘Open Breaks’ and ‘Main Open Areas’ which seek to preserve the character of settlements and there setting, it would seem sensible to restrict the development of exceptions sites in these locations.

2.4.3 Taking into account the various considerations a number of options are proposed:

2.4.4 **Preferred Approach** - A policy which sets out local parameters for the consideration for entry level exception sites:

Core Policy 2A – Entry-Level Exception Housing

Entry-level exception sites as set out in national planning policy will be supported in locations adjacent to the Urban Boundary/Village Envelopes of the Newark Urban Area, Service Centres and Principal Villages where it can be demonstrated that they are addressing a shortfall of the type of entry-level product being promoted in the proposal.

Such proposals will secure housing that reflects identified local need set out in an appropriately constituted local housing needs survey. They should not be larger than one hectare in size or exceed 5% of the size of the existing settlement and be in line with DM5 Design and the Sustainable Design SPD.

Entry-level exceptions sites are not acceptable in the Green Belt, on Main Open Areas, Open Breaks, Local Green Space, or on designated nature conservation sites or that impact on the special character of heritage assets contrary to the provisions of Core Policy 14 Historic Environment.

Alternative Option 1

2.4.5 Do not adopt a policy on entry-level exception sites and rely on the NPPF for determining applications for such proposals. Applications would be judged against the relevant provisions in the NPPF on entry-level exception sites, and any other relevant policies in the Amended Core Strategy (e.g. Core Policy 3 - Housing Mix, Type and Density and Policy DM5 - Design).

Alternative Option 2

2.4.6 This option does not set any locally specific locational criteria's other than setting out the policies which define edge of settlement in the Amended Core Strategy:

Policy 2A – Entry-Level Exception Sites

Entry-level exception sites as set out in national planning policy will be supported in locations adjacent to settlements as defined in Spatial Policy 1 and Spatial Policy 3 where it can be demonstrated that such proposals are addressing a shortfall of the type of entry-level product being promoted in the proposal.

Such proposals will secure such housing that reflects identified local need set out in an appropriately constituted local housing needs survey. They should not be larger than one hectare in size or exceed 5% of the size of the existing settlement and be in line with DM5 Design and the Sustainable Design SPD.

Entry-level exceptions sites are not acceptable in the Green Belt, on Main Open Areas, Open Breaks, Local Green Space, or on designated nature conservation sites or that impact on the special character of heritage assets contrary to the provisions of Core Policy 14 Historic Environment.

Question 2 – Entry-level Exception Sites

Do you agree with the preferred approach?

2.5 Core Policy 3 Housing Mix and Type

2.5.1 The updated Housing Needs Assessment 2020 has identified new housing need priorities for the District. These differ to some extent from the current policy contained within the Amended Core Strategy.

2.5.2 ***Preferred Approach*** - It is proposed that Core Policy 3 is updated to reflect these new priorities with the following amendments made to the third and fourth paragraphs of the Policy. This includes introduction of the M4(2) and M4(3) standards from the Building Regulations (<https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m>):

Extract from Core Policy 3 – Housing Mix, Type and Density

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

- Emphasis on 2 and 3 bedroom family housing of three beds or more;
- Smaller houses of two beds or less;
- Greater provision of bungalows on appropriate large sites
- Support for specialist housing such as extra care and retirement housing

Particular emphasis will be placed on ~~securing smaller houses of two bedrooms or less and those for housing for elderly and disabled population.~~ considering the impact of physical disability and mental health when addressing housing needs. Alongside the need for a significant increase in the provision of bungalows the Housing Needs Study evidences the need to deliver 1% of new dwellings to M4(3) wheelchair accessible standard and a minimum of 23% of new homes to M4(2) accessible and adaptable standard. Provision of the appropriate proportion of dwellings to M4(2) standard will be expected on all sites. Sites for 50 dwellings or more should make provision for the M4(3) wheelchair accessible standard.

2.5.3 The rest of Core Policy 3 will remain unchanged.

Alternative Options

2.5.4 The policies no longer reflect the outcome of the evidence base and therefore it is felt that no alternatives exist.

Question 3 – Housing Mix, Type and Density

Do you agree with the preferred approach?

2.6 So/HN/1 and Lo/HN/1 and Policy HE/1 of the Southwell Neighbourhood Plan

2.6.1 ***Preferred Approach*** - Both Southwell and Lowdham currently contain policies which seek to secure smaller housing units in line with the evidence available at that time. Policies HE/1 of the Southwell Neighbourhood Plan also relied on this evidence alongside the consultation responses received during the production of the Neighbourhood Plan.

2.6.2 The Housing Needs Assessment 2020 no longer supports these requirements and there is no longer a justification for their continued inclusion within the Plan. The preferred approach is therefore to delete both policy So/HN/1 and Lo/HN/1. Any new housing proposals will be considered in line with the provisions of Core Policy 3 and the detailed requirements for each sub area as set out in the Housing Needs Assessment 2020 alongside any more detailed local housing need evidence where this has been produced.

Question 4 – So/HN/1 and Lo/HN/1 and Policy HE/1 of the Southwell Neighbourhood Plan

Do you agree with the preferred approach?

3.0 Gypsy & Traveller Accommodation

3.1 Gypsy and Traveller communities form a longstanding part of the District's population, contributing towards the character of Newark & Sherwood. The Council recognises the importance of meeting the housing needs of all sections of the District's population. Accordingly it will seek to positively plan through the Plan Review process, to allow this to occur - and in doing so build on the foundations provided by the Amended Core Strategy.

3.2 Following the in-house Gypsy and Traveller Accommodation (forming part of the Amended Core Strategy evidence base) being found unsound, a new [Gypsy and Traveller Accommodation Assessment](#) (GTAA) has been produced. This provides pitch requirements to cover the plan period (2013-33), and satisfies the various requirements of national planning policy- including those within the Planning Policy for Traveller Sites (2015). Taking account of the findings from this work, it is necessary for new pitch requirements to be included within the Amended Allocations & Development Management DPD. In order to ensure that these requirements will be satisfied, and that the District's gypsy and traveller communities are able to meet their accommodation needs, a range of sites will then also need to be identified through the Amended Allocations & Development Management DPD.

3.3 Central to the preparation of the new GTAA were the interviews conducted with residents on occupied pitches and plots across the District. Where it was not possible to undertake an interview, the researchers then sought to capture as much information as possible about each pitch through a proxy interview from sources including neighbouring residents and site management (where present and possible). The fieldwork was completed over an extended 9-month period between December 2018 and August 2019, and the researchers were able to collect information for the majority of residents.

3.4 Pitch Requirements

3.4.1 The National [Planning Policy for Traveller Sites](#) (PPTS), requires Local Planning Authorities (LPAs) to make their own assessment of need for the purposes of planning. Flowing from this there is then the need for LPAs to set pitch targets for gypsies and travellers who meet the planning definition, provided through Annex 1 to the PPTS, and travelling show people as also defined through that same Annex. These targets need to address the likely permanent and transit site accommodation needs of travellers in the area.

Planning Policy for Traveller Sites (2015) Annex 1:

For the purposes of this planning policy "gypsies and travellers" means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

3.5 Applying the Planning Definition

3.5.1 The site interviews conducted as part of the GTAA allowed the collection of the information necessary to assess each household against the planning definition in the PPTS (2015). This has resulted in three categories of ‘planning definition’ need.

- Households that meet the planning definition;
- Households that have ceased to travel; and
- Undetermined households who may meet the definition.

3.6 Planning Definition Need

3.6.1 The GTAA provides the following District-wide local pitch targets, for those households who meet the planning definition, split into 5 year tranches to enable the requirements of the PPTS to be met.

Years	0-5 (2019-24)	6-10 (2024-29)	11-14 (2029-33)	15 (2033-34)	Total
Pitches	77	20	18	3	118

3.6.2 This need for **118 pitches** is made up of 11 unauthorised pitches, 25 concealed (or doubled-up households / single adults), 1 movement from bricks and mortar, 15 pitches with temporary planning permission, 4 pitches to meet in-migration/the needs of those living on the roadside, 21 teenagers in need of a pitch within the next 5 years and 41 from new household formation (derived from household demographics).

3.7 Undetermined Households

3.7.1 In addition to establishing the need of households who were shown to meet the definition, it was also necessary for the GTAA to have regard to the needs of households where an interview was not able to be completed (either due to refusal to be interviewed or households that were not present during the fieldwork period). No law or guidance sets out how this should be done, but the GTAA has taken an approach that seeks to estimate the potential need from these households. This provides an additional need figure over and above the need identified for households that met the planning definition.

3.7.2 Should further information be made available, which then allows for the planning definition to be applied to these households, they could prove to form a confirmed component of need in addition to the 118 pitches, though evidence at the national level indicates that only a proportion (25%) of the potential need identified from undetermined households are likely to require conditioned Gypsy and Traveller pitches.

3.7.3 The GTAA forecast a maximum need of **21 pitches** for undetermined households. This is made up of 2 temporary, and new household formation of 19. Applying the

national average (25%) for households within this category who prove to require a conditioned gypsy and traveller pitch, would reduce this to 5 pitches.

3.8 Non Planning Definition Households

3.8.1 Households who do not travel for work now fall outside the planning definition of a Traveller. However Romany Gypsies, Irish and Scottish Travellers may be able to claim a right to culturally appropriate accommodation under the Equality Act (2010) as a result of their protected characteristics. In addition, provisions set out in the Housing and Planning Act (2016) also include a duty (under Section 8 of the 1985 Housing Act) for Local Authorities to consider the needs of people residing on sites which caravans can be stationed.

3.8.2 The housing needs of any Gypsy and Traveller households who do not meet the planning definition of a Traveller need to be assessed as part of the wider housing needs of the area, forming a subset of the wider need arising from households residing in caravans (as per the revised NPPF (2019)). Through the GTAA a need for **30 pitches** to meet this need has been identified.

3.9 Migration

3.9.1 Inward-migration (households requiring accommodation who move into the District from outside) and outward-migration (households moving away from the District) were both addressed as part of the GTAA, with no firm evidence of households wishing to move into Newark & Sherwood District being found. Therefore, net migration to the sum of zero has been assumed – meaning that the pitch requirements are driven by locally identifiable need.

3.10 Transit Pitch Needs

3.10.1 Due to low historic low numbers of unauthorised encampments, and the existence of private transit pitches, the GTAA did not recommend the need for a formal public transit site in the District.

3.11 Travelling Show people Needs

3.11.1 There are no Travelling Showmen yards in Newark & Sherwood so there is no current or future need for plots.

3.12 Summary of Need for Gypsy and Traveller Households in Newark & Sherwood

3.12.1 The table below summarises the need identified for Gypsy and Traveller households in the District.

Household Status	Pitches (2013-33)
Meet Planning Definition	118
Undetermined	21
Non-Planning Definition	30
	169

- 3.12.2 **Preferred Approach:** The preferred approach is to incorporate the requirements set out above into the Amended Allocations & Development Management DPD. With the 118 pitch planning definition need providing the local pitch targets for households meeting the planning definition (as set out in Annex 1 to the Planning Policy for Traveller Sites), and also the basis for the calculation of a 5 year land supply.
- 3.12.3 **Alternative Approach:** An alternative approach would be to use a lower figure for undetermined households (25% or 5 pitches) – in line with national evidence. However this is not preferred, as this is not a locally specific figure and may lead to an underestimation of need.

Question 5 – Gypsy and Traveller Accommodation Needs

Do you agree with the preferred approach?

3.13 Meeting Gypsy and Traveller Needs

- 3.13.1 Having established the local pitch targets outlined in the previous section the following content is focussed on the development of a strategy to allow these requirements to be met, with the identification of suitable sites for future provision being fundamental to this.
- 3.13.2 The PPTS details that in producing their Local Plan, Local Planning Authorities should;
- Identify, and update annually, a supply of specific deliverable sites sufficient to provide 5 years’ worth of sites against their locally set targets; and
 - Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible for years 11-15.
- 3.13.3 Therefore, the minimum threshold the Amended Allocations & Development Management Development Plan would need to meet is as follows. The identification of specific deliverable sites (site allocations and planning permissions which will come online within that 5 year period) with sufficient capacity to accommodate 5 years’ worth of the locally set target (118 pitches District-wide). This should then be supplemented by broad locations for growth capable of meeting the pitch requirement between years 6 to 10.

3.14 Locational Approach

- 3.14.1 The first step to developing a strategy to meet the above is to define an appropriate locational approach towards that future provision to be identified through the Development Plan. Core Policy 4 in the Amended Core Strategy sets out that this future provision will be provided in line with the Council’s Spatial Strategy, with the focus of the Council’s efforts to seek to secure additional provision in and around Newark Urban Area. This therefore provides a strong locational direction, and also reflects the main locations that existing gypsy and traveller communities reside within the District, which is broadly split between the Newark and the Ollerton /

Wellow areas. With the requirements identified through the GTAA being locally driven, it is from these existing sites that the need for additional pitches across the plan period is generated.

- 3.14.2 **Preferred Approach:** The preferred locational approach towards site identification is to reflect the direction provided both by Core Policy 4, and the pattern of existing gypsy and traveller settlement within the District. This approach is one which will therefore seek to meet need in the broad geographic location it arises with need being generated in the Newark Urban Area and Western areas of the District being met in those respective locations. Should sufficient suitable sites not be available in these locations then it would become necessary to consider provision in other locations – in line with the Spatial Strategy.
- 3.14.3 **Alternative Approach:** An alternative would be to take a broader locational approach from the outset. This would however be inconsistent with the approach provided by Core Policy 4.

Question 6 – Locational Approach

Do you agree with the preferred approach?

3.15 Site Identification

- 3.15.1 **Preferred Approach:** The preferred approach towards site identification within that broader locational approach is to:
- Identify existing permanent sites which are suitable in planning and technical terms to meet their future additional needs;
 - Establish whether sites with an extant temporary permission, or which are unauthorised can be suitable in planning and technical terms in order to allow their identification to meet their identified needs; and
 - Identify additional land elsewhere which is suitable in planning and technical terms to meet the residual need unable to be accommodated in the first two ways.
- 3.15.2 The criteria in Core Policy 5 of the Amended Core Strategy will be used to assess the suitability of land.
- 3.15.3 **Alternative Approach:** No alternative approach has been identified.

Question 7 – Site Identification

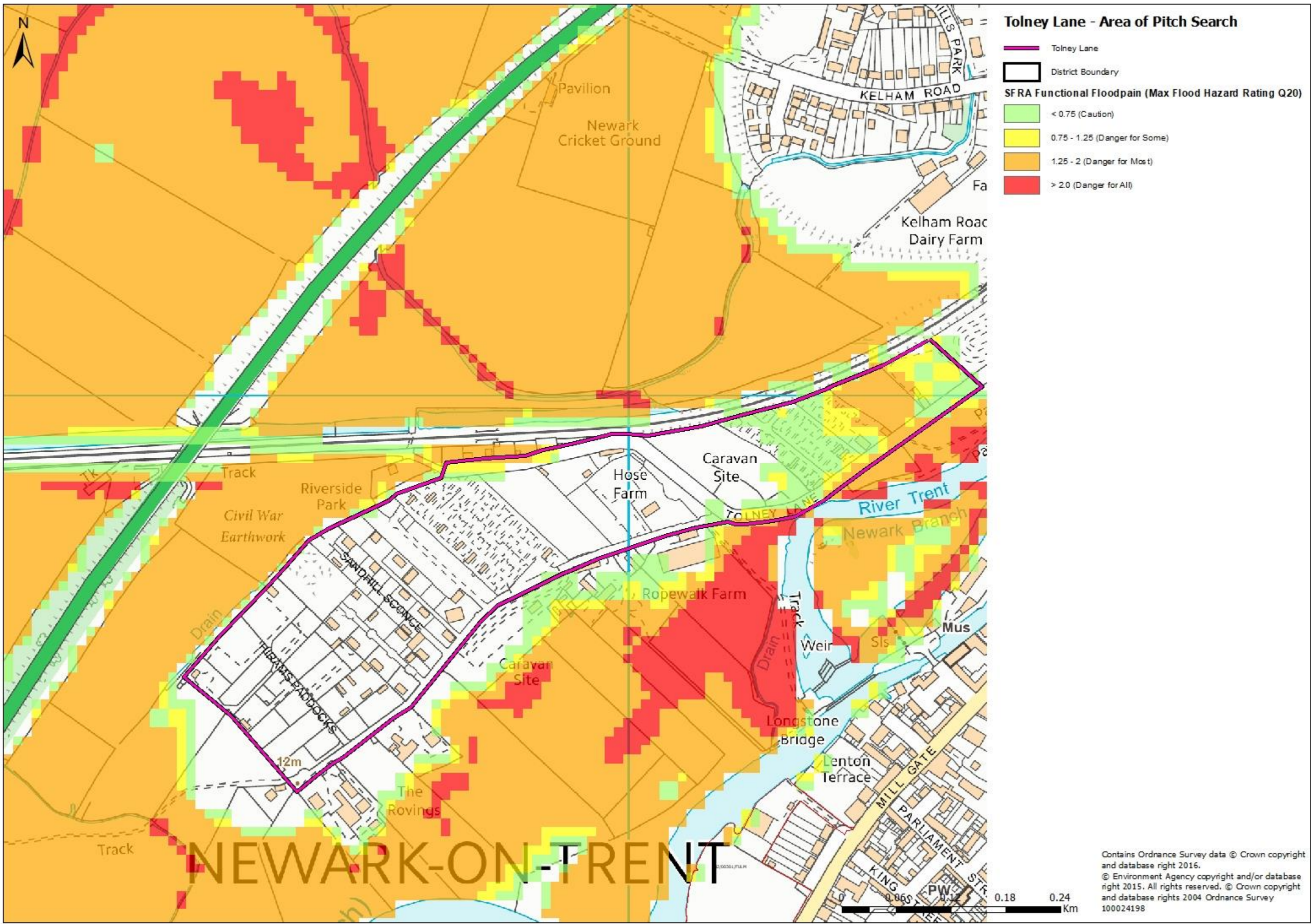
Do you agree with the preferred approach?

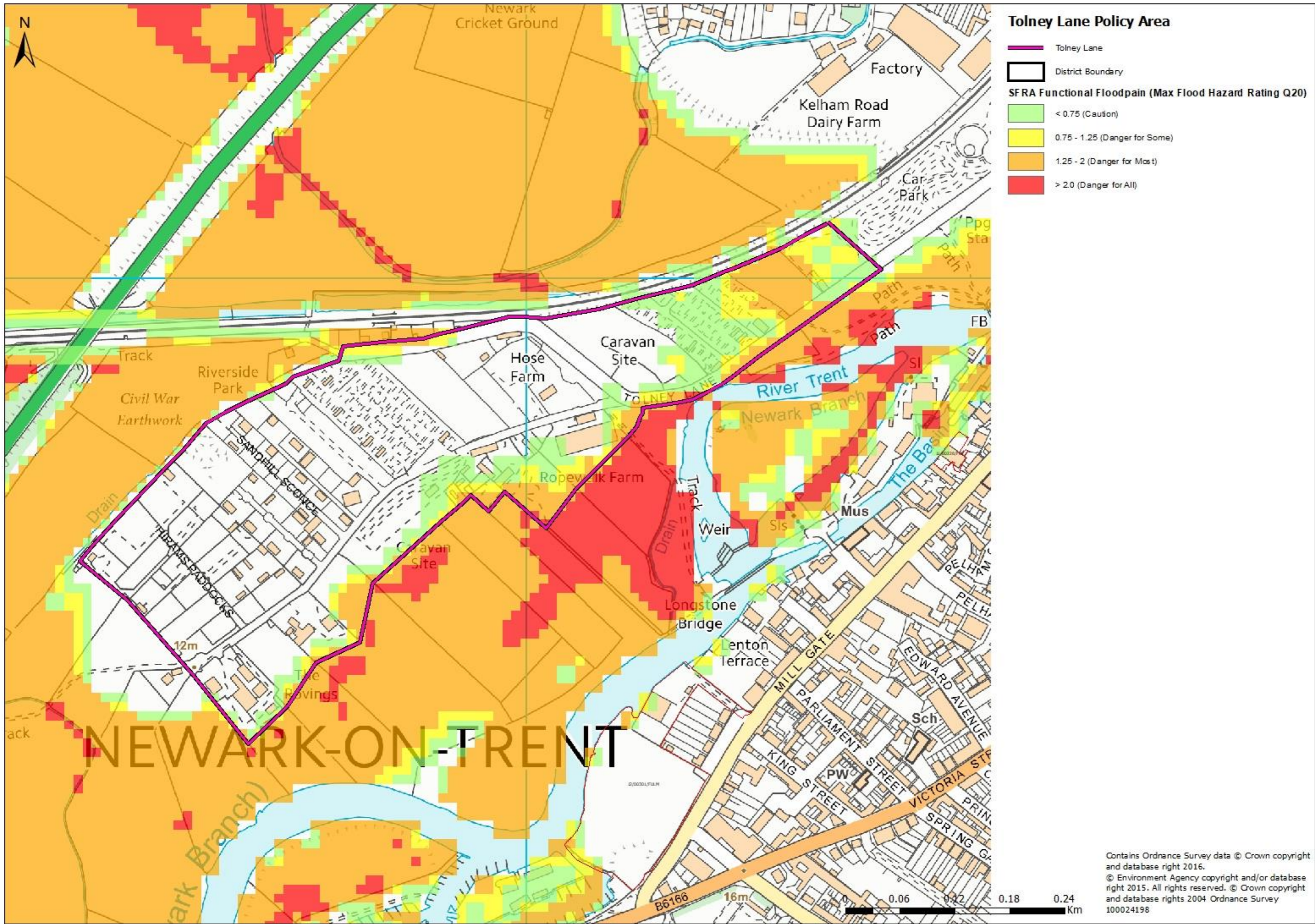
3.16 Newark Urban Area

- 3.16.1 It is within the Newark Urban Area that the largest portion of the District's Gypsy and Traveller population currently resides, with Tolney Lane (Newark) being a particular focus – 317 pitches across 14 sites were recorded in this location through the GTAA.

Tolney Lane

- 3.16.2 Following the preferred approach to site identification, the majority of the work around assessing the suitability of existing permanent, temporary and unauthorised sites in the Newark Area has focussed on Tolney Lane. The level of flood risk to this area is well known with sites being subject to varying degrees of risk, and the single point of access and egress being within the functional floodplain. In addition, the situation is further complicated by the fact that available modelling of flood patterns suggests that part of this access will flood during the early stages of a flood event – with severe implications from an emergency planning perspective.
- 3.16.3 Consequently, flood risk concerns have weighed heavily as a consideration in how existing sites have been assessed. Indeed the position agreed with the Environment Agency is that no sites within the functional floodplain (Zone 3b) will be identified as suitable to meet their needs as part of this process.





Tolney Lane Policy Area

- Tolney Lane
- District Boundary
- SFRA Functional Floodplain (Max Flood Hazard Rating Q20)**
- < 0.75 (Caution)
- 0.75 - 1.25 (Danger for Some)
- 1.25 - 2 (Danger for Most)
- > 2.0 (Danger for All)

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0.06 0.12 0.18 0.24 Km

NEWARK-ON-TRENT

- 3.16.4 In addition, it has also been agreed that identification of additional provision on sites outside of the functional floodplain in this location will be dependent upon provision of a flood resilient access to Great North Road. The technical feasibility¹ of this has been assessed, and it can be achieved without increasing risk elsewhere. It also has the potentially beneficial effect of removing land between the Riverside Car Park and the point at which Tolney Lane forks out of flood risk. The first of the two figures above shows the extent of the functional floodplain at Tolney Lane, and also the 'area of search' within which efforts have been focussed to identify sites suitable for additional pitches.
- 3.16.5 Within this area of search, desk-top based investigations have been undertaken to identify where there is additional capacity within existing sites on Tolney Lane – that are either outside of the functional floodplain, or which would be removed from flood risk via provision of the improved access. This has now progressed to the stage where engagement with landowners is being undertaken. Whilst this work is yet to be completed the potential capacity of sites which are currently considered suitable on Tolney Lane was identified as **45 pitches**, through that desk-top exercise. It is however important to note that this figure may reduce as the outcome from engagement with landowners becomes clear.
- 3.16.6 Beyond the identification of sites for future provision at Tolney Lane – it is proposed to develop a 'Tolney Lane Policy Area'. This would provide a definitive boundary to define those locations where additional provision would be supported in the future, integrate delivery of the flood resilient access to Great North Road and outline policy content to assist in the determination of more day-to-day planning matters for existing lawful permanent sites within the area – e.g. ancillary development, provision of dayrooms and design and layout etc. The proposed geographic extent of this area reflects the boundary of the functional floodplain, the effect that provision of a flood resilient access would have and the location of existing lawful and permanent sites. This area is shown on the second of the two figures above.
- 3.16.7 **Preferred Approach:** To identify land at Tolney Lane which is suitable in planning and technical terms to meet future accommodation need, and develop a Tolney Lane Policy Area – reflecting the geographic extent above - which integrates provision of flood resilient access to the Great North Road and additional Development Management content.

Question 8 – Tolney Lane

Do you agree with the preferred approach?

¹ <https://newark-sherwooddc.inconsult.uk/ADMIssuesPaper2019/consultationHome>

Other Locations in the Newark Urban Area

- 3.16.8 The level of pitch provision which is currently considered suitable in planning and technical terms at Tolney Lane falls short of the pitch requirements for the Newark Urban Area. This residual need may also increase as the pitch delivery work completes. It will therefore be necessary to identify suitable land elsewhere in this broad geographic location to allow for gypsy and traveller accommodation needs to be met.
- 3.16.9 Submission of land to be considered for gypsy and traveller use has been sought through several 'call for sites', and this has resulted in a number of site submissions (9) in and around the Newark Urban Area. The suitability of this land has been assessed, applying the considerations within Core Policy 5 and other matters relevant to planning and technical suitability. This has resulted in the land being categorised as either – 'currently considered suitable' or 'not currently considered suitable'. The following section outlines the site submissions for the Newark Urban Area.

Site 1 - Chestnut Lodge, Barnby (Ref: 19_0018) (Currently Considered Suitable)

- 3.16.10 The site occupies an open countryside location, but is considered potentially capable of being acceptable in landscape character and visual impact terms. Given the proximity to Balderton and the wider Newark Urban Area it is also considered reasonably located in respect of access to services and facilities. No other technical or planning constraints have been identified which would make the site unsuitable, and so it has therefore been categorised as currently considered suitable. Assessment of the site identifies a potential capacity for around 20 pitches.

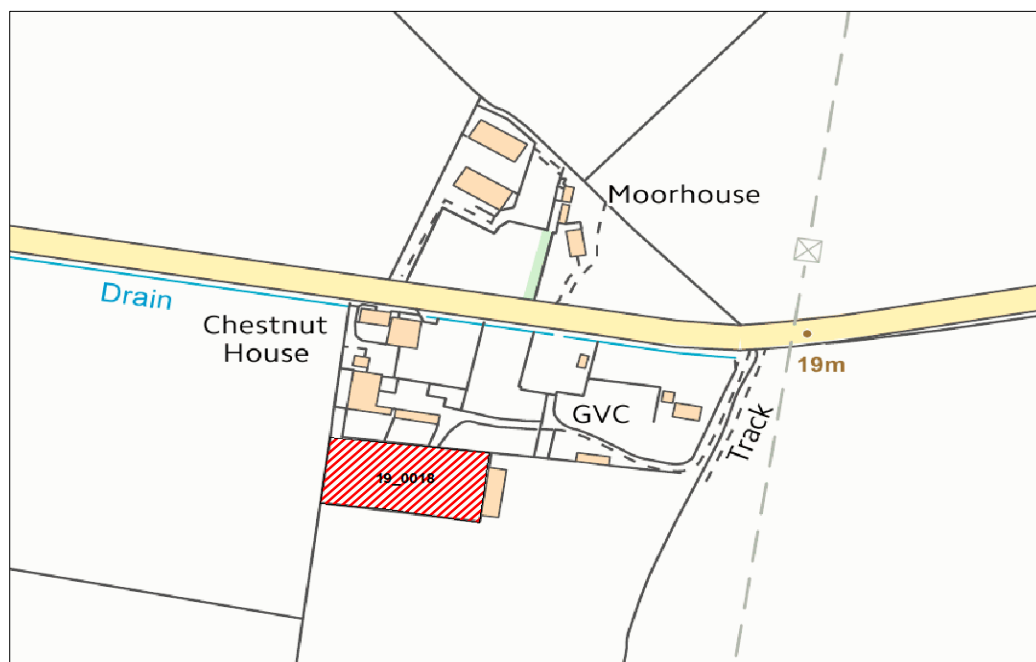


Figure 1: Chestnut Lodge, Barnby (19_0018)

**Site 2 – Belvoir Ironworks North, Newark (Ref: 19_0004)
(Currently Considered Suitable)**

3.16.11 Situated in the open countryside the site is nonetheless considered capable of being potentially acceptable in landscape character and visual impact terms. Given the proximity to the Newark Urban Area, and Middlebeck development, it is also considered reasonably located in respect of access to services and facilities. Whilst host to a former contaminative use, the land has been remediated. Although parts of Bowbridge Lane are subject to flood risk (zone 2 and 3), the depths were accepted at a planning appeal concerning the residential development of the land to be sufficiently shallow to allow safe evacuation. Only a small portion of the site itself falls within Zone 2. This has led to the site being categorised as currently considered suitable. Assessment of the site identifies a potential capacity for around 30 pitches.

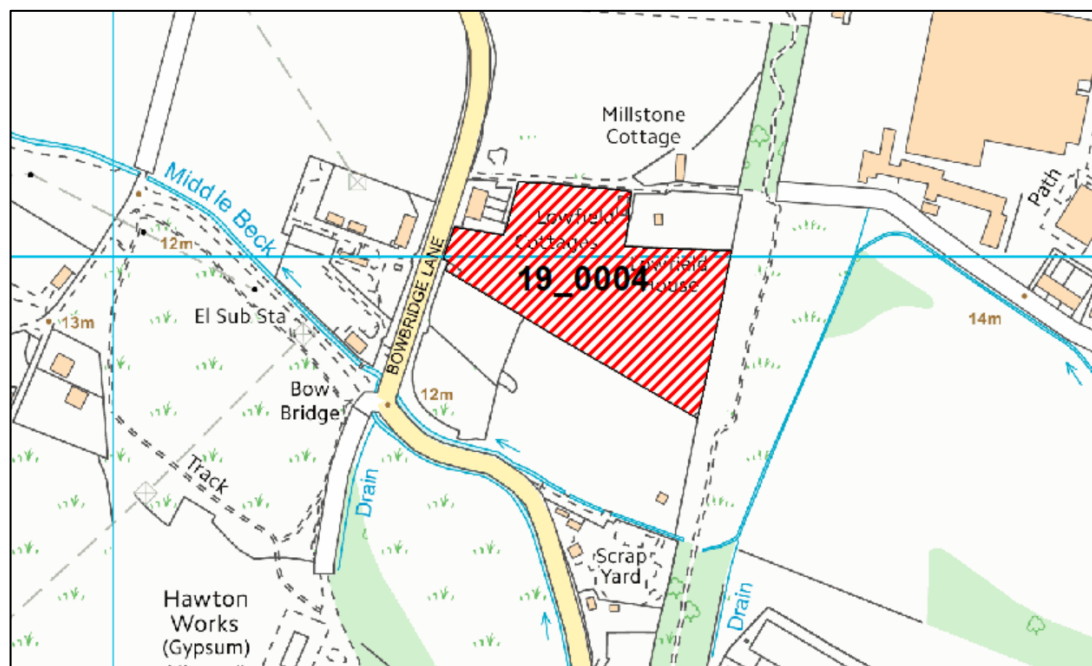


Figure 2: Belvoir Ironworks North (19_0004)

**Site 3 – Maltkiln Lane, Newark (Ref: 19_0017)
(Currently Considered Suitable)**

3.16.12 The land is located within the Urban Boundary for the Newark Urban Area, and has previously had planning permission for residential development. Accordingly it is considered to be reasonably located in respect of access to services and facilities. As a result of being located next to the River Trent, there are flood risk concerns – with parts of the site within Flood Zone 2 and 3. However those areas within Zone 2 are sequentially preferable to locations within the functional floodplain at Tolney Lane and there are areas of the site within Flood Zone 1. Providing any development was restricted to areas in Flood Zone 1 and 2, it is considered potentially sequentially acceptable from a flood risk perspective. It would remain necessary for the Exception Test to also be passed. Part of the access to the site consists of unadopted highway, and so there may be the need for improvements to make the land acceptable from

an access perspective. However notwithstanding this, the land has been categorised as currently considered suitable. Assessment of the site identifies a potential capacity of around 19 pitches.

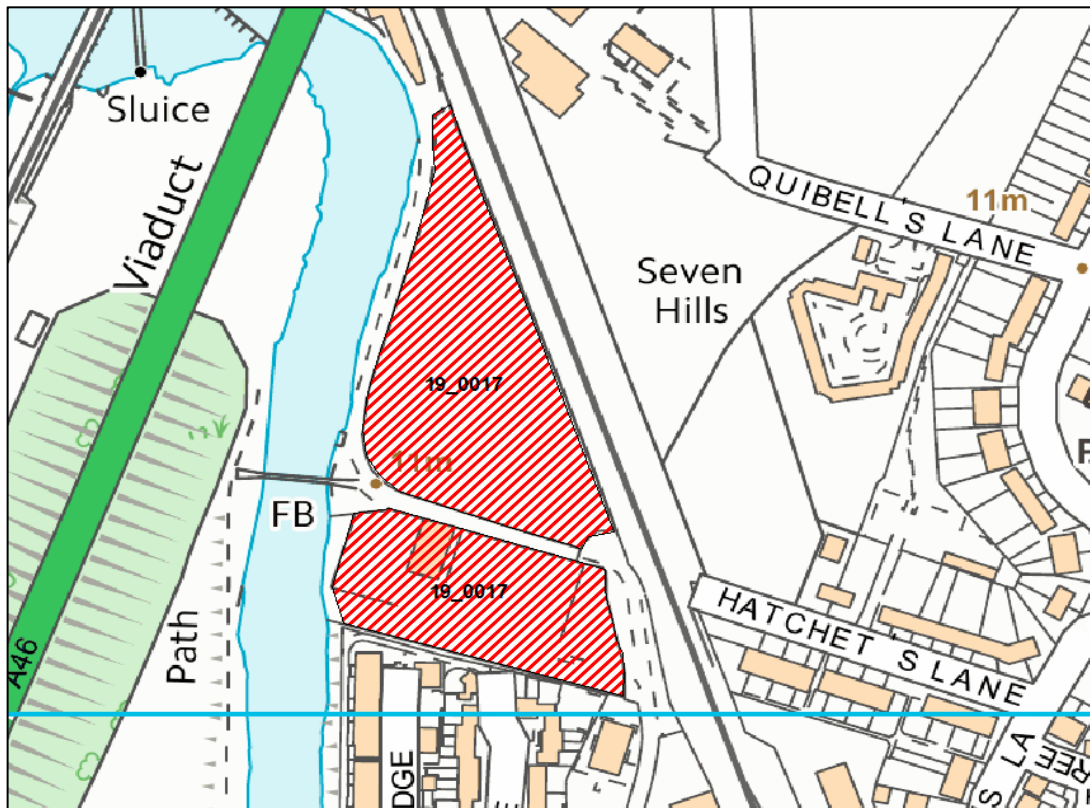


Figure 3: Maltkiln Lane, Newark (19_0017)

**Site 4 – Bower Abattoir, Tolney Lane, Newark (Ref: 19_0008)
(Currently Considered Suitable)**

3.16.13 This land is located at Tolney Lane, and is currently covered by an extant temporary planning consent. Whilst currently within the functional floodplain, provision of flood resilient access to Great North Road could have the effect of removing this risk. The site is within the Conservation Area, but has been deemed acceptable for temporary permission. Consequently the land has been categorised as currently considered suitable. The pitches which could potentially be suitable in this location form part of the 45 identified at Tolney Lane, as part of the pitch delivery work.

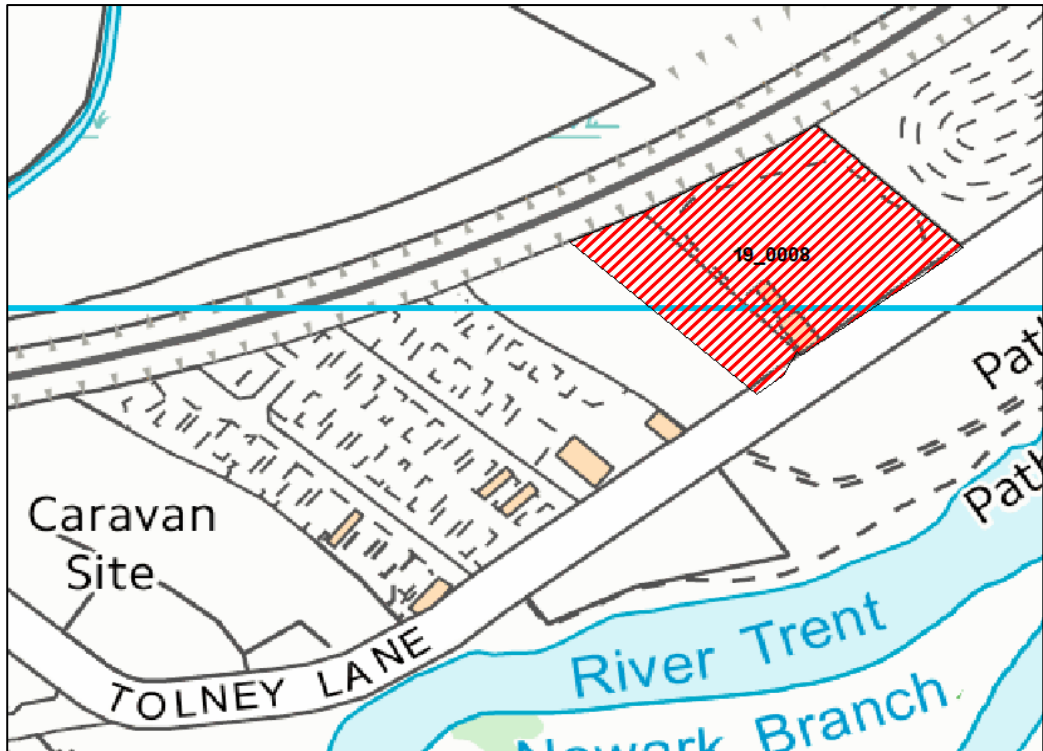


Figure 4: Bowers Abbatoir, Tolney Lane

**Site 5 – Green Park, Newark (Ref: 19_0007)
(Not Currently Considered Suitable)**

3.16.14 Located within the functional floodplain at Tolney Lane, with this risk being unaffected through provision of flood resilient access to Great North Road. The site is inconsistent with the approach to site identification and so has been categorised as not currently considered suitable.

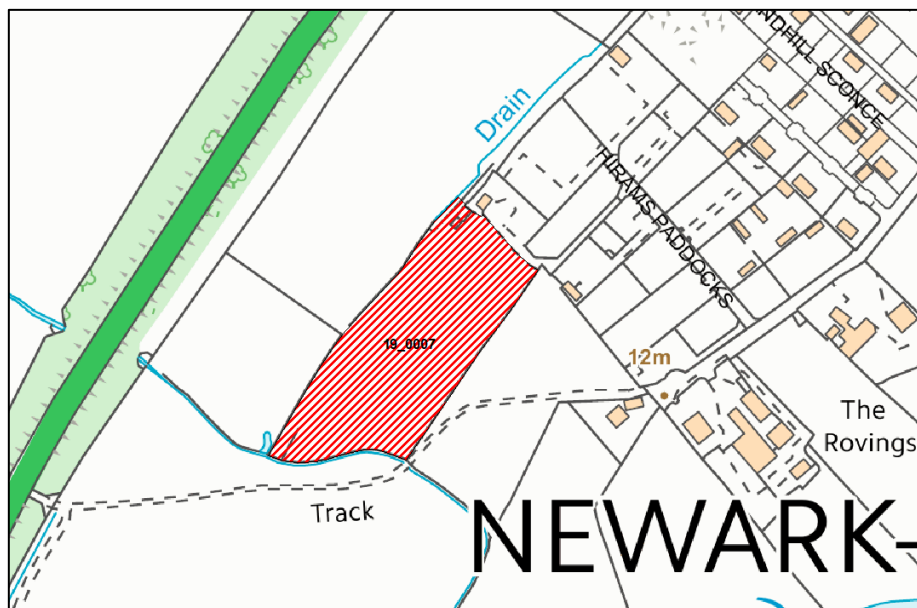


Figure 5: Green Park, Newark (Ref: 19_0007)

Site 6 – Denton Close, Balderton (Ref: 19_0003)
(Not Currently Considered Suitable)

3.16.15 Site is considered inaccessible and is subject to an extensive number of Tree Preservation Orders. Categorised as not currently considered suitable.

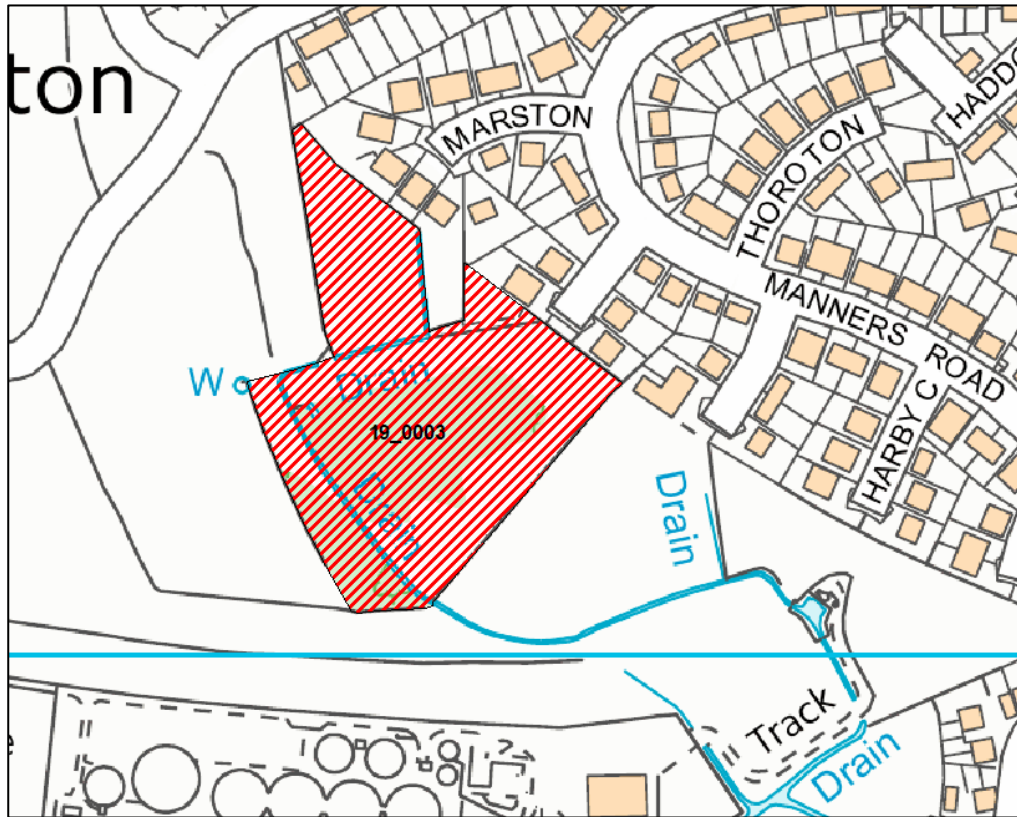


Figure 6: Denton Close, Balderton (Ref: 19_0003)

Site 7 – Fen Lane, Balderton (Ref: 19_0002)
(Not Currently Considered Suitable)

3.16.16 The site occupies an open countryside location, but is considered potentially capable of being acceptable in landscape character and visual impact terms. Given the proximity to Balderton and the wider Newark Urban Area it is also considered reasonably located in respect of access to services and facilities. However it is heavily constrained by oil pipelines and the extents of the associated zones which need to be kept clear from development. It is not currently considered that a sufficient amount of the land remains potentially developable to make the site a realistic prospect. Categorised as not currently considered suitable.

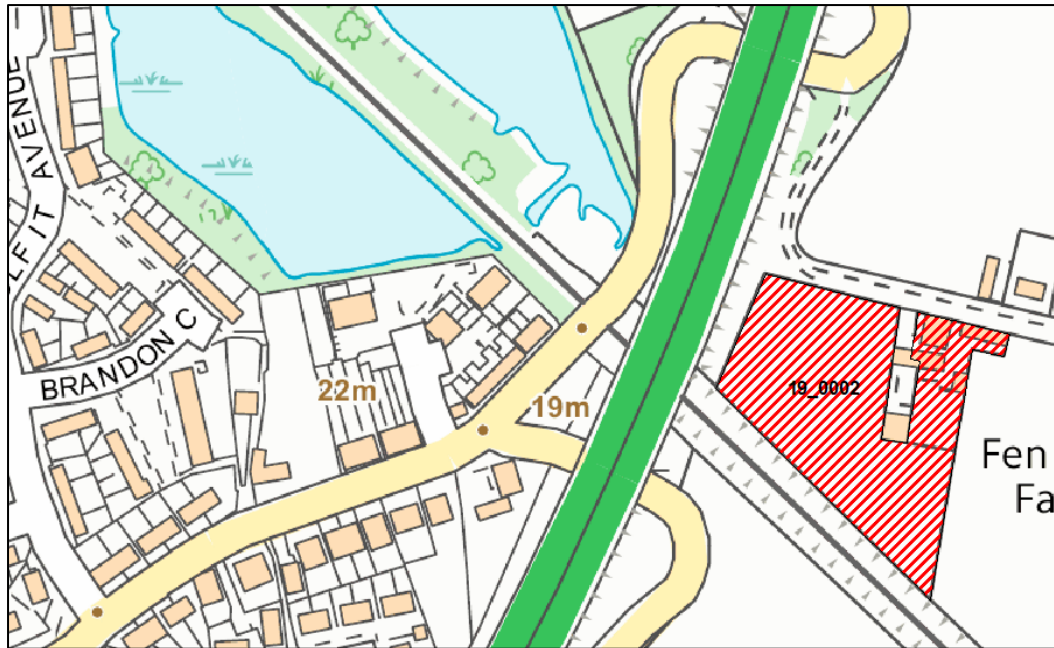


Figure 7: Fen Lane, Balderton (Ref: 19_0002)

**Site 8 - Land to the North West of Winthorpe Road, Newark (Ref: 19_0009)
(Not Currently Considered Suitable)**

3.16.17 This site is currently host to an unauthorised encampment, and part of an ongoing planning appeal process. The original decision to dismiss the appeal was challenged by judicial review and overturned. It is expected that the appeal will now be re-heard, either by written representations or via a new hearing. The land occupies a location beyond the Urban Boundary, but given the proximity to the Newark Urban Area it is considered reasonably located in respect of access to services and facilities. However the land is located within an Open Break designation which seeks to restrict development in order to prevent coalescence between Newark and its surrounding areas. This contributed to the original Inspector dismissing the appeal, and is a constraint sufficient enough to warrant the site being considered unsuitable on that basis alone. Further work is now being undertaken over the future of the Winthorpe Open Break designation – as a result of the emerging A46 Newark Northern Bypass proposals. Any changes proposed to the designation as part of this work will inform the next stage of the Plan Review process. Even were the Open Break designation to be amended in a way which makes the land potentially more suitable from that perspective, it is still the case that the original appeal Inspector identified environmental concerns (flood risk and noise and vibration) which outweighed the personal circumstances of the occupants. Accordingly the site has been categorised as not currently considered suitable.

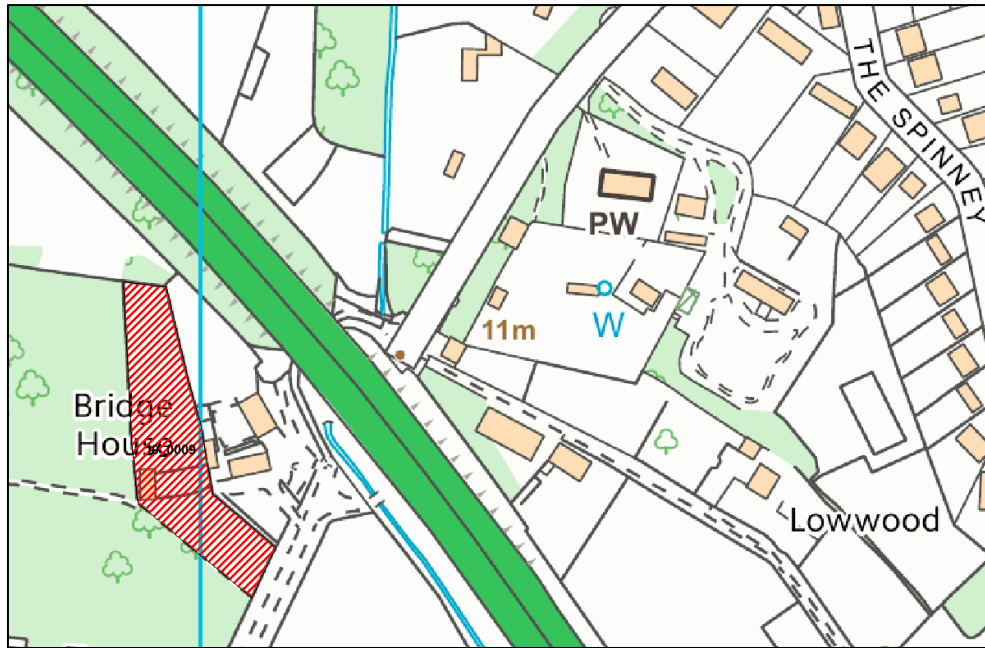


Figure 8: Winthorpe Road, Newark (Ref: 19_0009)

**Site 9 – Land at Barnby Road / Clay Lane, Newark (Ref: 19_0001)
(Not Currently Considered Suitable)**

3.16.18 The land is located within the Urban Boundary for the Newark Urban Area, and so is considered to be reasonably located in respect of access to services and facilities. The land has been previously considered for allocation for gypsy and traveller accommodation, but this proved to be unacceptable due to the proximity of the proposed access arrangements onto Barnby Road to the railway bridge. Alternative arrangements via Clay Lane have been proposed, but are again considered unacceptable in highways terms. The site is therefore not currently considered suitable on the basis of the proposed access arrangements.

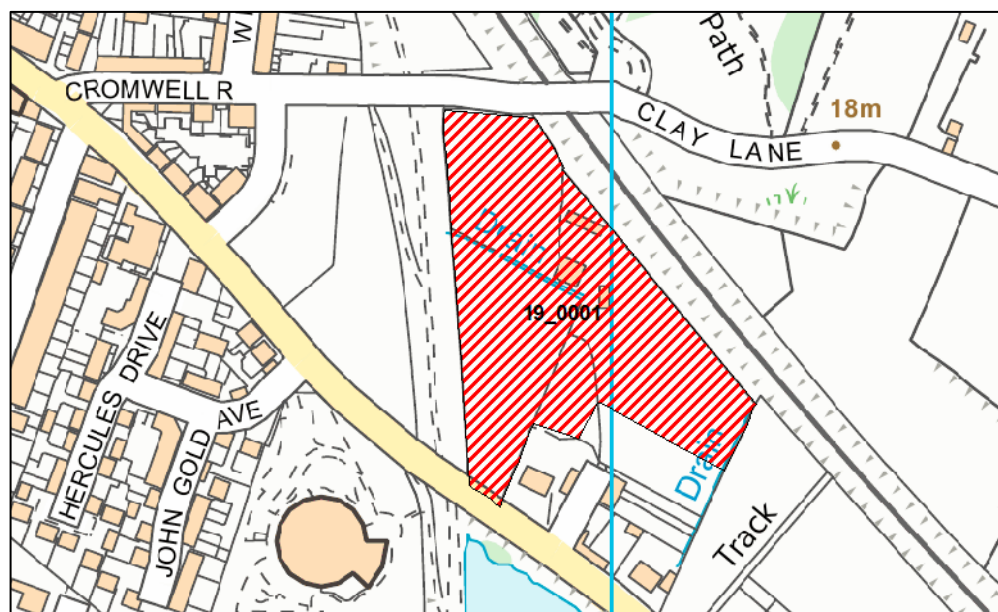


Figure 9: Barnby Road / Clay Lane, Newark (Ref: 19_0001)

Newark Urban Area – Site Identification Summary

3.16.19 Part of the approach towards additional pitch provision in the Newark Urban Area is focussed on identifying suitable land at Tolney Lane, and it is considered that this will be able to meet a proportion of the need. Beyond this 9 sites have been submitted elsewhere for consideration of which 3 are currently considered suitable (with a further site absorbed into the Tolney Lane figure). The table below sets out the current understanding of pitch capacity on sites which currently considered suitable, against the various requirements for the Newark Urban Area.

	Pitches
Newark Area Pitch Requirements	
Planning Definition + Undetermined Households + Non-definition Households	138
Planning Definition	92
Planning Definition + Undetermined Households	110
Planning Definition (0-5 Year Tranche)	69
Pitch Capacities of Land Currently Considered Suitable	
Tolney Lane Pitch Delivery Work	45
Site Submissions Elsewhere in the Newark Urban Area	69
Total	114

3.16.20 From the table above, the pitch capacity of land currently considered suitable in planning and technical terms exceeds all the requirements except for the cumulative need arising from households meeting the planning definition, those who were undetermined and those that did not meet the definition.

3.16.21 **Preferred Approach:** The preferred approach is to develop a detailed site identification strategy, which as a minimum satisfies the requirements for the Newark Urban Area as defined in the Planning Policy for Traveller Sites; but where possible exceeds this to also address the potential need from undetermined households. This will entail identification of suitable land from the options outlined above.

3.16.22 **Alternative Approach:** Given the likelihood of being able to meet the minimum requirements in the Newark Urban Area, having regard to the requirements of the Planning Policy for Traveller Sites, it is not considered necessary to consider an alternative approach at this stage.

Question 9 – Site Identification – Newark Urban Area

Do you agree with the preferred approach?

3.17 Western Area

3.17.1 There is a smaller number of existing Gypsy and Traveller sites in the West of the District, mainly focussed around the Ollerton and Wellow area – alongside a further one at Edingley. As elsewhere in the District the future requirements are driven by locally identified needs, with the existing sites in the West generating them. The need within this part of the District is much lower than that of the Newark Urban Area, see the table below.

	Pitches
Western Area Pitch Requirements	
Planning Definition + Undetermined Households + Non-definition Households	31
Planning Definition	26
Planning Definition + Undetermined Households	27

3.17.2 Following the preferred approach towards site identification, an emphasis has been placed on assessing whether those existing permanent sites are suitable in planning and technical terms to meet their future overall need (Planning Definition + Undetermined Households + Non-definition Households). As with the Newark Urban Area, this work has started with a desk-top based exercise, and now moved onto direct engagement of landowners. The initial findings are that the sites appear likely to be able to meet their future needs within their existing extents. As a result, they have all been categorised as currently considered suitable. The next section provides an overview of these sites (please note the site numbering continues from the Newark Area).

***Site 10 - Seven Oaks, Edingley (Ref: 19_0019)
(Currently Considered Suitable)***

3.17.3 The site is in an established gypsy and traveller use. The GTAA has identified an additional need for 1 pitch, which is currently considered able to be accommodated within the existing site. Site categorised as currently considered suitable.

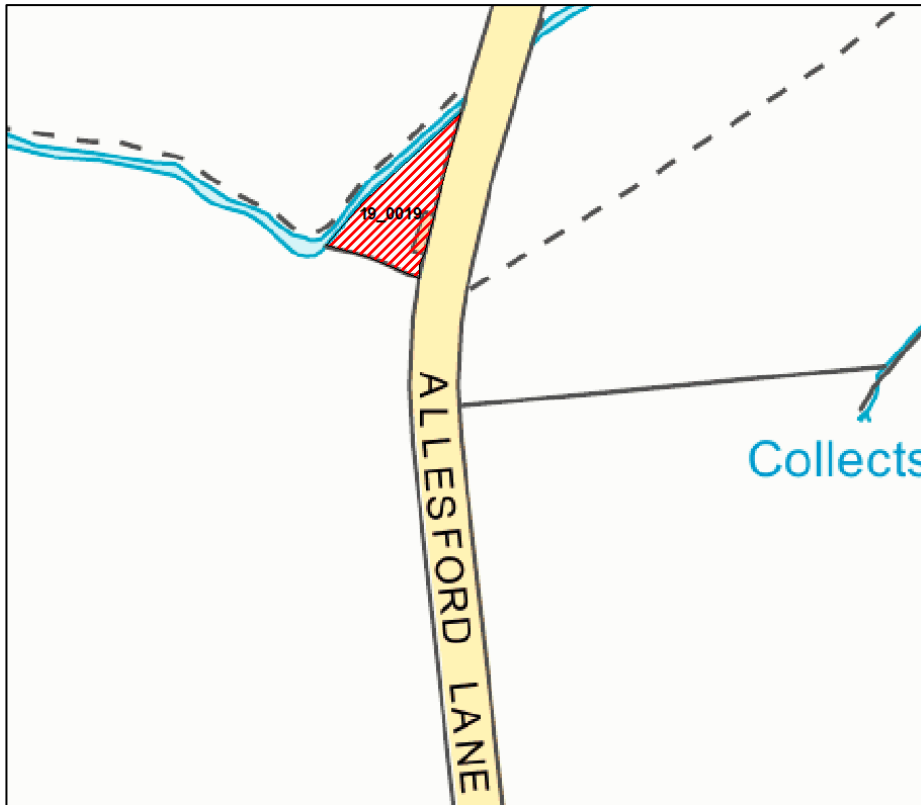


Figure 10: Seven Oaks, Edingley (Ref: 19_0019)

**Site 11 – Shannon Caravan Site, Ollerton (Ref: 19_0020)
(Currently Considered Suitable)**

3.17.4 The site is in an established gypsy and traveller use. The GTAA has identified an additional need for 9 pitches, which are currently considered able to be accommodated within the existing site. Site categorised as currently considered suitable. See Figure 11 for site plan.

**Site 12 – The Paddock, Ollerton (19_0021)
(Currently Considered Suitable)**

3.17.5 The site is in established gypsy and traveller use. The GTAA has identified an additional need for 6 pitches, which are currently considered able to be accommodated within the existing site. Site categorised as currently considered suitable. See Figure 11 for site plan.

**Site 13 – The Stables, Ollerton (Ref: 19_0022)
(Currently Considered Suitable)**

3.17.6 The site is in an established gypsy and traveller use. The GTAA has identified an additional need for 4 pitches, which are currently considered able to be accommodated within the existing site. Site categorised as currently considered suitable. See Figure 11 for site plan.

Site 14 – Dunromin, Ollerton (Ref: 19_0023)

(Currently Considered Suitable)

- 3.17.7 The site is in an established gypsy and traveller use. The GTAA has identified an additional need for 8 pitches, which are currently considered able to be accommodated within the existing site. Site categorised as currently considered suitable. See Figure 11 for site plan.

Site 15 – Greenwood, Ollerton (Ref: 19_0024)

(Currently Considered Suitable)

- 3.17.8 The site is in an established gypsy and traveller use. The GTAA has identified an additional need for 1 pitch, which is currently considered able to be accommodated within the existing site. Site categorised as currently considered suitable. See Figure 11 for site plan.

Ollerton

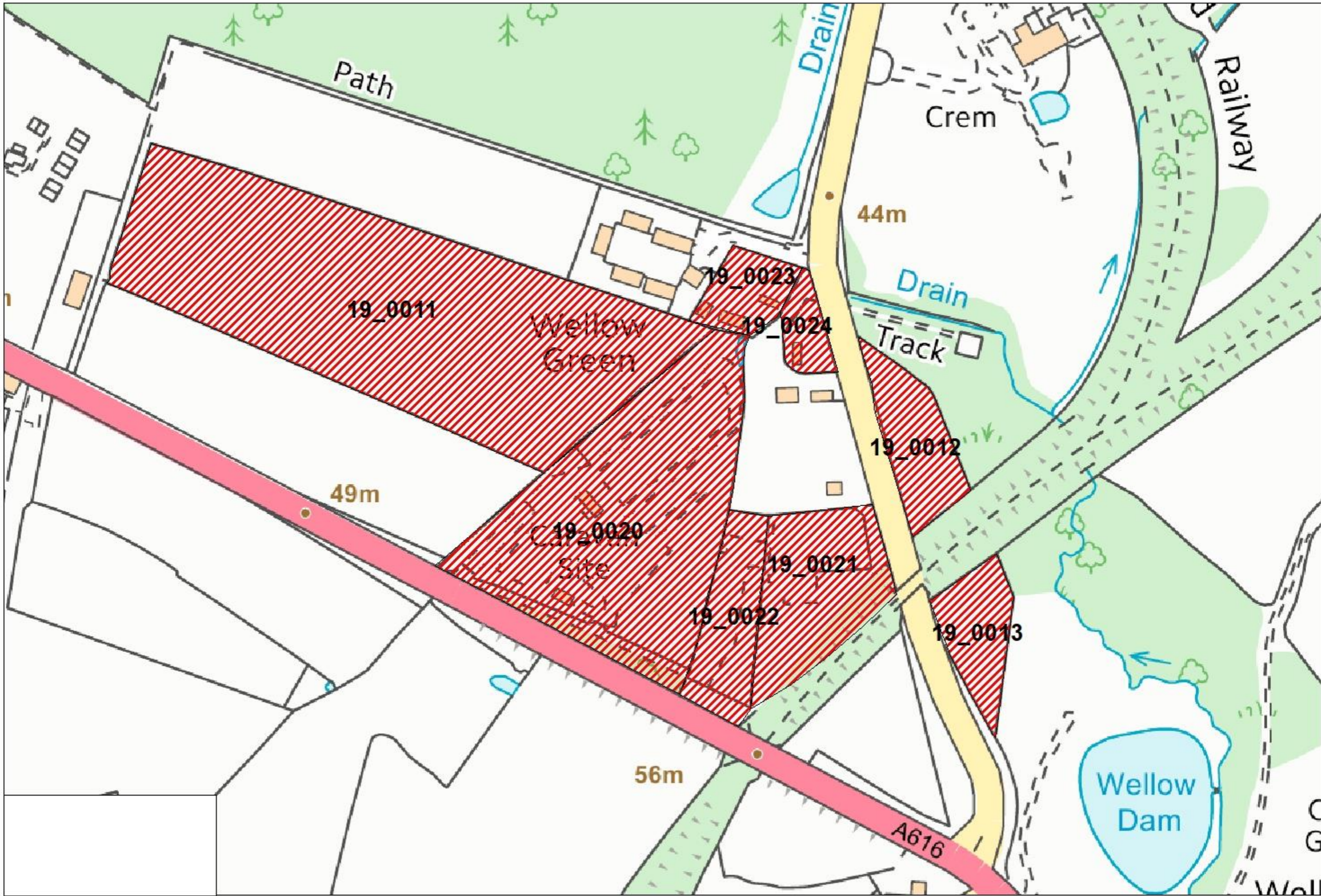


Figure 11: Site Plan for Ollerton Sites

- 3.17.9 **Preferred Approach:** The preferred approach is to develop a detailed site identification strategy, which seeks to meet the overall need of established sites in the West of the District within their existing extents. This will entail identification of the suitable sites outlined above.
- 3.17.10 **Alternative Approach:** Given the likelihood of being able to meet the overall need requirements from the preferred approach, it is not considered necessary to identify an alternative approach at this stage.

Question 10 – Site Identification – West of the District

Do you agree with the preferred approach?

Other Locations in the Western Area

- 3.17.11 Given the current preferred approach, it does not appear likely that land submitted for consideration elsewhere in this part of the District will need to be drawn upon. Notwithstanding this, the following section outlines those site submissions (4 in total). The suitability of this land has been assessed, applying the considerations within Core Policy 5 and other matters relevant to planning and technical suitability.

***Site 16 - Newark Road/ Wellow Road North, Ollerton/Wellow (Ref 19_0012)
(Not Currently Considered Suitable)***

- 3.17.12 The site occupies an open countryside location, but is considered potentially capable of being acceptable in landscape character and visual impact terms. Given the proximity to Ollerton and Wellow, it is also considered reasonably located in respect of access to services and facilities. However highways advice has been received, detailing that adequate access visibility cannot be achieved to allow development of the site. Categorised as not currently suitable. For site plan see Figure 11.

***Site 17 – Newark Road/ Wellow Road South, Wellow (Ref 19_0013)
(Not Currently Considered Suitable)***

- 3.17.13 The site occupies an open countryside location, but is considered potentially capable of being acceptable in landscape character and visual impact terms. Given the proximity to Ollerton and Wellow, it is also considered reasonably located in respect of access to services and facilities. However highways advice has been received, detailing that adequate access visibility cannot be achieved to allow development of the site. Categorised as not currently suitable. For site plan see Figure 11.

***Site 18 – Land adjacent Shannon Caravan Park, Ollerton (Ref: 19_0011)
(Not Currently Considered Suitable)***

- 3.17.14 The site occupies an open countryside location, but is adjacent to the Urban Boundary and an established Gypsy and Traveller site. Is considered potentially

capable of being acceptable in landscape character and visual impact terms. Given the proximity to Ollerton, it is also considered reasonably located in respect of access to services and facilities. However use of the site is not considered necessary to allow pitch requirements in the West of the District to be met. Categorised as not currently suitable. For site plan see Figure 11.

**Site 19 – Cottage Farm, Blidworth/Rainworth (Ref: 19_0014)
(Not Currently Considered Suitable)**

3.17.15 The site is located within the Green Belt and highways advice indicates that the access arrangements are inadequate. For these reasons the site has been categorised as not currently suitable.

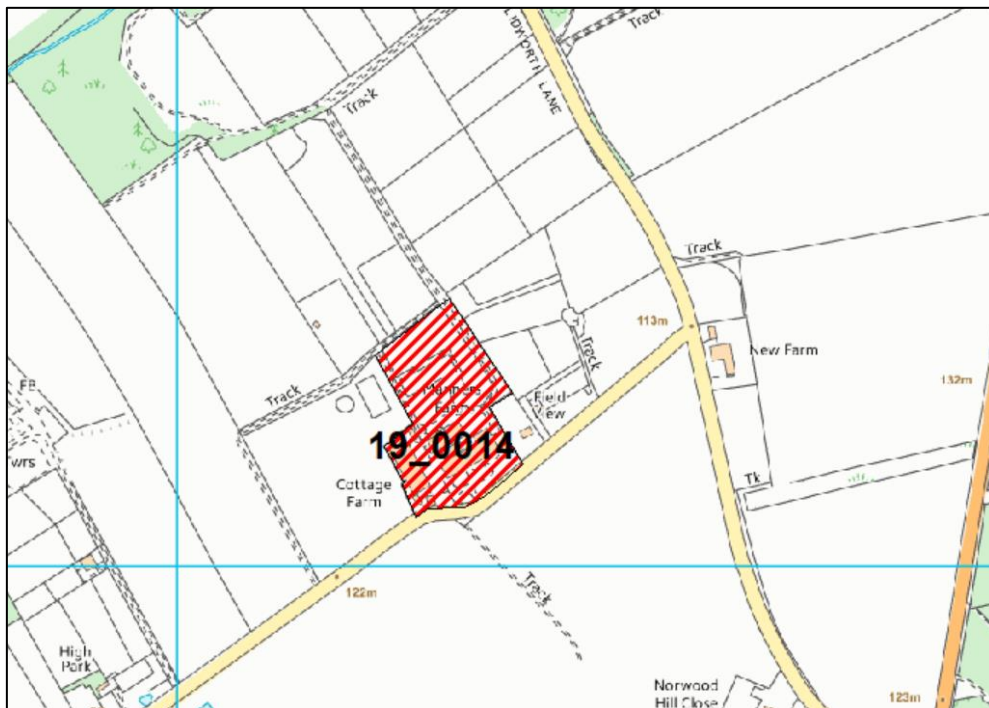


Figure 12: Cottage Farm, Blidworth (Ref: 19_0014)

3.18 Rest of the District

- 3.18.1 No established Gypsy and Traveller sites were identified elsewhere in the District, through the baseline of the GTAA. The preferred locational approach to future Gypsy and Traveller provision is to seek to implement the direction provided by Core Policy 4, and to reflect the pattern of existing Gypsy and Traveller settlement in the District. This would result in an approach that meets need in the broad geographic location it arises. Leading to the need being generated by sites in the Newark Urban Area and Western Areas of the District being met in those respective locations, ahead of the consideration of land elsewhere.
- 3.18.2 Through the analysis above and the preferred approaches to site identification for the Newark Urban and Western Areas, it appears likely that the minimum requirements of the Planning Policy for Traveller Sites can be met through sites

currently considered suitable in the Newark Urban Area, and in the case of the West its overall need. Should this remain the case then it would be unnecessary to draw on sites submitted for consideration in other parts of the District.

- 3.18.3 Notwithstanding this, the following section outlines sites which have been submitted beyond the Newark Urban and Western Areas.

Site 20 – Station Road, Collingham (Ref: 19_0010)

- 3.18.4 The site occupies an open countryside location, but is considered potentially capable, in some form, of being acceptable in landscape character and visual impact terms. Given the proximity to Collingham it is also considered reasonably located in respect of access to services and facilities. Potential impact on the setting of the listed Collingham, Station House and surface water flooding issues in the northern portion of the site would need to be resolved. Were these issues capable of being addressed then the site has the potential to be considered suitable in some form, on an individual basis. However there is the likelihood of meeting the need generated in the Newark Urban and Western Areas on sites in those locations which are currently considered suitable. The site has therefore been categorised as not currently suitable.

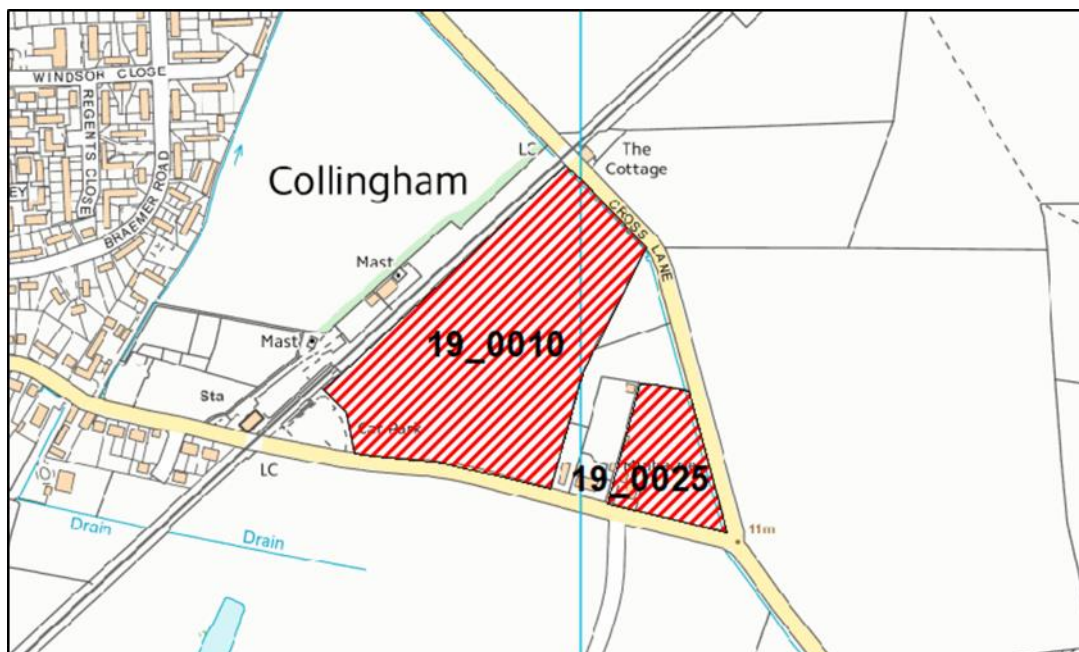


Figure 13: Station Road, Collingham (Ref: 19_0010)

Site 21 – The Mulberries, Collingham

- 3.18.5 The site occupies an open countryside location, but is considered potentially capable of being acceptable in landscape character and visual impact terms. Given the proximity to Collingham it is also considered reasonably located in respect of access to services and facilities. Surface water flooding issues on the eastern and southern perimeters, which also affects the likely access off Potterhill Road, would however need to be addressed. Were these issues capable of being resolved then the site has

the potential to be considered suitable, on an individual basis. However there is the likelihood of meeting the need generated in the Newark Urban and Western Areas on sites in those locations which are currently considered suitable. The site has therefore been categorised as not currently suitable.

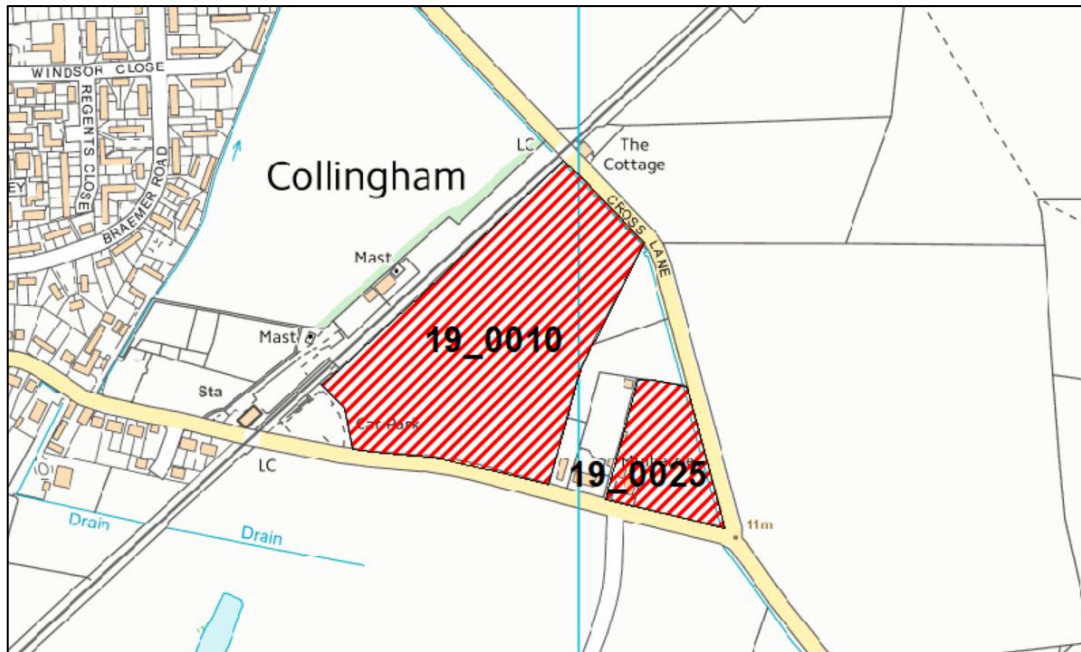


Figure 14: The Mulberries, Collingham (Ref@ 19_0025)

Site 22 – Gravelley Lane, Fiskerton (Ref: 19_0016)

3.18.6 The site occupies an open countryside location, albeit adjacent to the village envelope defined through the Fiskerton-cum-Morton Neighbourhood Plan. Considered potentially capable, in some form, of being acceptable in landscape character and visual impact terms. Given the proximity to Fiskerton and short distance to Bleasby it is viewed as reasonably located in respect of access to services and facilities. Possible highway mitigation works would be required, in line with the highways advice received. Site is located within Flood Zone 2 and so would need to pass the Sequential and Exception Tests. Were these issues capable of being addressed then the site has the potential to be considered suitable in some form. However there is the likelihood of meeting the need generated in the Newark Urban

and Western Areas on sites in those locations which are currently considered suitable. The site has therefore been categorised as not currently suitable.

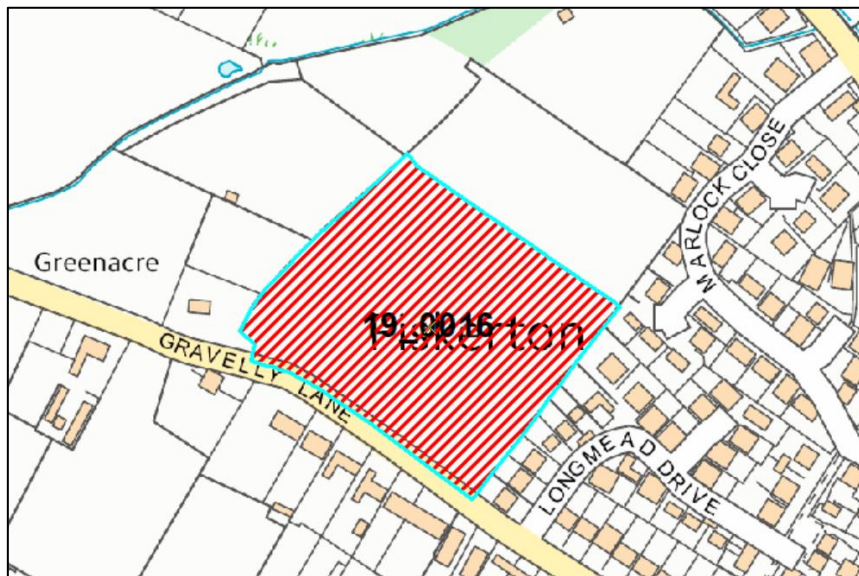


Figure 15: Gravelly Lane, Fiskerton (Ref: 19_0016)

- 3.18.7 **Preferred Approach:** The preferred approach is to meet the needs generated by existing sites in the broad geographic locations they arise. At the present time it appears likely that this can be achieved through land which is currently considered suitable in the Newark Urban and Western Areas. This has led to land submitted elsewhere in the District being categorised as not currently considered suitable.
- 3.18.8 **Alternative Approach:** Should circumstances change, and the preferred approach become unachievable then it may become necessary to consider land submitted

Question 11 – Site Identification – Rest of the District

Do you agree with the preferred approach?

elsewhere. The approach towards this would be in line with the Spatial Strategy set through the Amended Core Strategy – with locations in, or well related to, settlements central to the delivery of the Spatial Strategy being prioritised ahead of those elsewhere.

3.19 Meeting the Needs of Undetermined and Non-Planning Definition Households.

- 3.19.1 Should further information for undetermined households be made available, which then allows for the planning definition to be applied, they could prove to form a confirmed component of need in addition to the 118 pitch requirement. The maximum need within this category is for 21 pitches up to 2033. In terms of the needs of those households who did not meet the planning definition, the GTAA has identified a need for 30 pitches. This need however forms a subset of the wider housing need, from households residing in caravans.

- 3.19.2 **Preferred Approach:** For the Newark Area the preferred approach is one that seeks to develop a detailed strategy, which as a minimum satisfies the requirements of the Planning Policy for Traveller Sites but where possible exceeds this to also address the potential need from undetermined households. With respect to the need from households who did not meet the planning definition, and who may be able to claim the right to culturally appropriate accommodation – this would be a matter left to the Development Management process, with the criteria within Core Policy 5 providing an appropriate means of considering applications on their merits. In the case of the need generated by sites in the West of the District it currently appears possible to meet the full range of need on existing sites – inclusive of undetermined households, and those who did not meet the planning definition.
- 3.19.3 **Alternative Approach:** Should it not prove possible to exceed the minimum requirements of national policy in Newark, or issues become apparent in the West of the District - then the potential need arising from undetermined households could also be addressed through application of Core Policy 5 to determine applications on a case by case basis. Were the Plan to take this form of approach then it would be in line with the decision of the Planning Inspector who examined the Maldon Local Plan whereby the need arising from ‘unknowns’ was accepted as being a matter best left to the Development Management process. There is the possibility that additional pitches may be required beyond the 118 identified for households who meet the definition, but in line with Maldon this cannot be said to meet ‘identified need’. The matter of undetermined households would then be kept under review as part of future assessments of Gypsy and Traveller accommodation need.

Question 12 – Meeting the Needs of Undetermined and Non-Planning Definition Households

Do you agree with the preferred approach?

3.20 Gypsy and Traveller Call for Sites

- 3.20.1 The ‘call for sites’ through which landowners can submit land they feel is suitable for gypsy and traveller use remains open. Any sites which are submitted will be assessed for their suitability and inform the production of the Draft Development Plan Document. Details of how to make a site submission can be viewed here <https://www.newark-sherwooddc.gov.uk/gtcallforsites/>.

4.0 Development Management Policies

4.1 Following the publication of the new NPPF (2019) and the adoption of the Amended Core Strategy in March 2019, the Development Management Policies in the Adopted DPD need to be amended to bring them in line with subsequent changes to national and local policy.

4.2 Consultation Responses were supportive of the Council's proposals to review the various policies within the DPD. Consultees pointed out the various changes to national policy and importantly to the Council's policies through the Amended Core Strategy.

4.3 Policy DM1 - Development within Settlements Central to Delivering the Spatial Strategy

4.3.1 This policy sets out the support for development in the settlements identified for growth in Spatial Policies 2 and 3 of the Amended Core Strategy. The policy makes reference to the former Core Strategy, therefore it is proposed to amend the policy to refer to the Amended Core Strategy. The Policy will read:

Extract from Policy DM1 – Development within Settlements Central to Delivering the Spatial Strategy

Within the Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages, as defined on the Policies Map, proposals will be supported for housing, employment, community, retail, cultural, leisure and tourism development appropriate to the size and location of the settlement, its status in the settlement hierarchy and in accordance with the Amended Core Strategy and other relevant Development Plan Documents.

4.4 Policy DM2 - Development on Allocated Sites

4.4.1 This policy sets the requirements for development on allocated sites and as such remains a valid policy in line with national policy. The Amended Core Strategy has introduced an additional strategic site at Edwinstowe (ShAP 4: Land at Thoresby Colliery) and it is proposed to reflect this in an amendment to the policy. The eventual name of the SPD related to developer contributions is different from envisaged at the time and it is proposed to insert Developer Contributions & Planning Obligations SPD into the policy. Those are set out in the all of the proposed options below.

Comprehensive Planning and Delivery of Allocations

4.4.2 Since the plan was adopted, a significant proportion of the allocations have either gained planning permission or are being developed. One issue that has emerged for some allocations is the consequences that arise out of proposals to part develop sites in multiple ownership.

4.4.3 The Council understands that many sites subsequent to the granting of planning permission are sold on to different developers, however this is normally once a comprehensive framework for development has been agreed. Whilst the Council

understands that it will not always be possible for allocated site proposals to be developed by a single consortium, the Council wants as much as possible to ensure that comprehensive planning can occur resulting in aligned delivery. This is particularly the case where piecemeal development proposals can result in an under delivery of developer contributions and affordable housing than would ordinarily be expected when the allocation was made. It can also result in suboptimal proposals because design is not tailored to reflect what is best for the whole site. It is therefore proposed to amend the policy to make clear the Council's commitment to securing comprehensive planning and aligned delivery of allocated sites.

- 4.4.4 The NPPF sets out that Local Planning Authorities should refuse planning permission which does not make efficient use of land (Paragraph 123c) and where poor design fails to take the opportunities available for improving the character and quality of an area and the way it functions (Paragraph 130).

Preferred Approach

- 4.4.5 This option includes the factual amendments to policy and sets out a clear policy approach of comprehensive planning first, followed by a requirement regarding refusing proposals which prejudice overall delivery of an allocation.

Policy DM2 – Development on Allocated Sites

Within sites allocated in the Allocations & Development Management Development Plan Document (A&DM DPD), proposals will be supported for the intended use that comply with the relevant Core and Development Management Policies, the site specific issues set out in the A&DM DPD and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions & Planning Obligations SPD.

It is anticipated that allocated sites will be developed comprehensively with an accompanying site masterplan to reflect phasing and infrastructure provision. Where comprehensive development proposals cannot be prepared proposals should be developed to ensure that the sites do not prejudice the proper overall delivery of the whole allocation. Development proposals which prejudice proper overall delivery should be refused.

In addition to national and local submission requirements, proposals on allocated sites should be accompanied by transport, flood risk and other appropriate assessments sufficient to address the site specific issues identified in the A&DM DPD.

Development proposals within the Newark Strategic Sites at Newark and Edwinstowe will be assessed against Area Policies NAP 2A, 2B & 2C, ShAP 4 and the other considerations set out above.

Alternative Options

- 4.4.6 This option includes the factual amendments to policy and a requirement regarding refusing proposals which prejudice overall delivery of an allocation:

Policy DM2 – Development on Allocated Sites

Within sites allocated in the Allocations & Development Management Development Plan Document (A&DM DPD), proposals will be supported for the intended use that comply with the relevant Core and Development Management Policies, the site specific issues set out in the A&DM DPD and make appropriate contributions to infrastructure provision in accordance with the Developer Contributions & Planning Obligations SPD.

In addition to national and local submission requirements, proposals on allocated sites should be accompanied by transport, flood risk and other appropriate assessments sufficient to address the site specific issues identified in the A&DM DPD.

Development proposals within the Newark Strategic Sites at Newark and Edwinstowe will be assessed against Area Policies NAP 2A, 2B & 2C, SHAP 4 and the other considerations set out above.

Development proposals which seek to develop part of an allocated site will be refused planning permission where it will prejudice the proper overall delivery of the whole allocation.

Question 13 – Policy DM2 – Development on Allocated Sites

Do you agree with the preferred approach?

4.5 Policy DM3 - Developer Contributions and Planning Obligations

4.5.1 This policy sets out the Council’s approach to facilitating infrastructure provision to support new development. The preferred approach is to replace the current policy wording with that provided below.

4.5.2 *Preferred Approach:*

Policy DM3 – Developer Contributions and Planning Obligations

Identified infrastructure needs will be met through a combination of Community Infrastructure Levy, planning obligations, developer contributions and, where appropriate, funding assistance from the Council.

Delivery of the planned growth set out in the Amended Core Strategy requires provision of appropriate infrastructure to ensure the development of sustainable communities. Development that does not address its impact through provision of appropriate contributions will not be regarded as sustainable development.

Planning applications will be expected to demonstrate consideration of identified site-based infrastructure needs and make clear how these needs will be met, guided by the Council’s Planning Obligations and Developer Contributions SPD. The SPD provides the methodology for the delivery of appropriate infrastructure and the calculation of financial contributions.

4.5.3 Alongside the review of the policy wording, a review of viability will be conducted to ensure that the current Whole Plan Viability Assessment remains up-to-date and appropriate. This will reflect any updated developer contributions to reflect current infrastructure costings and affordable housing requirements. The supporting justification will also be updated to outline the process that will be followed to secure

developer contributions, and to make clear that the Council work positively with developers and infrastructure providers to support the delivery of new development.

- 4.5.3 **Alternative approach:** It is not considered that any reasonable alternative approach exists.

Question 14 – Policy DM3 – Developer Contributions and Planning Obligations

Do you agree with the preferred approach?

4.6 Policy DM4 - Renewable and Low Carbon Energy Generation

- 4.6.1 Changes to the NPPF in 2019 (footnote 49) introduced new restrictions on the development of onshore wind turbines of sufficient size to require planning permission. It is proposed to amend Policy DM4 to reflect this, and to amend the justification text to provide more detail on the District Council’s position in this.

- 4.6.2 **Preferred approach** - It is proposed to insert the following into the justification text:

“No areas in Newark and Sherwood have been identified as suitable for wind energy developments involving turbines of sufficient size to require planning permission. The District Council does not intend to identify such areas, but local communities are free to do so as part of the production of a neighbourhood plan. The Newark & Sherwood Landscape Capacity Study for Wind Energy Development can inform the identification of areas suitable for wind energy developments involving turbines of sufficient size to require planning permission. This can be seen at:

<https://www.newark-sherwooddc.gov.uk/planningpolicy/localdevelopmentframeworkldf/windenergy/>”

- 4.6.3 The policy will read:

Policy DM4 – Renewable and Low Carbon Energy Generation

In order to achieve the commitment to carbon reduction set out in Core Policy 10, planning permission will be granted for renewable and low carbon energy generation development, as both standalone projects and part of other development, its associated infrastructure and the retro-fitting of existing development, where its benefits are not outweighed by detrimental impact from the operation and maintenance of the development and through the installation process upon:

1. The landscape character or urban form of the District or the purposes of including land within the Green Belt arising from the individual or cumulative impact of proposals;
2. Southwell Views as defined in Policy So/PV or the setting of the Thurgarton Hundred Workhouse, as defined in Policy So/Wh;
3. Heritage Assets and or their settings;
4. Amenity, including noise pollution, shadow flicker and electro-magnetic interference;

- 5. Highway safety;
- 6. The ecology of the local or wider area; or
- 7. Aviation interests of local or national importance.

Applications to develop new wind energy schemes involving turbines of sufficient size to require planning permission will only be considered acceptable:

- in areas identified as suitable for wind energy development in the Development Plan;
- where it is demonstrated that the local community has been consulted and are supportive; and
- where the planning impacts identified by the affected local community have been fully addressed.

4.6.4 **Alternative Option 1** - No changes could be made to the policy or justification text. This would mean that District Policy would not be up-to-date and reflect national policy. It may lead to uncertainty about the issues that will be considered when proposals to develop wind energy schemes are brought forward.

4.6.5 **Alternative Option 2** - Identify areas suitable for the development of new wind energy schemes involving turbines of sufficient size to require planning permission. In 2014, the Newark & Sherwood Landscape Capacity Study for Wind Energy Development was published. This document assesses the capacity of different landscapes within the District to accommodate further wind energy development, including consideration of landscape sensitivity and type, heritage assets, and existing and consented (at the time) wind energy schemes. It has never been the intention of the District Council to go further than this and decide that wind turbines should be constructed in certain areas within the District and not in others. Where there is a community that wants wind energy development in their area, the District Council will facilitate this through assisting in the development of a Neighbourhood Plan which could include a detailed assessment of the landscape.

Question 15 – Policy DM4 – Renewable and Low Carbon Energy Generation

Do you agree with the preferred approach?

4.7 Policy DM5 - Design

4.7.1 Since the Allocations and Development Management DPD was adopted in 2013, there has been a change in focus by the Government towards raising the standards of design and quality of new development. Therefore the Council wishes to update its policy on Design to reflect this.

4.7.2 **Preferred Approach** – It is proposed to split Policy DM5 into two policies; one covering the design process and one covering design principles. It is proposed the policies and supporting justification text will read as follows:

Policy DM5a: The Design Process

The District Council will expect the following design process to be adopted for all proposed development (with the exception of householder development). Such development proposals shall be informed by, and respond to, a robust site and contextual appraisal that will involve identifying constraints and opportunities.

New residential development will also need to perform positively against Building for a Healthy Life (or any successor version of the tool).

The Design Process

Design Stage 1: Understanding the site and its context; identifying and responding to opportunities and constraints.

Design Stage 2: Creating a vision for the development.

Design Stage 3: Exploring ideas and options.

Design Stage 4: Developing detailed designs.

Development will be supported where the application material demonstrates that the site and its context has been understood and respected; with opportunities and constraints identified, considered and responded to appropriately. Applications should provide evidence of each stage from the outset (where appropriate) and should not be retrofitted.

For all developments (with the exception of householder developments and those otherwise identified by the Council), opportunities and constraints will be encouraged to be validated through robust and meaningful engagement with the local planning authority (pre-application discussion).

Developers are strongly encouraged to engage with local communities and other stakeholders at an early stage of the process, enabling communities and stakeholders the opportunity to shape development proposals.

The information required in support of applications is set out in the Council's Planning Application Local Validation Checklist.

4.7.3 It is proposed that the justification text will read as follows:

"The Government is placing an increased emphasis on the importance of design quality within the planning system. The National Design Guide reinforces this increasing emphasis highlighting that the design quality of places is as much about how streets and spaces (the public realm) are designed and function than the design and appearance of individual buildings.

Creating well designed places is an integral part of the planning and development process ensuring that growth improves and enhances the physical, social, cultural and economic qualities of our District, whilst also protecting our distinctive heritage and landscape assets.

Well-designed places contribute towards the quality of our built and natural environments. Poorly designed places represent missed opportunities to

create better places for people and nature; whilst also frustrating our ability to engage communities and other stakeholders in the process of growth and change. Development that only satisfies short term goals, such as those associated with a return on private investment will fail to deliver wider social, cultural and environmental benefits that help to build and reinforce communities.

Building for a Healthy Life is a design quality indicator for new residential development that is endorsed by Homes England, Home Builders Federation and NHS England. It is designed to be used at the start of the design process and as a way to structure pre-application discussions and as a community engagement tool. The Council expects all residential developments to perform well against Building for a Healthy Life i.e.

- As many 'greens' as possible are achieved.
- 'reds' are avoided.

Applicants at the pre-application stage should address any 'reds' before progressing to formal planning. Where schemes score 'reds' at the formal application stage, the Council will provide advice on amending the proposal. If an applicant cannot demonstrate that they have done enough to address improvements in line with review findings, then the scheme will not be supported. Schemes with one or more 'red' will not be acceptable and will be refused planning permission unless there are significant overriding reasons. The applicant must demonstrate to the satisfaction of the Council that they have explored all options to mitigate for this. Where there are no viable opportunities to address the matter then the scheme may be supported providing it performs well in all other regards.

New development must respond positively to wider social challenges relating to our depleting natural resources, climate change, declining native species and habitats, traffic congestion, air quality and public health.

Creating well designed places is reliant on design skills, robust design processes and the District Council clearly expressing its aspirations for design quality. Our policy approach to design is three-fold:

- i. Design skills.
- ii. Design thinking and processes.
- iii. Design principles.

The District Council expects applicants to ensure that their design teams are well skilled, creative and passionate about creating great places whilst also being well informed in best practice and innovation.

The Local Plan contains a series of design policies. Proposed householder development is covered by Policy DM6.

The Design Process

Creating well-designed buildings and places is reliant on a robust design process being followed. Applicants will be required to demonstrate a clear progression through each of these design stages, providing clear evidence and justification to support design decision making and design proposals. For instance, the District Council will expect to see evidence that applicants have understood and responded sensitively and appropriately to the site and its wider context.

For all developments (with the exception of householder developments and those otherwise identified by the Council), applicants can expect the District Council to use these four stages to **structure pre-application discussions**. The extent of the District Council's focus on each of these four stages will be proportional to the scale, form, type and sensitivity of development proposed, and take account of factors such as the proximity of any Listed Buildings, Undesignated Heritage Assets and/or Conservation Areas or landscape context.

Applicants are strongly encouraged to engage local communities and other stakeholders at each stage of the design process for major or otherwise sensitive proposed developments. For instance, for major developments it is recommended that applicants undertake community and stakeholder engagement at Design Stage 1 and 2, testing and validating their findings prior to progressing to Design Stage 3. At Design Stage 3 further engagement work prior to progressing to Design Stage 4 is recommended. This level of community and stakeholder engagement is in addition to the usual Planning Application notification and consultation process. Early and proactive engagement with local communities and stakeholder ensures that meaningful discussions take place at the appropriate stages in the design process when there is more scope for communities and stakeholders to shape development proposals."

4.7.4 Policy DM5b is to be based on the existing DM5 policy and is proposed to be read as follows:

Policy DM5b: Design

In accordance with the Requirements of Core Policy 9, all proposals for new development shall be assessed against the following criteria:

1. Access

Provision should be made for safe and inclusive access to new development. Integration of sustainable and active modes of travel is encouraged and, where practicable, developments should include dedicated walking and cycling corridors, connecting to existing defined routes in the surrounding area, making use of multifunctional Green Infrastructure.

2. Parking

Parking provision for vehicle and cycles should be based on the scale and specific location of the development.

Parking for vehicle and cycles in new residential development should be appropriate in terms of amount, design and layout, in accordance with the adopted Residential Cycle and Car Parking Design Guide SPD. Development resulting in the loss of parking provision will require justification.

Proposals should give careful consideration to the location of vehicle and cycle parking in relation to public transport provision in order to maximise opportunities for multi-modal travel.

3. Amenity

The layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy.

All proposals for new housing developments should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for future occupiers.

Development proposals should have regard to their impact on the amenity or operation of surrounding land uses and where necessary mitigate for any detrimental impact.

Proposals resulting in the loss of amenity space will require justification.

The presence of existing development which has the potential for a detrimental impact on new development should also be taken into account and mitigated for in proposals. New development that cannot be afforded an adequate standard of amenity or creates an unacceptable standard of amenity will be resisted.

4. Local Distinctiveness and Character

The rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development.

In accordance with Core Policy 13, all development proposals will be considered against the assessments contained in the Landscape Character Assessment Supplementary Planning Document.

Proposals creating backland development will only be approved where they would be in-keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.

Inappropriate backland and other uncharacteristic forms of development will be resisted.

Where local distinctiveness derives from the presence of heritage assets, proposals will also need to satisfy Policy DM9.

5. Public Realm

New development should create new or strengthen existing street and public space networks; where appropriate assisting in the delivery of the Council's Open Space Strategy.

New development shall contribute positively towards creating a well-defined, well-used, safe and attractive public realm. The interface between buildings and the public realm is of critical importance

and should have strong boundary treatments or well resolved threshold spaces with opportunities for natural surveillance required.

The quality of the public realm will be negatively affected where threshold design (and in particular, the storage of recycling and waste containers) has been poorly considered. The District Council will seek to ensure that the quality of the public realm is safeguarded through carefully considered solutions relating to: boundary demarcations, changes in level, utility boxes and flues, recycling and waste storage and car parking.

Development proposals which affect, or add to, the public realm should create a well-defined, easily navigable and accessible network of streets and spaces and ensure that convenient access is provided for all users whilst prioritising the needs of pedestrians, cyclists, public transport users, and people with a range of disabilities, and emergency and service vehicles.

6. Trees, Woodland, Biodiversity and Green and Blue Infrastructure

In accordance with Core Policy 12, all natural features within or adjacent to development sites should not be unnecessarily adversely impacted and development should first seek to respect existing features before the Council will consider removal of such features. The starting point should be through integration and connectivity of Green Infrastructure to deliver multi-functional benefits and should be incorporated into a landscaping scheme that mitigates any loss and / or the effects of the development on the local landscape.

A holistic approach shall be adopted with respect to the design and integration of green and blue infrastructure into new development, creating opportunities for habitat creation, water management and attractive and memorable places.

7. Ecology

Where it is apparent that a site may provide a habitat for protected species, development proposals should be supported by an up-to-date ecological assessment, including a Habitat Survey and a survey for species listed in the Nottinghamshire Biodiversity Action Plan. Significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development with mitigation, and as a last resort, compensation (including off-site measures), provided where significant impacts cannot be avoided. New development should deliver an evidenced net gain in biodiversity.

8. Crime & Disorder

The potential for creation or exacerbation of crime, disorder or antisocial behaviour should be taken into account in formulating development proposals. Appropriate mitigation through the layout and design of the proposal and / or off-site measures should be included as part of development proposals.

9. Unstable Land

Development proposals within the current and historic coal mining areas of the District should take account of ground conditions, land stability and mine gas, and where necessary include mitigation measures to ensure they can be safely implemented.

10. Flood Risk and Water Management

The Council will aim to steer new development away from areas at highest risk of flooding. Development proposals within Environment Agency Flood Zones 2 and 3 and areas with critical drainage problems will only be considered where it constitutes appropriate development and it can

be demonstrated, by application of the Sequential Test, that there are no reasonably available sites in lower risk Flood Zones.

Where development is necessary within areas at risk of flooding it will also need to satisfy the Exception Test by demonstrating it would be safe for the intended users without increasing flood risk elsewhere.

In accordance with the aims of Core Policy 9, development proposals should wherever possible include measures to pro-actively manage surface water including the use of appropriate surface treatments in highway design and Sustainable Drainage Systems.

11. Advertisements

Proposals requiring advertisement consent will be assessed in relation to their impact on public safety, the appearance of the building on which they are sited or the visual amenity of the surrounding area.

12. Design SPD

Further guidance will be set out within a SPD to be prepared by the Council.

4.7.5 It is proposed that the justification text will read as follows:

Access

For proposals that are supported in principle by Core, Spatial or other Development Management policies there is also a need to make site specific and detailed assessment. As many issues will be common to many different types of development proposals, and to avoid undue repetition within individual policies, it is intended that the relevant criteria of this policy are used in conjunction with other policies to provide for a full method of assessment. It is also intended that this policy be used as a basis for the assessment of proposals that do not comfortably fall to be assessed against any other policies.

The Council will seek to secure safe means of access to all new development by applying current highway and cycle design standards. On new build development in particular, inclusive access should be a consideration at design stage and wherever possible within schemes of conversion and adaptation. In the interests of reducing reliance on the private car and promoting a modal shift, all new development should be accessible by foot and bicycle, making connections to existing infrastructure. Larger scale development should also demonstrate consideration for opportunities to create new links to the public transport network and integration of other means of sustainable and active travel.

Parking

The Council will seek to be flexible and pragmatic towards parking provision in connection with new development. Residential parking standards and design principles are set out in the Council's Residential Cycle and Car Parking and Design Guide SPD (2021) and, for non-residential developments, they are set

out in the Highway Authority's Highway Design Guide (2020). The levels of provision required varies across the District to reflect the more rural nature of some settlements, and assists in maintaining vitality and viability in smaller settlements where alternative modes of transport may not be so readily available

The promotion of cycling as a travel opportunity is part of the drive to promote alternatives to the private car and encourage more sustainable means of travel. Therefore the needs of cyclists should be fully taken into account in the development process through improvements to the provision, safety, convenience and general environment for cycling. To help promote cycle use the amount of good quality cycle parking needs to be increased. It is important therefore that secure cycle parking is provided as an integral part of new development.

In sustainable locations where development is not likely to exacerbate existing problems, the Council will not insist on on-site parking, particularly at the expense of good urban design. Where development is proposed in areas of known parking problems and it is likely to exacerbate these at the expense of highway safety, the Council will seek to secure sufficient off-street parking to provide for the needs of the development. Where proposals involve the loss of off-street parking they should be accompanied by an assessment and justification of the impact. Where the loss is not at the expense of highway safety elsewhere and does not undermine the commercial viability of the area it serves, it will not be resisted.

Amenity

Given the range of sites and development proposals within them that this policy will be used to assess, it is not intended to adopt prescriptive standards of amenity but rather establish a framework to form the basis of assessment. However, insufficient space in residential properties can have adverse impacts on the health and wellbeing of occupants. In order to ensure that all new housing serves the practical and social needs of occupiers, all new development should provide adequate internal and external space. During the plan period, a Supplementary Planning Document may be adopted in respect of residential development.

Most types of residential development will require some form of private amenity space and this should be proportionate and appropriate to the development it is intended to serve. For example, houses capable of family occupation should have private garden areas whereas for apartment developments it may be acceptable to have communal amenity areas. For schemes of conversion, particularly in town centres, where public amenity space is readily accessible, there may be no requirement for private amenity space. Where proposals involve the sub-division of existing dwellings within

established residential areas to form multiple residential units, particular care should be taken to ensure that adequate private amenity space is provided for each unit. This should be designed so as to avoid adverse impacts on the amenities of neighbouring residents and the character of the surrounding area.

Where proposals involve multiple residential units they should be designed so as to avoid direct overlooking and overbearing impacts on each other. Where new residential development is proposed adjacent to existing dwellings, it should be designed so as to avoid either the existing or proposed development being subjected to the same impacts. In both these instances, the separation distances required to achieve an adequate standard of amenity will be determined by the individual site characteristics including levels and intervening boundary treatments.

Where development with the potential for adverse environmental impacts such as noise, odour and vibration are proposed close to more sensitive development or uses, they should be accompanied by an assessment of the impact and any proposals for any necessary mitigation. Conversely, where a more sensitive development is proposed near to an established use with the potential for adverse environmental impacts, the proposed development should be designed to minimise the impact on eventual occupiers to an acceptable level.

Local Distinctiveness

The diversity of landscape and built form within the District displays much local distinctiveness which the Council is keen to see reflected in new development. Development proposals should take reference from the Landscape Character Assessment SPD, locally distinctive layouts, design, detailing and methods of construction as a means of integrating itself into the surrounding area.

Where sites contain buildings of architectural or historical merit, the Council will favour their conversion over re-development. When such buildings lie within settlements where new development would be in accordance with the Spatial Strategy, there will not normally be a requirement for the same structural justification and investigation of alternative uses as required for buildings in the countryside, but the detailed scheme of conversion will be subject to the same assessment, as set out in the Supplementary Planning Document.

Public Realm

The public realm includes space that is within and between buildings which is publicly accessible for use by everyone. Public Realm is important because it can help to deliver far reaching social, economic and environmental benefits including:

- Enhancing identity and civic pride;

- Attracting more visitors;
- Increasing expenditure;
- Helping retailers (in village and town centres);
- Creating safe places;
- Facilitating a sense of community and / or social cohesion;
- Aiding legibility;
- Providing interesting vistas; and
- Breaking up the built form.

The most successful places exhibit functional and attractive hard and soft landscape elements, with well-orientated and detailed routes and include facilities such as seats and play equipment. Well-designed spaces will be inclusive, catering to the needs of all groups in society, including children, or those with limited mobility. Public art and sculpture can play an important role in making interesting and exciting places that people enjoy using.

Well-designed public realm can also be multifunctional, with the integration of elements such as sustainable drainage systems (SuDs) to manage flood risk, and planting schemes that support biodiversity while also helping to control air pollution and moderate temperatures.

Trees, Woodlands, Biodiversity and Green Infrastructure

Features of natural importance such as trees and hedges significantly contribute to the landscape character of the District and can also be used to help integrate new development into it. Where a site contains or is adjacent to such features, proposals should take account of their presence and wherever possible incorporate or enhance them as part of the scheme of development in order to improve the connectivity of the Green Infrastructure. Where it is proposed to remove features, justification will be required and re-planting should form part of development proposals.

Ecology

Both National and European legislation require the potential impact on protected species and their habitats to be taken into account in the planning process. Where it is apparent that a site may contain or provide a habitat for protected species, this should form the starting point for the design process which should be informed by accurate and up to date survey information. Wherever possible, the development should be designed to enhance the Green Infrastructure by providing continuity of habitat, or as a last resort, should include on or off site mitigation measures. The Habitats Regulations Assessment has identified areas where the development of allocated sites may affect sites of European importance for nature conservation.

Crime and Disorder

The National Planning Policy Framework (NPPF) requires planning policies to promote safe and accessible environments where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion. For proposals that have the potential to create or exacerbate crime or anti-social behaviour, in particular those generating public assembly and relating to the night time economy, an assessment of the potential impacts will be required. Where this identifies the potential for any adverse impacts, these should be addressed as part of the proposal. This may include design measures forming part of the proposal such as boundary treatments or off site measures such as contributions towards CCTV.

Unstable Land

The District has a long history of coal mining which has resulted in areas of unstable land and the potential for mine gas ingress. The consequence of development on this land needs to be taken into account in the decision making process. Development proposals within areas of instability should be accompanied by proposals for remediation or mitigation upon which the District Council will consult with The Coal Authority.

Flood Risk and Water Management

Allocated sites within the Core Strategy were assessed against the Strategic Flood Risk Assessment Level 1 (SFRA L1) and sites within the A&DM DPD have been assessed against both this and the SFRA L2. Development proposals on unallocated sites will also need to pass the Sequential Test and development proposals on both allocated and unallocated sites within areas at risk of flooding will need to pass the Exception Test.

For definitions, and the application of the tests, reference will be made to the Technical Guidance to the National Planning Policy Framework.

In the interests of minimising both new and existing developments vulnerability to flood risk arising from climate change, proposals for new development where the scale and form of development is appropriate, should wherever possible utilise Sustainable Drainage Systems (SUDs) to manage surface water run-off.

Advertisements

Only issues of public safety and visual amenity, taking account of cumulative impact, will be relevant in assessing proposals for advertisement consent. Public safety will normally relate to the impact on highway safety and visual amenity will be assessed by reference to criterion 3: Amenity and criterion 4: Local Distinctiveness & Character.

Design Supplementary Planning Document

The Council will prepare a Supplementary Planning Document which will include more detail on all aspects of design including each of the principles outlined above.”

- 4.7.4 **Alternative Options** – Rather requiring development proposals to demonstrate **that** they provide adequate internal space, the national space standards could be formally integrated into the Amended Allocations & Development Management DPD. Beyond this the only other alternative option would be to continue with the content in Policy DM5, in combination with national policy.

Question 16 – Policy DM5a & b – Design

Do you agree with the preferred approach?

4.8 Policy DM5(c) - Sequential Test

- 4.8.1 The need for a proactive approach to mitigate and adapt to climate change, and to take account of the long-term implications for flood risk are clearly outlined in national policy. At the local-level, this is reflected in the District Council’s declaration of a ‘climate emergency’ on the 16th July 2019.
- 4.8.2 Core Policy 10 in the Amended Core Strategy and the currently adopted Policy DM5 in the Allocations & Development Management DPDs provide the local approach towards the Sequential Test. They mirror national policy and do not provide additional detail on how the Test will be applied locally. Given the significance of the issue it is proposed that provision of additional local guidance would assist the consistency of how the Test is applied. This is particularly the case with respect to residential development, where the Council has witnessed an increase in the number of applications advanced on the basis that the presence of a settlement-level housing needs assessment justifies restricting application of the Test to that particular location.
- 4.8.3 Defining suitable geographic parameters for the application of the Test is crucial to its ability to be properly implemented. The convention, as reflected in Development Plan policies elsewhere, is that the Test should be applied over the whole of the Local Planning Authority Area. That is unless there are relevant objectives in the Local Plan or functional requirements specific to the proposed development which would justify a lesser area. The need to take account of ‘wider sustainable development objectives’ is emphasised through national policy, and in this respect it is the Development Plan which defines what constitutes ‘sustainable development’ for the District. Accordingly its aims and objectives should form an important consideration, alongside recognition of any genuine functional requirements of the proposed use. It is considered that this ought to be made explicit through amendments to the Plan.
- 4.8.4 With specific regard to housing development, the objective of the Development Plan is foremost to ensure that the District’s objectively assessed housing need can be met. In order to do so it focusses development, through Spatial Policy 1 and 2 of the

Amended Core Strategy, in locations within the defined boundaries of the ‘settlements central to the delivery of the spatial strategy’ (i.e. those down to the ‘Principal Village’ level of the Settlement Hierarchy in Spatial Policy 1). Beyond this, the Plan allows for additional windfall development within those same settlement boundaries through Policy DM1 in the Allocations & Development Management DPD, appropriate small-scale housing development in rural areas through Spatial Policy 3 and specific provision of rural affordable housing through exceptions sites, in line with Core Policy 2. Whilst the benefits from windfall development are recognised its acceptability in planning-terms is a prerequisite, which must be considered against the Development Plan as a whole. Flood risk represents a significant potential barrier in this respect.

4.8.5 Establishing a market housing preference or affordable need through a settlement-level housing needs assessment, and the issue of how this ought to be met are two distinct matters. It doesn’t necessarily follow that a market preference or need arising in any given location should be met there (or indeed even in the vicinity), unless to do so is acceptable in planning policy terms and secondly there is a suitable site available. It is therefore proposed that it be made clear through the introduction of new policy content that restricting application of the Sequential Test to the settlement-level, on the basis of the findings of a housing needs assessment, will not normally be considered appropriate.

4.8.6 **Preferred Approach** – it is proposed the policy will read:

Policy DM5(c) - Sequential Test

In-line with Core Policy 5 the Council will follow a sequential approach to development and flood risk, seeking to steer new development away from those areas at highest risk. Development will not be permitted if there are reasonably available sites appropriate for the proposed development in areas at lower risk of flooding.

The area of search within which to undertake the Test will normally be District-wide, unless it is appropriate for this to be further refined having had regard to relevant policy objectives within the Development Plan and/or any valid functional requirements of the proposed use. With specific regard to housing development, the presence of a settlement-level housing needs assessment will not normally justify restricting application of the test to that location. To depart from this approach will require robust justification on the part of the applicant.

Where the undertaking of the Test is necessary then applicants are encouraged to positively engage with the District Council at an early stage in order to agree appropriate parameters.

4.8.7 **Alternative Options** - The only alternative option would be to continue with the sequential test content in Core Policy 5 and Policy DM5, in combination with national policy to guide its application – no specific local guidance would be provided in this scenario.

Question 17 – Policy DM5c – Sequential Test

Do you agree with the preferred approach?

4.9 Policy DM5d – Water Efficiency Standard

- 4.9.1 The revised NPPF published in February 2019 requires plans to take a proactive approach to mitigation and adapting to climate change including taking account the long term implications for water supply (para 149 of the NPPF). However no explicit reference is made within the Allocations & Development Management DPD to water efficiency/re-use measures, which can be complementary to managing surface water run-off.
- 4.9.2 Through its response to the Issues Paper (2019), Anglian Water identified that the area of the District it serves is considered by the Environment Agency to be at serious water stress. The two bodies have now published [advice](#) in support of new dwellings meeting the Building Regulations optional higher water efficiency standard of 110 litres per person per day. The viability implications of this change are minimal, and modelled by the body to be as low as £6-9 per dwelling. Given the emphasis on greater water efficiency as part of new development, as part of responding to the challenge of climate change this would be a measure that is equally applicable to the remainder of the District, beyond those areas served by Anglian Water.
- 4.9.3 **Preferred Approach** - Creation of a new Policy – Policy DM5d ‘Water Efficiency Measures in New Dwellings’.

Policy DM5(d) – Water Efficiency Measures in New Dwellings

Proposals for new dwellings should meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, or relevant successor standard, as set out through the Building Regulations.

- 4.9.4 **Alternative Approach** - Apply the standard purely within the part of the District served by Anglian Water. However given the importance of improved water efficiency, and the extremely modest viability implications this option is not favoured.

Question 18– Policy DM5(d) – Water Efficiency Measures in New Dwellings

Do you agree with the preferred approach?

4.10 Policy DM6 – Householder Development

- 4.10.1 The policy remains up-to-date save for a reference to a forthcoming Supplementary Planning Document which has since been developed. It is proposed to amend the final paragraph to read:

Extract from Policy DM6 – Householder Development

~~The methods by which these criteria will be assessed will be~~ Further details are set out in the Householder Development Supplementary Planning Document.

4.11 Policy DM7 - Biodiversity and Green Infrastructure

4.11.1 It is proposed to include a reference to enhancing biodiversity in the policy. The Environment Bill is, at the time of writing, at committee stage in the House of Lords. This Bill includes the requirement that planning applications should include a means to deliver a biodiversity net gain of the relevant percentage, which at the time of writing is 10%. While it is not certain that the Environment Bill will be enacted, it is reasonable to act on the basis that it will.

4.11.2 Ancient and veteran trees and ancient woodland make an important contribution to the District's biodiversity. Policy DM7 does not address this, so it is proposed that a reference to the protection of trees and woodland is inserted, which would also reflect the strengthened language in the 2019 NPPF.

4.11.3 **Preferred Approach** – it is proposed the policy will read:

Policy DM7 – Biodiversity and Green Infrastructure

New development, in line with the requirements of Core Policy 12, should protect, promote and enhance green infrastructure to deliver multi-functional benefits and contribute to the ecological network; both as part of on site development proposals and through off site provision. As set out in Core Policy 12, public open space provided in connection with allocations in settlements within a 5km radius of Birklands & Billhaugh Special Area of Conservation, (provided in accordance with the Developer Contributions SPD) shall be designed to reflect the need to provide SANGS in perpetuity to relieve pressure on the SAC. Where SANGS are proposed, their quantity and quality shall be developed and agreed in conjunction with the District Council and Natural England.

Planning permission will not be granted for development proposals on, or affecting, Special Areas of Conservation or Special Protection Areas (European Sites) unless it is directly related to the management of the site for nature conservation and public access and does not significantly harm the integrity of the site.

For development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), planning permission will not be granted unless the justification for the development clearly outweighs the nature conservation value of the site.

Loss or harm to ancient woodland and ancient or veteran trees will not normally be acceptable. Proposals resulting in such loss or harm should only be permitted where these impacts are clearly outweighed by the public benefit of the development.

Development proposals in all areas of the District should seek to enhance biodiversity. The enhancement should be a netgain of at least 10%, or if different the relevant percentage set out in the Environment Act, as measured by the applicable DEFRA metric or any successor document. These gains must be guaranteed for a period of at least 30 years. On sites of regional or local importance, including previously developed land of biodiversity value, sites supporting priority habitats or contributing to ecological networks, or sites supporting priority species, planning permission will only

be granted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site.

All development proposals affecting the above sites should be supported by an up-to date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. On SSSI's and sites of regional or local importance, significantly harmful ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided.

4.11.4 **Alternative Options** - No changes could be made to Policy DM7. This would leave the policy silent on ancient woodland and ancient or veteran trees, and would miss the opportunity to incorporate biodiversity enhancement into District policy.

Question 19 – Policy DM7 – Biodiversity and Green Infrastructure

Do you agree with the preferred approach?

4.12 **Policy DM8 - Development in the Open Countryside**

4.12.1 It is considered necessary to amend Policy DM8 in order to reflect the new approach towards development in villages covered by Spatial Policy 3 and tourism development in Core Policy 7 of the Amended Core Strategy. Although the policy is largely consistent with national policy, this could be further boosted through the making of a limited number of changes so that the policy fully reflects the approach towards isolated dwellings in the countryside, as set out at paragraph 79 of the NPPF. The need to address these issues was raised as part of the response from Anthony Northcote Planning (on behalf of various clients) to the previous Issues Paper consultation. The comments and the District Council response is available at (<https://www.newark-sherwooddc.gov.uk/planreview/>).

4.12.2 The preferred approach to the amendment of the policy is set out below, those elements of the policy not detailed will remain the same as that contained in the currently adopted Policy DM8 in the Allocations & Development Management DPD.

4.12.3 **Preferred Approach** – it is proposed the policy will be amended as follows, please note criterion 7, 9 and 10 within the existing policy will remain unchanged.:

Extract from Policy DM8 - Development in the Open Countryside

In accordance with the requirements of Spatial Policy 3, development away from ~~the main built up areas of villages or settlements~~, in the open countryside, will be strictly controlled and limited to the following types of development;

2. New and Replacement Rural Workers Dwellings, the Extension of Existing Rural Workers Dwellings, and the Removal of Occupancy Conditions Attached to Existing Dwellings.

Proposals for new dwellings will be required to demonstrate an essential functional and financial need for a rural worker to live permanently at, or near, in relation to the relevant rural operation being served. The scale of new and replacement dwellings and extensions to those existing should be commensurate with the needs, and the ability of the operation they serve to fund them. Where a new

or replacement dwelling is justified, its siting will be influenced by its functional role and the visual impact on the surrounding countryside should also be taken into account. Other than for the most minor of proposals, applications to extend dwellings subject to occupancy conditions will be assessed in the same way.

Extensions to existing rural workers dwellings will only be permitted where the extension does not undermine the retention of any occupancy condition.

Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless it can be clearly demonstrated that:

a) The essential need which originally required the dwelling to be permitted no longer applies in relation to the land holding of the original source of employment; and

b) The long term needs in the locality no longer warrants the dwelling's reservation for that purpose with reasonable attempts having been made to dispose of the dwelling for occupation as a rural worker's dwelling.

~~Occupancy conditions will only be removed where it can be demonstrated that they no longer serve a useful purpose.~~

3. New and Replacement Dwellings

Planning permission will ~~not be granted for isolated new dwellings unless only be granted for new dwellings~~ where they are of ~~exceptional~~ outstanding quality or innovative nature of design, reflecting the highest standards of architecture. Proposals will also need to significantly enhance their immediate setting and be sensitive to the defining characteristics of the local area.

Notwithstanding the above planning permission will be granted for replacement dwellings where it can be demonstrated that the existing dwelling is in lawful residential use and is not of architectural or historical merit. In the interests of minimising visual impact on the countryside and maintaining a balanced rural housing stock, replacement dwellings should enhance their immediate setting and normally be of a similar size, scale and siting to that being replaced. The appropriate subdivision of existing residential dwellings in lawful use, to create additional new dwellings, will also be supported.

Proposals for residential development which is demonstrated to represent the optimal viable use of a heritage asset, or which would constitute appropriate enabling development in order to secure the future of a heritage asset, will be positively viewed.

5. Conversion of existing buildings

In the interests of sustainability, consideration should be given to the conversion of ~~existing redundant or disused~~ buildings before proposing replacement development. Proposals should investigate and assess alternative uses for buildings in accordance with the aims of the Spatial Strategy and present a case for the most beneficial use. Redevelopment proposals, which significantly expand the existing form of the building, will not be considered under this element of the policy but will instead be assessed as new development in the countryside under other relevant provisions of this policy.

Planning permission will be supported ~~only be granted~~ for the conversion to residential use where it can be demonstrated that the of buildings of architectural or historical merit of the buildings where it warrants their preservation, and they can be converted without significant re-building, alteration or extension. Further guidance over how proposals for the conversion of traditional rural buildings will

be considered is provided in the Conversion of Traditional Rural Buildings Supplementary Planning Document.

Proposals for residential development will also need to demonstrate that the enhancement of their immediate setting has been provided for.

6. Rural Diversification

Proposals to diversify the economic activity of agricultural and other rural businesses will be supported where it can be shown that they can contribute to the local economy. Proposals should be complimentary and proportionate to the existing business in their nature and scale and be accommodated in existing buildings wherever possible.

Proposals for development which helps sustain existing agricultural and other rural enterprises such as small scale farm shops selling local produce will be supported. To represent appropriate rural diversification, Farm Shops will be expected to source a reasonable proportion of their produce from the farm and / or local area. This would be secured by way of condition.

Planning Applications should be supported by a statement that demonstrates the proposed development forms part of an appropriate rural diversification scheme which will contribute to making the existing business viable.

8. Employment uses

Small scale eEmployment development should be small in scale unless a larger scale can be justified and will only be supported where it can demonstrate the need for a particular rural location and a contribution to providing or sustaining rural employment to meet local needs in accordance with the aims of Core Policy 6. Proposals for the proportionate expansion of existing businesses will be supported where they can demonstrate an ongoing contribution to local employment. Such proposals will not require justification through a sequential test.

Proposals to expand existing businesses or construct buildings for new businesses in the open countryside are more likely to be appropriate in areas such as industrial estates where the principle of such development is established. Where it is demonstrated that it is necessary, expansion into adjacent areas could be considered appropriate if the impacts are judged to be acceptable. The proportionality of such developments should be assessed individually and cumulatively, and impacts on both the immediate vicinity and the wider setting should be considered. It should be demonstrated that location on existing employment allocations or on employment land within urban boundaries or village envelopes is not more appropriate.

11. Visitor Based Tourism Development and Tourist Accommodation

In accordance with the aims of Core Policy 7, the benefits of sustainable tourism and visitor based development (including tourist accommodation) are recognised and 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 will be positively viewed. Core Policy 7 details the approach which will be taken towards the determination of proposals for tourism development in the open countryside. attractions and facilities that can demonstrate the need for a rural location in order to meet identified need, constitute appropriate rural diversification or can support local employment, community services and infrastructure will be supported. Proposals for new tourist attractions and the expansion of existing attractions that are based upon site specific heritage or natural environment characteristics will also be supported.

Justification Text

4.12.4 It is also proposed that the justification text will be amended as follows:

“New and Replacement Rural Workers Dwellings, the Extension of Existing Rural Workers Dwellings, and the Removal of Occupancy Conditions Attached to Existing Dwellings

7.38 The District contains a significant rural housing stock, some of which is restricted to occupation by rural workers through planning conditions. The reduction in market value of dwellings subjected to such conditions makes them more accessible to traditional lower paid rural workers.

7.39 Where dwellings are essential for the functioning of a new rural business or the expansion of an existing business, the availability of existing accommodation should firstly be explored. Where it can be shown that existing accommodation is not available or suitable it will be necessary for the applicant to demonstrate that there is an essential functional and financial need for the permanent dwelling ~~a permanent dwelling is necessary for the proper functioning of the operation it is intended to serve~~ and that the business alone is able to support its financial cost.

7.40 For dwellings to serve new businesses, or new activities within established businesses, proposals will need to demonstrate:

- i. Clear evidence of a firm intention and ability to develop the enterprise concerned. This could include significant investment in new buildings or permanently sited equipment;
- ii. A functional need is demonstrated by showing a dwelling is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. This may arise from the need to be on site day and night in case animals or agricultural processes require essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss of crops or products;
- iii. Clear evidence that the proposed enterprise has been planned on a sound financial basis; and
- iv. The functional need described at ii) could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.

7.41 The Council will expect applications to be accompanied by a business plan that addresses the above tests. Where the tests are satisfied, the Council will

normally firstly grant a temporary, three year consent to allow the viability of the enterprise to be tested.

7.42 For dwellings to serve existing businesses on well-established units, proposals will need to demonstrate:

- i. There is a clearly established existing functional need as described at 7.35ii;
- ii. The need relates to a full-time worker and does not relate to a part-time requirement;
- iii. The unit and activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so; and
- iv. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.

7.43 The Council will expect applications to be accompanied by the preceding 3 years audited accounts and sufficient information to address the other tests.

7.44 Where the exercise of permitted development rights on agricultural dwellings could lead to visual harm, the Council will consider removing these by condition.

7.45 Where an extension would result in the creation of a larger unit which would increase the value beyond the means of those employed in agriculture, it would undermine the objectives of ensuring its retention for the intended purpose as a rural worker's dwelling. This would, in turn, make it difficult for the Council to resist any future application for the removal of the agricultural occupancy condition and would see the creation of an isolated dwelling in the open countryside and / or Green Belt, which would ordinarily have been considered inappropriate development. Therefore, to minimise pressure for the removal of occupancy conditions, permission for extensions to dwellings subject to such conditions will be only granted where the size of the new dwelling would not exceed that which can be justified by the functional requirements of the related enterprise.

7.46 In order to sustain the rural economy, it is important that there is sufficient housing to meet the needs of key workers and dwellings with occupancy conditions play an important part in ensuring this due to their lower market value. Even when the initial need for a dwelling has passed, it may still fulfil a need in relation to other operations in the surrounding area and this must be fully explored before the Council will consider removing occupancy conditions. Applications should be accompanied by evidence of marketing the

dwelling at an appropriate price for a period appropriate to market conditions at the time. Rural workers dwellings are often situated in unsustainable locations where market housing would be contrary to planning policy and so their unrestricted occupation will only be allowed when the Council is satisfied that the restriction no longer serves a useful purpose.

Rural Diversification

7.51 Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy. Development proposals that contribute to these aims will be supported. To minimise the visual impact on the countryside, existing buildings should be re-used wherever possible. New buildings should be sited and designed to reflect their location. In assessing applications, the Council will be firm in distinguishing between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere. As such, applicants will be required to submit a statement which demonstrates that the proposed development forms part of an appropriate rural diversification scheme. It should include:

- I. Details of existing activities on the rural business, site area, type of rural business, existing buildings on the site, number of employees.
- II. Details of why there is a need for the diversification including what present problems are being encountered. Is there a genuine operational requirement that can't be accommodated in existing buildings on or in the vicinity of the site?
- III. Proposal details: what the proposal is for, landscape plans, traffic data, structural survey of existing buildings, parking, employment information.
- IV. Impact: what are the implications of the proposal for the environment and rural economy?"

4.12.5 Alternative Options - It is not considered that an alternative option exists in this instance, given that the amendments are limited in nature and necessary to bring the

Question 20 – Policy DM8 – Development in the Open Countryside

Do you agree with the preferred approach?

policy into line with content in the Amended Core Strategy and national planning policy.

4.13 Policy DM9 - Protecting and Enhancing the Historic Environment

4.13.1 The District contains a valuable legacy of heritage assets and it is considered necessary to amend Policy DM9 in order to reflect the changes in the 2019 NPPF and seek to strengthen the existing policy position in relation to the historic environment. Whilst no consultation comments were submitted to the previous Issues Paper consultation in summer 2019 specifically in relation to Policy CS9, and the Policy is largely consistent with national policy, it is considered that this could be further refined through some minor changes to the terminology and language used in the policy text.

4.13.2 **Preferred Approach** – it is proposed the policy will read:

Policy DM9 – Protecting and Enhancing the Historic Environment

In accordance with the requirements of Core Policy 14, all development proposals concerning heritage assets will be expected to conserve them in a manner appropriate to their significance secure their continued protection or enhancement, contribute to the wider vitality, viability and regeneration of the areas in which they are located (including its contribution to economic vitality), reinforce a strong sense of place and be enjoyed for their contribution to the quality of life of existing and future generations.

1. Listed Buildings

Proposals for the change of use of listed buildings and development affecting, or within, the curtilage of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building. Impact on the special architectural or historical interest of the building Any harm to, or loss of, the special architectural or historical significance of the building will require clear and convincing justification set out in full in the heritage impact assessment ~~Will require justification~~ in accordance with the aims of Core Policy 14.

2. Conservation Areas

Development proposals should take account of the distinctive character and setting of individual conservation areas including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing. Impact on the character and appearance Any harm to, or loss of, the significance of Conservation Areas (including character and appearance) will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.

3. Historic Landscapes

Development proposals should respect the varied historic landscapes of the District (including registered parks and gardens and Stoke Field registered battlefield) through their setting and design. Appropriate development that accords with the Core Strategy, other Development Plan Documents and facilitates a sustainable future for Laxton will be supported. Any harm to, or loss of, the significance of historic landscapes will require clear and convincing justification set out in full in the heritage impact assessment in accordance with the aims of Core Policy 14.

4. Archaeology

Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Where development proposals include, or has the potential to include, heritage assets with archaeological interest, an appropriate archaeological impact/ desk-

based assessment will be required and where necessary, accompanied by a field evaluation which may include both non-intrusive and intrusive archaeological investigation. are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. This will then be used to inform the need for further evaluation or a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would ~~destroy or detrimentally affect~~ lead to the substantial harm (or total loss of significance of) Scheduled Ancient Monuments or other sites of demonstrable national significance such as Farndon Fields.

Within Newark's Historic Core, as defined on the Policies Map, archaeological evaluation will usually be required prior to the determination of planning applications.

5. All Heritage Assets

This criterion concerns all heritage assets, including non-designated assets which meet the Council's criteria. All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of development and these should respect traditional methods and natural materials wherever possible. Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy. All planning applications for development proposals which affect heritage assets should include a description of the significance of any heritage assets affected, including any contribution made by their setting. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state will not be taken into account in any planning decision.

6. Shopfronts

Shopfronts of high architectural or historical value should be retained and preserved wherever possible. Proposals for new shopfronts should respect the character, scale, proportion and detailing of the host building. Detailed assessment of proposals will be made in accordance with a Shopfronts and Advertisements Design Guide Supplementary Planning Document.

4.13.3 **Alternative Options** - It is not considered that an alternative option exists in this instance.

Question 21 – Policy DM9 – Protecting and Enhancing the Historic Environment

Do you agree with the preferred approach?

4.14 Policy DM10 - Pollution and Hazardous Materials

4.14.1 The Air Quality Strategy for Nottingham and Nottinghamshire 2020 -2030 has recently been produced, and it is proposed that reference to this document should be added to Policy DM10. The 2019 NPPF states that opportunities to improve air quality should be considered at the plan-making stage, and it is also proposed that the policy should reflect this. The District Council intends to produce an Air Quality

Supplementary Planning Document (SPD) to address issues around air quality in detail, so a commitment to writing this document is included in the policy in the preferred approach.

4.14.2 **Preferred Approach** – it is proposed the policy will read:

Policy DM10 – Pollution and Hazardous Materials

Development proposals involving hazardous materials or the potential for pollution should take account of and address their potential impacts in terms of health, the natural environment and general amenity on:

1. Neighbouring land uses;
2. The wider population;
3. Ground and surface water;
4. Air quality; and
5. Biodiversity

Proposals for potential point source polluters and other activities that have potential to lead to increased deposition of nitrogen should, as part of any planning application, consider the potential for effects on European sites and the scope for avoiding or mitigating these.

A conceptual site model should be prepared with an investigation report for the potential development site. A site investigation to confirm the conceptual site model should then be undertaken and dependent upon findings of such a remediation/mitigation plan with subsequent validation should then be agreed with the planning authority.

Any impact should be balanced against the economic and wider social need for the development. Proposals should include necessary mitigation as part of the development or through off site measures where necessary. Harmful development which cannot be made acceptable will be resisted.

Development proposals near hazardous substance installations, as defined on the Policies Map, or near development with the potential for significant pollution should take account of and address the potential risk arising from them. Any risk should be balanced against the economic and wider social need for the development. Development that would be put at an unacceptable risk from its proximity to such installations will be resisted.

Development proposals should identify opportunities to improve air quality or mitigate impacts, such as through traffic and travel management, green infrastructure provision and enhancement. Account should be taken of the Air Quality Strategy for Nottingham and Nottinghamshire 2020 -2030. Issues around air quality will be discussed in greater detail in Newark & Sherwood District Council's forthcoming Air Quality SPD. Once this document is adopted, relevant development proposals will be assessed against it or any successor document.

Where a site is known, or highly likely to have been contaminated by a previous use, investigation of this and proposals for any necessary mitigation should form part of the proposal for re-development. Where contamination comes to light as part of the development process, the proposal will be determined in light of this.

Development proposals within and with the potential to impact on the Groundwater Source Protection Zone, as defined on the Policies Map, should address the potential risk through mitigation as part of the development or through off site measures where necessary. Proposals that present an unacceptable risk to the Groundwater Source Protection Zone will be resisted.

All proposals will be required to address the Landscape Character of the District, in accordance with Core Policy 13 and satisfy the criteria of other relevant Development Plan Documents.

- 4.14.3 **Alternative Options** - No changes could be made. This would fail to take account of policy on air quality at a county and national level and ignore the District Council's intention to produce the Air Quality SPD.

Question 22 – Policy DM10 – Pollution and Hazardous Materials

Do you agree with the preferred approach?

4.15 **Policy DM11 - Retail and Town Centre Uses**

- 4.15.1 The District's hierarchy of Centres faces significant challenges to remain healthy and viable, including the impact of the Coronavirus pandemic, continued growth of online retailing, ongoing retailer rationalisation of underperforming stores and property portfolios and the promotion of edge and out-of-centre proposals. In the case of Newark the competition provided by higher order Centres and substantial out-of-town schemes beyond the District boundary present additional threats. To respond to these challenges the Development Plan needs to support the creation of resilient and flexible Centres which are able to adapt to meet modern demands.
- 4.15.2 It is important that the opportunities to secure and deliver additional investment in our centres are taken, and that the Development Plan provides a suitable framework for this to occur. In this respect Newark has been successful in receiving £25 million worth of investment, as part of the Government's 'Towns Deal' initiative. The plans, reflected in the Newark-on-Trent Town Investment Plan, aim to transform the town's economic growth prospects with a focus on improved transport, heritage, skills and culture – with a range of site specific interventions identified. To build on this platform it is anticipated that a Town Centre Strategy for Newark will be produced, with additional strategies for Ollerton and Southwell Town Centres also being explored.
- 4.15.3 Part of the review process has been completed through the updating of Core Policy 8 in the Amended Core Strategy, which now leaves the content in the Allocations & Development Management DPD (A&DM DPD) to be addressed. Through the [Preferred Approach Town Centre and Retail Paper](#) a range of proposed amendments to Policy DM11 were subject to public consultation in January 2017. This was then followed by the recent [Issues Paper](#) which identified a range of town centre issues that the review of the Allocations & Development Management DPD needs to address. The suggested amendments can be categorised as those necessary to bring the Plan into line with national policy, consequential changes following adoption of

the Amended Core Strategy, those to improve implementation/provide clarification and more fundamental changes intended to support resilient and flexible Centres moving forwards.

- 4.15.4 Recent changes to the Use Classes Order will have a considerable effect on the future of Town Centre, with greater flexibility for change now available to many 'main town centre' uses. With previously separate uses A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e) having been condensed into a new single class, E. Movement between the uses within this class will not represent development, and so in many cases not require planning consent.
- 4.15.5 Currently Policy DM11 doesn't address non-retail main town centre uses in a comprehensive way, leaving it short of full conformity with national policy. This also affects its ability to respond to the challenges faced by Town Centre's, where non-retail uses are likely to become an increasingly important component.
- 4.15.6 Section 4 of the policy only explicitly refers to out-of-centre locations, and so to be consistent with national policy edge-of-centre should also be addressed. The Town Centre and Retail Study shows that the capacity to support additional convenience and comparison retail floorspace is forecast to be driven by increases in residual expenditure, as a result of population growth. Such capacity is not anticipated to arise until towards the end of the plan period, and the delivery of planned housing growth will be a key factor. This is not currently reflected in how the section deals with the Impact Test. In addition there is no content in the current Section around non-retail main town centre uses, and how the sequential and impact tests will be applied locally in edge-of-centre and out-of-centre locations.
- 4.15.7 Section 5 of the policy deals with rural and open countryside locations, and presently the scale of development supported in such locations does not make reference to the local impact thresholds introduced through Core Policy 8 in the Amended Core Strategy.
- 4.15.8 In addition to the above it is also proposed that the policy is amended to ensure that it reflects the need to promote positive change, including supporting to deliver the Newark-on-Trent Town Investment Plan, and accommodate the subsequent production of detailed Town Centre strategies. It is crucial that DM11 and related designations do not present obstacles to securing that change. The Primary and Secondary Shopping Frontages in Newark, and the Primary Shopping Frontage in Ollerton and Southwell Town Centres have been previously highlighted as areas for review. The outcome of this review has been largely driven by the introduction of the new E use-class, which significantly limits the ability to actively manage the type and mix of uses within their extents. On this basis they are no longer considered an effective policy tool, and so are proposed for deletion. Notwithstanding this, where the planning system remains able to shape change within defined centres then it is considered important that uses which, will contribute towards vitality and viability are prioritised. New policy content is therefore proposed to address this.

4.15.9 National policy no longer includes explicit reference to ‘disaggregation’ (i.e. the potential for different elements of a scheme to be located beyond the application site on sequentially preferable land) as part of the Sequential Test. However there are a number of notable appeal decisions whereby this approach has been deemed appropriate, particularly where there is no commercial or functional necessity for different elements of a scheme to be located alongside one another and there could be the potential for them to be delivered separately or in a different form. Therefore in order to allow for the proper application of the Test the preferred approach included amendments setting out when the Council considers disaggregation should form part of how the Test is applied.

4.15.10 **Preferred Approach** – it is proposed the policy will read:

Policy DM11 – Retail and Main Town Centre Uses

Within defined Centres proposals for new development, or changes of use which require planning consent, should prioritise uses which will contribute towards the vitality and viability of the Centre – ahead of the consideration of other uses. For the purposes of implementation this will involve the prioritisation of uses defined through national policy as ‘Main Town Centre Uses’ and those falling within the E use-class, and following this other uses which would contribute towards this objective.

In addition to the above, the design and layout of in-Centre schemes should, wherever possible, seek to:

- Secure active frontages;
- Realise opportunities to improve pedestrian permeability, for all users, within the Centre; and
- Where a mix of uses is proposed give careful consideration to their distribution in order to ensure that vitality and viability is optimised.

In accordance with the retail hierarchy set out in Core Policy 8, retail development and other Main Town Centre uses of a scale concurrent with the population growth of the District will also be assessed as follows:

1. Newark

New and enhanced retail development and other Main Town Centre uses that consolidate *or* enhance the composition of the Town Centre will be supported within the Town Centre boundary, as defined on the Policies Map

~~Proposals for non-retail uses at street level within the Primary Shopping Frontages, as defined on the Policies Map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the Town Centre.~~

~~The Council will support a greater diversity of Town Centre uses that contribute to the overall vitality and viability of the town of the Town Centre within the Secondary Shopping Frontages, as defined on the Policies Map, providing that there is no overall dominant use other than retail (A1). Within the lower part of Stodman Street and along Castle Gate, the Council will not resist a dominance of restaurant and café (A3) uses.~~

To promote the continued vitality and viability of the Town Centre, support will be provided for schemes which will assist with the implementation of the Newark-on-Trent Town Investment Plan and subsequent Town Centre Strategy.

2. District Centres

New and enhanced retail development and other Main Town Centre uses consistent with the size and role of the centre, and maintain and enhance its role will be supported within the District Centres of Edwinstowe, Rainworth, Ollerton and Southwell, as defined on the Policies Map. Proposals for non-retail uses within the Primary Shopping Frontages, where defined on the Policies Map, will be resisted unless they can demonstrate a positive contribution to the vitality and viability of the centre.

3. Local Centres

Within the Local Centres of Balderton (North and South), Bilsthorpe (North and South), Blidworth, Boughton, Clipstone, Collingham, Farnsfield, and Lowdham and Rainworth as defined on the Policies Map, and the new Local Centres at Land South of Newark (NAP 2A), Land East of Newark (NAP 2B), Land at Fernwood (NAP 2C) and Sutton-on-Trent (ST/LC/1) – new and enhanced retail development and other non-retail main Town Centre uses, consistent with the size and role of the centre, will be supported.

4. Edge and Out-of-Centre locations

Retail

In line with Core Policy 8 ‘Retail & Town Centres’ retail development in edge and out-of-centre locations will be controlled through application of the sequential test, with proposals requiring justification through a proportionate application of the test - which has prioritised centre and then edge of centre locations ahead of considering out-of-centre sites. Where there is no commercial or functional necessity for different elements of a scheme to be located alongside one another and there could be the potential for them to be delivered separately or in a different form, then the scope for disaggregation should be considered.

Edge and out-of-centre retail proposals should be acceptable in terms of their impact on the vitality and viability of centres, existing, committed and planned investment and on in-centre trade as well as, where applicable, trade in the wider area. Therefore proposals exceeding the thresholds in Core Policy 8 should be accompanied by a robust assessment of impact which addresses, but is not limited to, the following considerations:

- Current and forecast expenditure capacity. With the capacity to support additional convenience and comparison retail floorspace being forecast to be driven by increases in residual expenditure as a result of population growth. This capacity is anticipated to arise towards the end of the plan period, with the delivery of housing growth being a particularly important influence;
- The impact on the range and quality of the comparison and convenience retail offer; and
- The impact of the proposal on allocated sites outside of Town Centres being developed in accordance with the Development Plan.

Assessments should take account of current and future expenditure capacity and the appropriateness of their scale.

In addition, for proposals that may impact on Newark Town Centre, the following should also be taken into account:

- The function of the Town Centre as a market town and the viability of the market;
- The effect of development on independent retailers having regards to their role within the Town Centre; and
- The impact of development on the Town Centre in catering for tourism.

Small scale retail proposals below the thresholds in Core Policy 8 which are located within the Main Built-up Area, but beyond the centre boundary of the Sub-Regional Centre, Service Centre's and Principal Villages will be supported providing that they fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed). Such proposals will not be required to demonstrate satisfaction of the sequential test, and where below the local thresholds in Core Policy 8 the impact test.

Non-retail Main Town Centre Uses

Proposals for non-retail main Town Centre uses in edge and out-of-centre locations will be subject to the sequential approach outlined in Core Policy 8. Justification will be required through the undertaking of a proportionate sequential test, which has prioritised centre and then edge-of-centre locations ahead of considering out-of-centre sites. Where there is no commercial or functional necessity for different elements of a scheme to be located alongside one another, and there could be the potential for them to be delivered separately or in a different form then the scope for disaggregation should be considered.

Leisure and office development outside of centres exceeding 2500sqm and not in accordance with the Development Plan, must be acceptable in terms of impact on the vitality and viability of centres, on existing, committed and planned investment and where appropriate on in-centre trade and trade in the wider area. Such proposals should therefore be accompanied by a robust assessment of impact.

5. Rural Areas and the Open Countryside

Within villages beyond the principal village level of the Settlement Hierarchy, small scale retail proposals, where they will fulfil a 'local needs' function (by virtue of the scale and type of retail floorspace proposed), and enhance the sustainability of the settlement will be supported, in line with Spatial Policy 3 'Rural Areas' and Core Policy 11 'Rural Accessibility'. Where there is no existing provision in the settlement then such proposals will not be required to demonstrate satisfaction of the sequential test, and where below the local thresholds in Core Policy 8 the Impact Test.

Small-scale rural diversification schemes which include appropriate forms of retail provision, small-scale rural offices and/or other small-scale rural development will not be required to demonstrate satisfaction of the sequential test. Retail floorspace within such schemes falling below the local thresholds in Core Policy 8 will also be exempt from the Impact Test. Rural diversification schemes should be consistent with the approach set out in Policy DM8 'Open Countryside'.

4.15.11 **Alternative Options-** The proposed amendments to bring DM11 into line with national policy, to make consequential changes following adoption of the Amended Core Strategy and to reflect Newark's successful bid to the Government's 'Towns Deal' initiative are all considered to be necessary as is the deletion of the retail frontages, given the implications of changes to the Use Classes Order.

- 4.15.12 Beyond this however, alternative options over how specific issues ought to be addressed (if at all) may exist. This includes the inclusion of residual expenditure as a local requirement within the Impact test and the reference to disaggregation as part of the Sequential Test.
- 4.15.13 **Alternative Option 1-** This would involve no reference being made to residual expenditure as an Impact Test requirement. This is however not considered the preferred approach, given that it would result in the policy being silent on a specific local condition. The absence of residual expenditure to support significant additional retail provision has the potential to be a key determinant over the impact of future proposals.
- 4.15.14 **Alternative Option 2-** Alternative Option 2 would result in the reference to disaggregation being removed as an explicit local consideration as part of the Sequential Test. This does not form the preferred approach as under certain circumstances the format of edge and out-of-centre schemes may be such that there is no overriding commercial or functional necessity for their component parts to be accommodated within the same site.
- 4.15.15 Given the threats to the continued vitality and viability of the District’s hierarchy of Centres it is important that a robust ‘Town Centre first’ approach can be followed in how the Sequential Test is applied locally, providing opportunities for sequentially preferable land to be brought into appropriate use. Accordingly inclusion of disaggregation forms part of the preferred approach. This would however not represent a blanket requirement, and would depend on the specific circumstances of individual applications.

Question 23 – Policy DM11 – Retail and Main Town Centre Uses

Do you agree with the preferred approach?

4.16 Policy DM12 - Presumption in Favour of Sustainable Development – No change

5.0 Housing and Employment Allocations

5.1 Overview

5.1.1 The Issues Paper 2019 set out the current situation with the existing housing and employment allocations as at the end on the monitoring period for 2018/19. This document updates that position to the end of the 2020/21 monitoring period (31st March 2021). When assessed against the housing and employment requirements set out in the Amended Adopted Core Strategy DPD (March 2019) sufficient capacity remains within the allocations which are being carried forward.

Consultation Responses

5.1.2 Whilst it was set out that no further sites were being sought for housing or employment as part of the review of the Allocations & Development Management DPD, 10 sites were put forward as part of the consultation responses (at Bilsthorpe, Blidworth, Bulcote, Clipstone, Collingham, Newark Urban Area, Ollerton & Boughton, Southwell and Sutton-on-Trent). These sites have been assessed along with other sites which have come forward since the last the Strategic Housing and Employment Land Availability Assessment was produced and other sites which have been requested to carry forward (available here <https://www.newark-sherwooddc.gov.uk/planreview/>). Detailed alterations to the Sutton-on-Trent village envelope were also proposed but are not considered appropriate as this is a Review rather than a new DPD.

5.1.3 Requests for a further Green Belt Review to release additional sites within Blidworth and Lowdham were also put forward, including the identification of sites as noted above. This included proposals to re-introduce BI/Ho/4 at Blidworth as a housing site with the allotments being provided on land within the Green Belt to facilitate this. However, site BI/Ho/4 was deallocated at the request of the Parish Council (as site owners) and the site is therefore no longer deliverable. The Green Belt review was undertaken as part of the production of the 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 136 of the NPPF.

5.1.4 Appendix 1 sets out the full list of allocations which made housing or employment provision within the Allocations & Development Management DPD and details their status. Where sites have been completed they will not be carried forward in the Amended DPD. A number of sites currently have the benefit of planning permission or are under construction. These sites will continue to be allocated until they are completed. Should they be completed prior to Publication/Submission of the DPD they will be at removed at that stage.

5.1.5 **Preferred Approach:** In addition to the employment allocations, there are five sites categorised as ‘available employment land in a designated employment area’ which

contribute to the overall employment land supply. The preferred approach is that land designated as 'available employment land in a designated employment area' in the most recent Newark & Sherwood District Employment Land Availability Study (<https://www.newark-sherwooddc.gov.uk/monitoring/>) will, subject to assessment of the ongoing value of the designation, be defined on the Policies Map as part of the Plan Review Process. No alternative approach is currently considered appropriate.

- 5.1.6 Those sites housing and employment allocations which are proposed for de-allocation or amendment, along with other consequential changes to Urban Boundaries and Village Envelopes are set out below.

Question 24 – Designated Employment Area

Do you agree with the preferred approach?

Newark Area

Newark Urban Area

5.2 NUA /Ho/1 – Land at Alexander Avenue and Stephen Road

5.2.1 ***Preferred Approach*** - Site NUA/Ho/1 Alexander Avenue/Steven Road, Newark will be deallocated. There has been no contact from the owners and the site is therefore no longer considered deliverable. The site lies within the Newark Urban Area and its deallocation would not prevent it being developed at a later date should a suitable application be submitted.

5.2.2 ***Alternative Options*** - The site could remain allocated but as there is uncertainty over its delivery within the Plan Period this is not considered appropriate.

Question 25– NUA/HO/1 - Land at Alexander Avenue and Stephen Road

Do you agree with the preferred approach?

5.3 NUA/Ho/2 – Land South of Quibell’s Lane

5.3.1 Land south of Quibell’s Lane was originally allocated for residential development of around 86 dwellings. The site includes the District Council’s Seven Hills Homeless Hostel and redevelopment of the site was dependent on suitable alternative provision for the Hostel having been made. The District Council have now determined that the Hostel provision will be replaced on site and in addition the western part of the allocation is no longer available.

5.3.2 ***Preferred Approach*** – The allocation will be amended to remove the area to the west and the operational area of the homeless hostel from the allocation. The remaining site area will be allocated for around 25 dwellings. The final paragraph of Policy NUA/Ho/2 is no longer relevant and should be deleted. The footpath crossing over the East Coast Main Line has also been removed. Given the reduction in site capacity,

any development proposals should take access via Hatchets Lane which is already an adopted highway. Amend policy as follows:

Policy NUA/Ho/2 – Newark Urban Area – Housing Site 2

Land south of Quibells Lane has been allocated on the Policies Map for residential development providing around ~~86~~ 25 dwellings.

In addition to the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- ~~The preparation of an appropriate Transport Assessment by the applicant, including improvements to Quibells Lane to adoptable standard, forming part of any planning application~~
Appropriate access to the site via Hatchets Lane;
- The preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application;
- Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the East Coast Main Line;
- ~~Developer contributions towards the elimination of the foot crossing across the East Coast Main Line at Hatchets Lane secured through the planning application process; and~~
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site.

~~The site currently includes the District Council's Seven Hills Homeless Hostel. Redevelopment of this site should only occur once the District Council has made suitable alternative provision for the Hostel in line with the requirements of Spatial Policy 8.~~

5.3.3 **Alternative Option 1** – The allocation could remain unchanged but as the part of the site is no longer available and it is likely that the Hostel provision will now be replaced on instead of off-site this is not considered appropriate.

5.3.4 **Alternative Option 2** – The allocation could be deallocated but as part of the site remains deliverable this is not considered appropriate.

Question 26 – NUA/HO/2 - Land South of Quibell's Lane

Do you agree with the preferred approach?

5.4 NUA/Ho/3 – Lincoln Road

5.4.1 **Preferred Approach** - Site NUA/Ho/3 Lincoln Road, Newark will be deallocated. The site owners do not wish to continue with the allocation so the site is no longer considered deliverable. The site lies within the Newark Urban Area and its deallocation would not prevent it being developed at a later date should a suitable application be submitted.

5.4.2 **Alternative Options** - The site could remain allocated but as there is uncertainty over its delivery within the Plan Period this is not considered appropriate.

Question 27 – NUA/HO/3 – Lincoln Road

Do you agree with the preferred approach?

5.5 NUA/Ho/5 – North of Beacon Hill Road

5.5.1 **Preferred Approach** – Site NUA/Ho/5 North of Beacon Hill Road, Newark is proposed for re-allocation as an Opportunity Site. There has been no recent contact with the owners and delivery of the site within the Plan period is no longer certain. The identification of the opportunity sites will provide extra flexibility, in line with SP5, if development on the allocated sites does not progress as anticipated.

5.5.2 **Alternative Option 1** - The site could be de-allocated. It lies within the Newark Urban Area and its deallocation would not prevent it being developed at a later date should a suitable application be submitted. However, if development on the anticipated sites does not progress as anticipated the identification of the opportunity sites provides flexibility through a plan led approach which is clearly set out and can be considered through the Plan making process.

5.5.3 **Alternative Option 2** – The site could remain as an allocation. This approach is not considered appropriate as delivery timescales within the Plan period are no longer certain and the local authority may need to actively resolve delivery issues in line with Policy SP5.

Question 28 – NUA/HO/5 – North of Beacon Hill Road

Do you agree with the preferred approach?

5.6 NUA/Ho/7 – Bowbridge Road Policy Area

5.6.1 **Preferred Approach** – Amend the text of policy NUA/Ho/7 to include reference to opportunity site OS1 – Tarmac Site as follows:

Policy NUA/Ho/7 – Newark Urban Area – Bowbridge Road Policy Area

Land between Bowbridge Road and Hawton Lane has been identified as the Bowbridge Road Policy Area on the Policies Map.

Within the Policy Area proposals to redevelop vacant brownfield sites will be encouraged. Such redevelopment should seek to ensure that the impact of neighbouring uses is fully taken into account.

In particular residential development is allocated on the following sites:

- NUA/Ho/8
- NUA/Ho/9

The Council will work with stakeholders to seek appropriate regeneration within the area and seek to resolve existing environmental problems which exist in the Policy Area including by the redevelopment of Opportunity Site 1 the Tarmac site. ~~Further investigation, in the form of a study will be undertaken to examine the environmental issues.~~

5.6.2 **Alternative Options** - No alternative options are considered appropriate.

Question 29 – NUA/HO/7 – Bowbridge Road Policy Area

Do you agree with the preferred approach?

5.7 NUA/Ho/8 – Land at Bowbridge Road

5.7.1 **Preferred Approach** – Site NUA/Ho/8, Land at Bowbridge Road Newark was allocated for 66 dwellings as the front portion of the site had an extant permission for a 64 bed care home. This permission has now expired. This site is subject to an application for 67 dwellings. As the area available for development is now significantly increased, it is proposed to increase the allocation figure to around 86 dwellings and amend the first paragraph of the policy as follows:

Extract of Policy NUA/Ho/8 – Newark Urban Area – Housing Site 8

Land on Bowbridge Road has been allocated on the Policies Map for residential development providing around ~~66~~ 86 dwellings, ~~taking into account an existing planning permission for a nursing home.~~

5.7.2 **Alternative Options** - The site could continue to be allocated for 66 dwellings. The reference to the nursing home is now out of date and would need to be amended in any event. As the area available for development is now increased it is likely that any development proposals would be more likely to be in the region of 86 dwellings.

Question 30 – NUA/HO/8 – Land at Bowbridge Road

Do you agree with the preferred approach?

5.8 NUA/Ho/10 – Land North of Lowfield Lane

5.8.1 **Preferred Approach** - Site NUA/Ho/10, Land North of Lowfield Lane Balderton has been allocated for 120 dwellings. Initial indications in 2017 were that part of the site was no longer available and consideration was given to reducing the site accordingly. However, since then the whole of the allocated site plus an additional area to the west has now been purchased by the Council's wholly owned development company, Arkwood Developments Limited. This additional land lies within the Urban Boundary and it is proposed to amend both the site area and the number of dwellings to around 170. The development criteria are all still relevant but an amendment is required to the first criterion as shown below:

Policy NUA/Ho/10 – Newark Urban Area – Housing Site 10

Land north of Lowfield Lane has been allocated on the Policies Map for residential development providing around ~~120~~ 170 dwellings.

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the following:

- The preparation of an appropriate transport assessment by the applicant, including improvements to Manners Road/London Road Junction forming part of any planning application;
- An appropriate landscaping scheme, submitted as part of any planning application, providing buffering to the south and west of the site in relation to the adjacent SINC and retention of existing hedgerows on site where possible; and
- Pre-determination archaeological evaluation submitted as part of any planning application and post-determination mitigation measures secured by condition on any planning consent are likely to be required. New development here should respect the plot shapes of the medieval field system.

5.8.2 *Alternative Options* – The allocation could be retained at its existing size for around 120 dwellings. This is not considered the most appropriate response as the additional land lies with the urban boundary and would be most appropriately accessed through the existing allocation. Not including the land could leave it landlocked and would represent an inefficient use of land contrary to the NPPF.

Question 31 – NUA/HO/10 – Land North of Lowfield Lane

Do you agree with the preferred approach?

5.9 NUA/MU/1 (Land North of A17) and NUA/SPA/1 (Newark Showground Policy Area)

5.9.1 A consultation response has been received on behalf of the Newark and Nottinghamshire Agricultural Society and the landowner seeking amendments to the wording of policies NUA/SPA/1 Newark Showground Policy and NUA/MU/1 Mixed Use 1 and/or the supporting text to them in the Plan. They are seeking an extension to the NUA/MU/1 Policy area and for additional supporting text to acknowledge the regional significance of the Showground, by virtue of its overall size, strategic location and character, as a major ‘inward investment’ opportunity site.

5.9.2 The additional area of land submitted for inclusion under NUA/MU/1 runs alongside the A46 and the additional emphasis on employment land is proposed in part as enabling development to help fund the operational requirements of the N&NASS ambitions set out in their draft Strategic Objectives. The area of land already sits with the NUA/SPA/1 area but would represent a large increase in the area of land available for employment development at a time when additional land is not required.

5.9.3 It is considered that it would be more appropriate for the masterplan for the Showground Policy Area to be further developed, on a partnership basis, with the

existing NUA/MU/1 area remaining as existing. A significant area of the NUA/MU/1 land remains available for development and many of the complementary uses being proposed for the showground area can already be positively considered under the existing policy.

5.9.4 The land off Great North Road, Newark accommodating Newark Lorry Park and the former Newark Livestock Market forms part of the Newark Towns Deal, with the site known as 'Newark Gateway' having been identified for redevelopment through the Newark Town Investment Plan (TIP). The Newark Livestock Market has now vacated, Newark Lorry Park will need relocating if the full Newark Gateway site is to be redeveloped. Support for a new Newark Livestock Market and relocated Newark Lorry Park is provided for this to occur on an appropriate location within the Showground Policy Area.

5.9.5 The proposed amendments to the wording of policy NUA/SPA/1 are as follows:

Policy NUA/SPA/1 - Newark Urban Area - Newark Showground Policy Area

Within the area defined on the Policies Map as Newark Showground Policy Area new development which supports and complements the East Midlands Events Centre (Newark & Nottinghamshire Agricultural Society Showground) and other leisure and visitor economy uses on site will be supported. In addition, development proposals which result in provision of an appropriately located Livestock Market facility, proportionate complementary uses and an enhanced replacement Lorry Park within the Policy Area will be positively viewed, provided that it Subject to the meets the wider requirements of the Core Strategy and the Development Management Policies in Chapter 7 being met.

The District Council will work with the County Council, the Highways Agency, Parish Councils and the various landowners to prepare a Master Plan for the whole policy area to secure appropriate enhancement and development of the site.

Within the Policy Area a ~~new~~ mixed use allocation has been made in the following location:

- NUA/MU/1 Land North of the A17

Within the Policy Area proposals must specifically address the following:

- The need to address access constraints relating to the A1/A46/A17 junctions, including the A46 Newark Northern Bypass dualling identified in the Road Investment Strategy 2;
- ~~The need to adequately screen new development~~ The need to achieve high quality sustainable building design and comprehensive integrated landscaping;
- The investigation of potential archaeology on the site and any necessary post-determination mitigation measures secured by condition on any planning consent reflecting the high archaeological potential of the site;
- Address any issues arising from the proposals which may adversely affect nearby residents.

5.10 NUA/MU/2 – Land at Brownhills Motor Homes

5.10.1 ***Preferred Approach*** - De-allocate: The site is within the Newark Urban Area and diversification of this site could happen without an allocation.

- 5.10.2 **Alternative Option** - The site could remain allocated but as there is uncertainty over its delivery within the Plan Period this is not considered appropriate. Permission to construct a hotel on this site has now lapsed.

Question 32 – NUA/MU/2 – Land at Brownhills Motor Homes

Do you agree with the preferred approach?

5.11 NUA/MU/3 – Land at NSK

- 5.11.1 **Preferred Approach** - Site NUA/MU/3 Land at NSK, Northern Road, Newark is proposed for re-allocation as an Opportunity Site. As there is currently no fixed timeframe for the transfer of the existing NSK engineering plant to a new site within Newark Urban Area the delivery of the site within the Plan period is no longer certain. The identification of the opportunity site will provide extra flexibility, in line with SP5, if development on the allocated sites does not progress as anticipated.

- 5.11.2 **Alternative Options** - The site could be de-allocated. It lies within the main urban area and its deallocation would not prevent it being re-developed at a later date should a suitable application be submitted. However, if development on the anticipated sites does not progress as anticipated the identification of the opportunity sites provides flexibility through a plan led approach which is clearly set out and can be considered through the Plan making process.

Question 33 – NUA/MU/3 – Land at NSK

Do you agree with the preferred approach?

5.12 NUA/E/3 – Land off Telford Drive

- 5.12.1 **Preferred Approach** – This allocation is in three parcels of land at the end of Telford Drive. One parcel has been developed and parts of the other two parcels are now protected by Tree Preservation Order. This reduces the site area, however at the time of allocation an additional parcel of land adjacent to NUA/E/3 had planning permission which has since lapsed, therefore it is proposed to include this within the allocation. This leaves a residual allocation of 0.99 hectares.

- 5.12.2 **Alternative Options** – The entire site could continue to be allocated but this is not considered appropriate as one discrete element has been fully developed another is subject to a Tree Preservation Order and other employment land has become available for allocation immediately adjacent to the site.

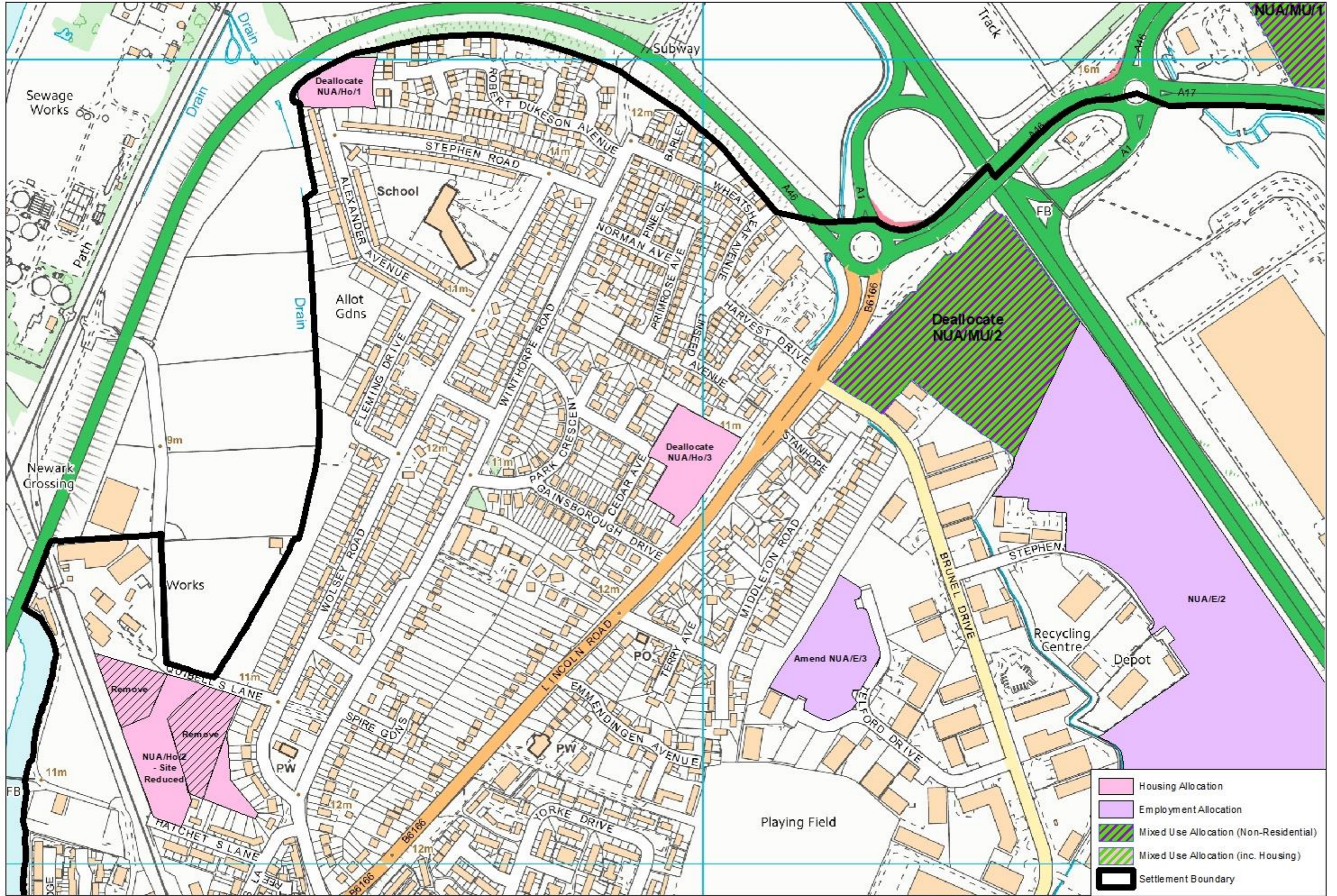
Question 34 – NUA/E/3 – Land off Telford Drive

Do you agree with the preferred approach?

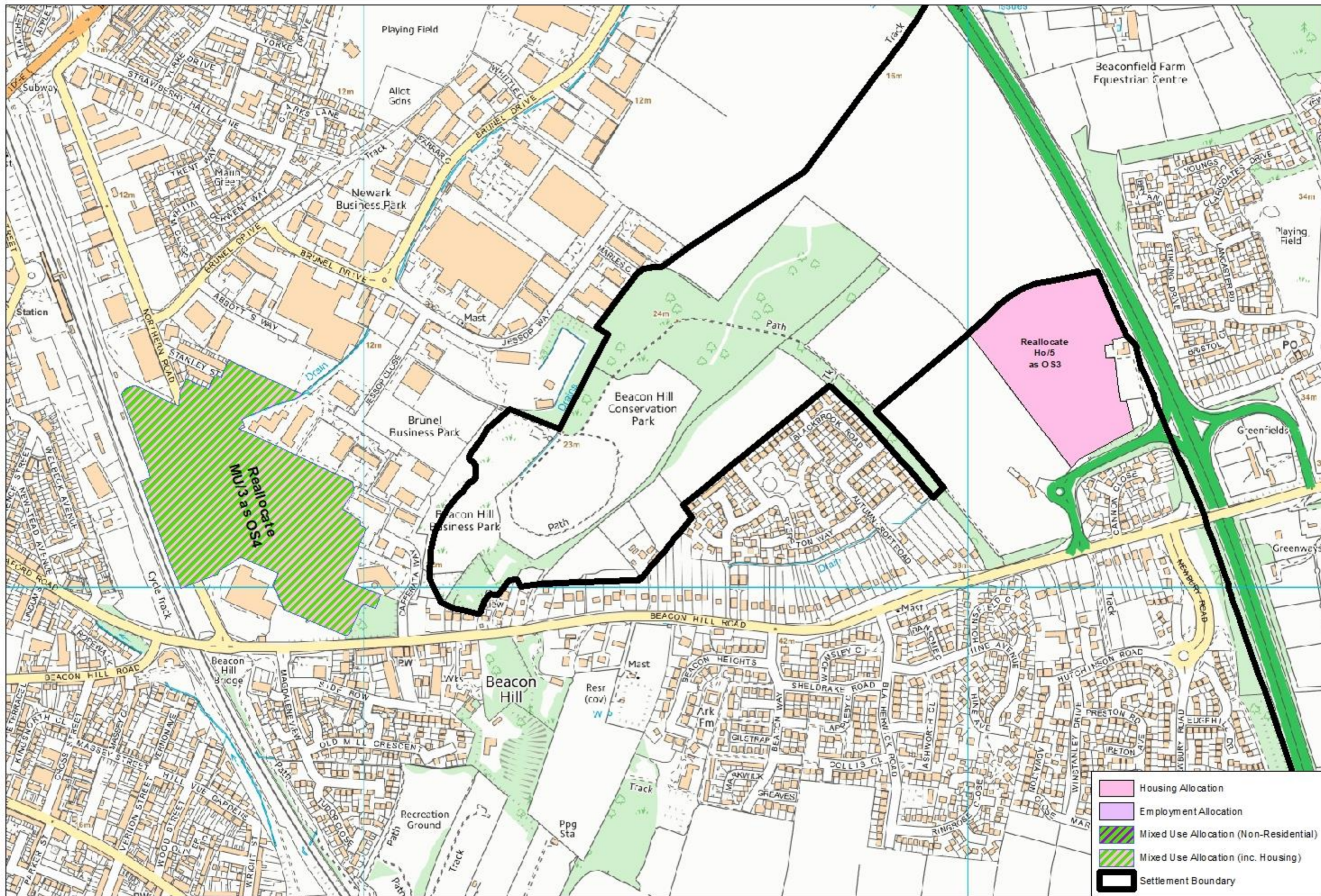
5.13 Collingham – No changes proposed

5.14 Sutton-on-Trent – No changes proposed

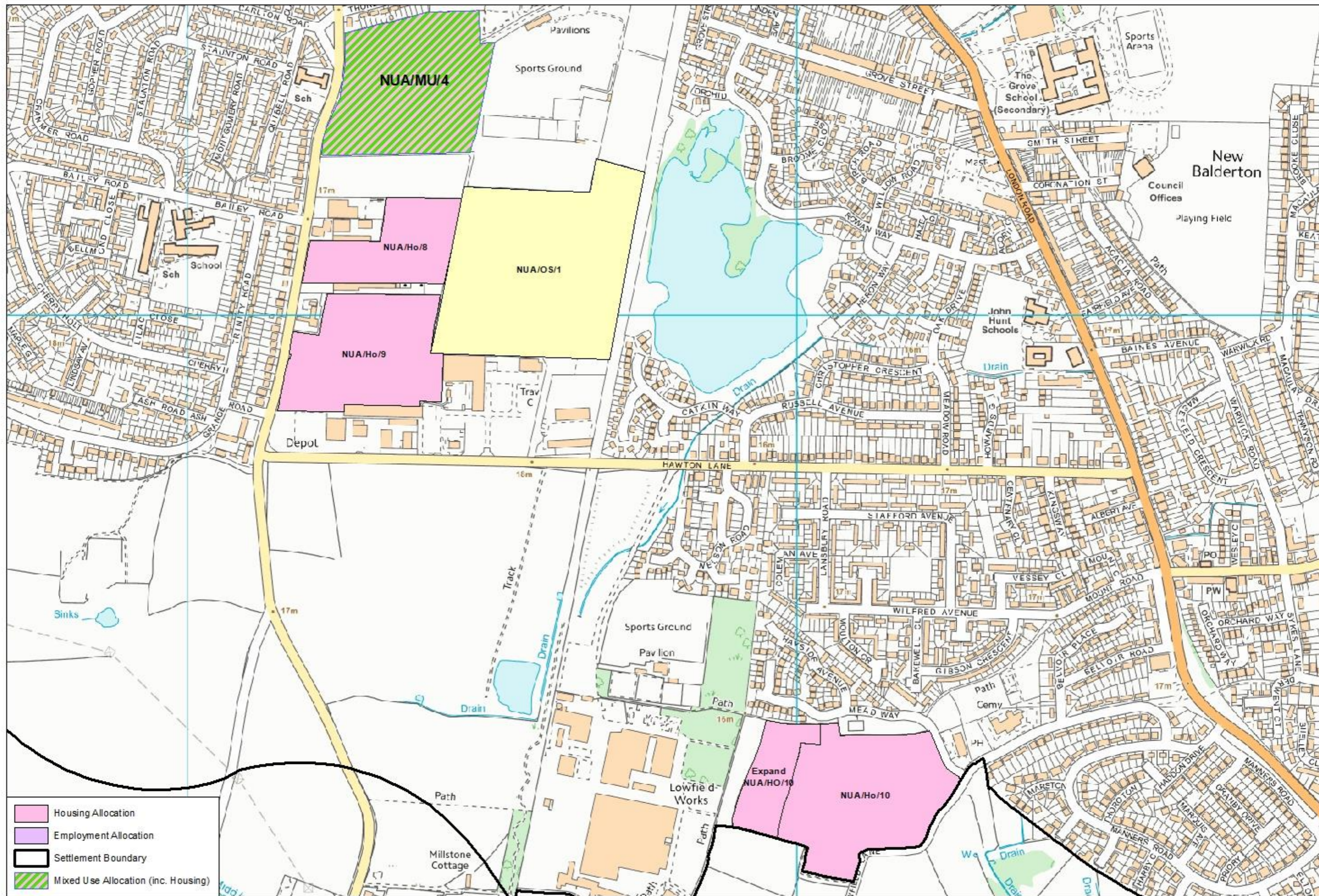
Newark North - Extract



Newark East - Extract



Newark South - Extract



Southwell Area

Southwell

5.15 So/Ho/4 and So/Ho/5

- 5.15.1 **Preferred Approach** - Once the Amended Allocations & Development Management DPD is adopted it will become more up-to-date in Development Plan terms than the Southwell Neighbourhood Plan (Adopted October 2016). To ensure that the additional requirements in the Southwell Neighbourhood Plan allocations policies are addressed, the second paragraph of *So/Ho/4 and So/Ho/5* will be amended as follows:

Extract from So/Ho/4 & So/Ho/5

In addition to the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM2 Allocated Sites, and Policy DM3 Developer Contributions and Planning Obligations, development on this site will be subject to the Allocations Policies of the Southwell Neighbourhood Plan and:

5.16 So/MU/1 – Land at Former Minster School

- 5.16.1 **Preferred Approach** – Site So/MU/1, former Minster School Site was allocated for mixed use development of around 13 dwellings and enhanced open space. This site is no longer available as the site has been gifted to the Chapter of Southwell Minster for the benefit of the town and now forms the Higgons Mead open space.
- 5.16.2 **Alternative Options** - No alternative options are considered appropriate.

Question 35 – So/MU/1 – Land at Former Minster School

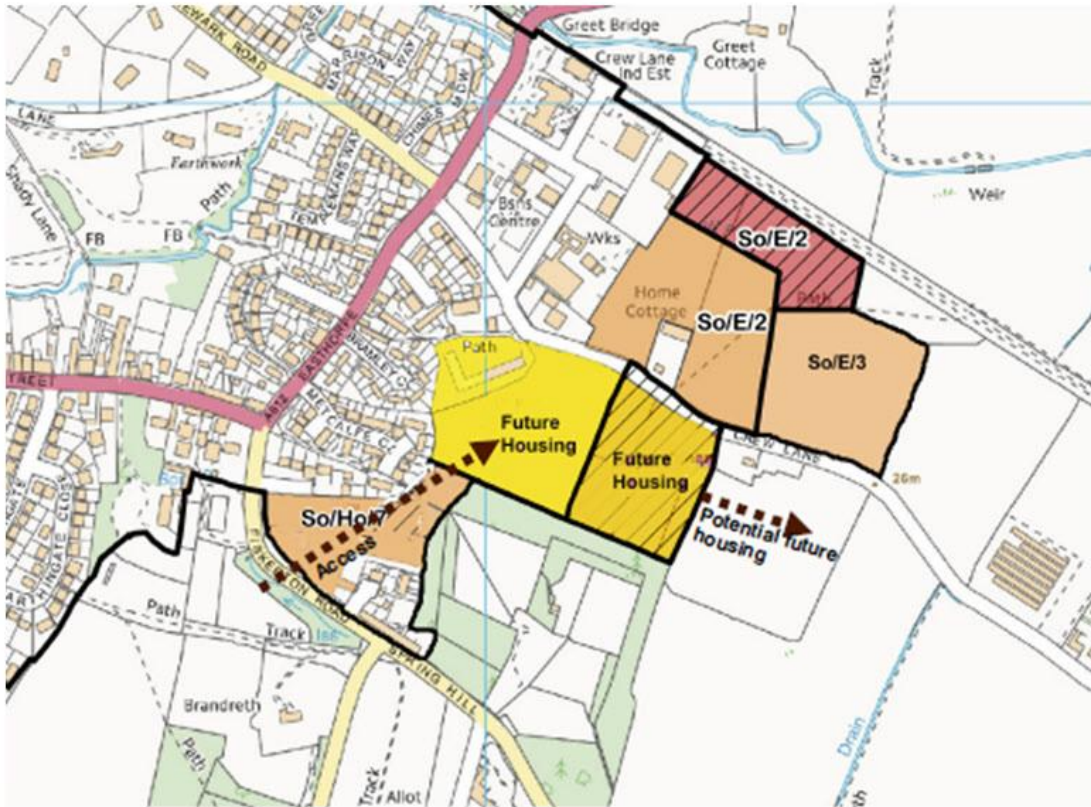
Do you agree with the preferred approach?

5.17 Sites impacted by the deletion of the Southwell Bypass - So/Ho/7, So/E/1, So/E/2 and So/E/3

- 5.17.1 A number of sites that were allocated in Southwell as part of the Allocations & Development Management DPD had to take into account the protected route of the proposed Southwell Bypass. This protected route has now been deleted from the County Council's road programme following the imposition of a weight limit and a declassification of the former A612 road between the A617 and Lowdham. This change affects So/Ho/7, So/E/2 and So/E3.
- 5.17.2 The District Council has proposed that due to the bypass being removed, So/Ho/7 should be increased in size; the boundary of So/E/2 and So/E/3 should be moved to the existing urban edge. Three consultees (Councillor Peter Harris; Tetlow King on behalf of David Sparks; and Southwell Town Council) wish to consider the long term

future of the whole area around Crew Lane. They wish to see So/Ho/7 and So/E/3 and the land around it developed for housing with access following the line of the former bypass route. The land in and around Fiskerton Road would be developed during the current plan period and the site south of Crew Lane would be proposed for development in a future plan period.

Southwell Town Council Proposals:



- 5.17.3 Tetlow King argue that land beyond the current Urban Boundary in the ownership of their client should be identified as available for future housing in the plan. They contend that because the plan runs to 2033 that no more housing will be built in Southwell after the current allocated sites are developed. Whilst the plan period runs until 2033 under the requirements of the National Planning Policy Framework the Council is required to review the plan every 5 years. Therefore in the next round of Plan making after *this* review the Council will be required to look further forward and prepare a new plan beyond 2033 which will require the provision of housing and employment sites across the District. It will be as part of this process that decisions about the location of future new development will be considered, alongside the review of the Southwell Neighbourhood Plan.
- 5.17.4 The District Council is supportive of an approach which does not hinder the future long term planning of Southwell; therefore it is sympathetic to protecting So/E/3 from development which would undermine this. With regard to So/Ho/7 it has been suggested that a much wider site including properties to the south of this allocation should be included and that an access road to facilitate future development would

broadly follow the line of the former bypass. The Council has examined this approach and considers that there are a number of issues with this:

- The position of the Council is that no new land will be allocated for development, apart from that to meet gypsy and traveller needs, as part of this current Review.
- The sites to the south of So/Ho/7 have not been demonstrated to be available for development.
- Such a road is not required for the development of So/Ho/7 or the land to the south and therefore could not be insisted upon as part of any new development.
- Without knowing how many dwellings may be delivered, if land around Crew Lane is developed as part of the future housing scheme it would not be possible to determine the level of highway works required to facilitate this. Therefore it maybe that any development of the land south of So/Ho/7 would result in an access which would not facilitate future development around Crew Lane.

5.17.5 The following options have been considered:

5.18 So/Ho/7 – Southwell Depot

5.18.1 **Preferred Approach** – Site So/Ho/7, Southwell Depot is allocated for 15 dwellings. The land to the rear of the allocation was covered by the protected route of the Bypass. There is no longer a requirement to provide a bypass for Southwell and therefore no need to protect a route. It is therefore proposed to amend the site area to include the whole of the depot site and increase the allocation to 18 dwellings. This will also require an amendment to the exiting Urban Boundary to better reflect the site boundary on the ground.

5.18.2 **Alternative Options** - The allocation could be retained at its existing size for around 15 dwellings. This is not considered the most appropriate response as the small additional land area lies with the Depot boundary and would be most appropriately accessed through the existing allocation. Not including the land could leave it landlocked and would represent an inefficient use of land contrary to the NPPF.

5.18.3 **Alternative Options** – Enlarge the site to include all the land to the south of the existing So/Ho/7 and the residual element of the depot site. This option is not deliverable as the sites are not currently available for development.

Question 36 – So/Ho/7 – Southwell Depot

Do you agree with the preferred approach?

5.19 So/E/2 – Land east of Crew Lane

5.19.1 **Preferred Approach** – The current Site So/E/2 extends from Crew Lane to the Racecourse Road to the north east. However the northern part of the site is subject to flood risk and it is proposed to remove this area from the allocation. It is proposed

to include the area formerly protected as the line of the Southwell Bypass within the allocation. The site will now be 2.25 hectares in size.

5.19.2 **Alternative Options** – No alternative options are considered appropriate.

Question 37 – So/E/2 – Land East of Crew Lane

Do you agree with the preferred approach?

5.20 So/E/3 – Land South of Crew Lane

5.20.1 **Preferred Approach** – De-allocate the site and designate it as reserved land, to ensure it remains available for future housing development. It is already within the Urban Boundary and this would allow for its comprehensive consideration in a future plan making process. It is proposed to include the area formerly protected as the line of the Southwell Bypass within the reserved land. The site will now be 3.47 ha in size.

5.20.2 **Alternative Options** – Continue to allocate the site. The land could then be developed for employment land which could prejudice the comprehensive future planning of Southwell.

Question 38 – So/E/3 – Land South of Crew Lane

Do you agree with the preferred approach?

5.21 Consequential Changes to So/E/1

5.21.1 If the Preferred approach as set out for sites So/Ho/7, So/E/2 and So/E/3 are taken forward, this will result in a requirement to amend So/E/1 Southwell - Crew Lane Industrial Estate Policy Area and include a new reference to the Reserved Land. Set out below are the proposed amendments to the policy:

Policy So/E/1 - Southwell - Crew Lane Industrial Estate Policy Area

Within the area defined on the Policies Map as So/EA/1 Crew Lane Industrial Estate Policy Area, new employment development will be encouraged and in order to provide for the expansion of the Industrial Estate ~~new~~ an employment allocations ~~has~~ been made in the following locations:

- So/E/2 - Land to the east of Crew Lane - ~~2.71~~ 2.25ha
- ~~So/E/3 – Land to the south of Crew Lane – 2.18ha~~

Development proposals within the Policy Area will be required to address the following:

~~1~~ Southwell Bypass

~~The provision of a Southwell Bypass is identified within the Nottinghamshire Local Transport Plan and in accordance with Spatial Policy 7 Sustainable Transport the District Council has safeguarded the intended line of the Bypass. As a result of this safeguarding:~~

- ~~Development proposals within the Policy Area which would prevent the implementation of the Bypass will not be supported; and~~

- ~~To facilitate the delivery of the employment allocations So/E/2 and So/E/3 the preparation of a suitable scheme which makes provision for the future delivery of the Bypass will be required. This scheme should be informed by the undertaking of an appropriate transport assessment which in addition should also consider the impacts on the Industrial Estates internal road network, the surrounding highway network, access to the Southwell Racecourse and the provision of appropriate mitigating measures.~~

~~However should the current line no longer be maintained then the District Council will take the opportunity to review the Policy Area in order to allow for its coherent future planning.~~

1. Thurgarton Hundred Workhouse

(existing text remains)

3. 2. General Development Requirements

(existing text remains)

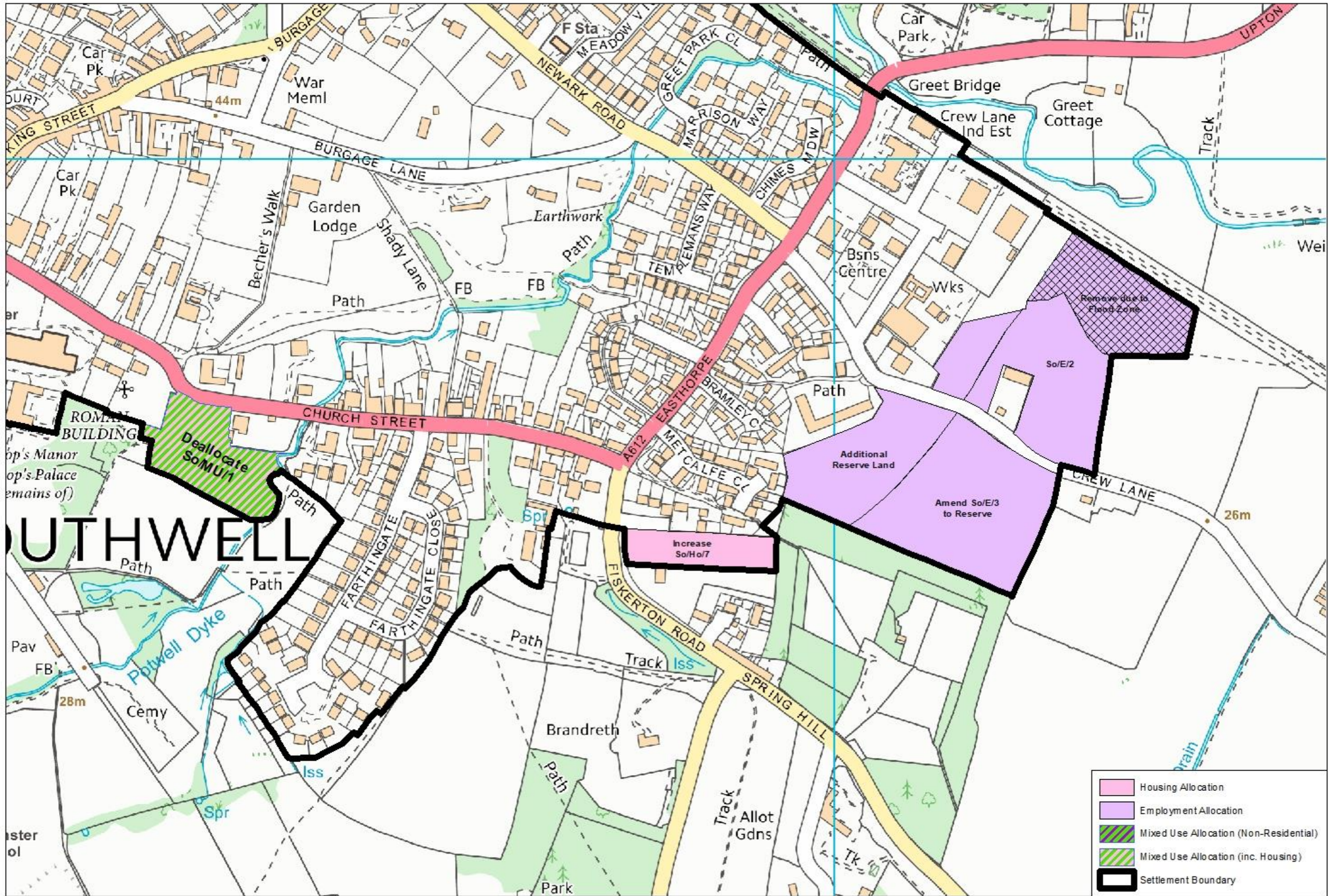
3. Reserved Land – So/RL/1

Land south of Crew Lane within the Policy Area has been identified as potential land for future development in the next round of plan making under the designation So/RL/1 on the Policies Map. This will ensure that future decisions regarding potential development in this general area are not prejudiced.

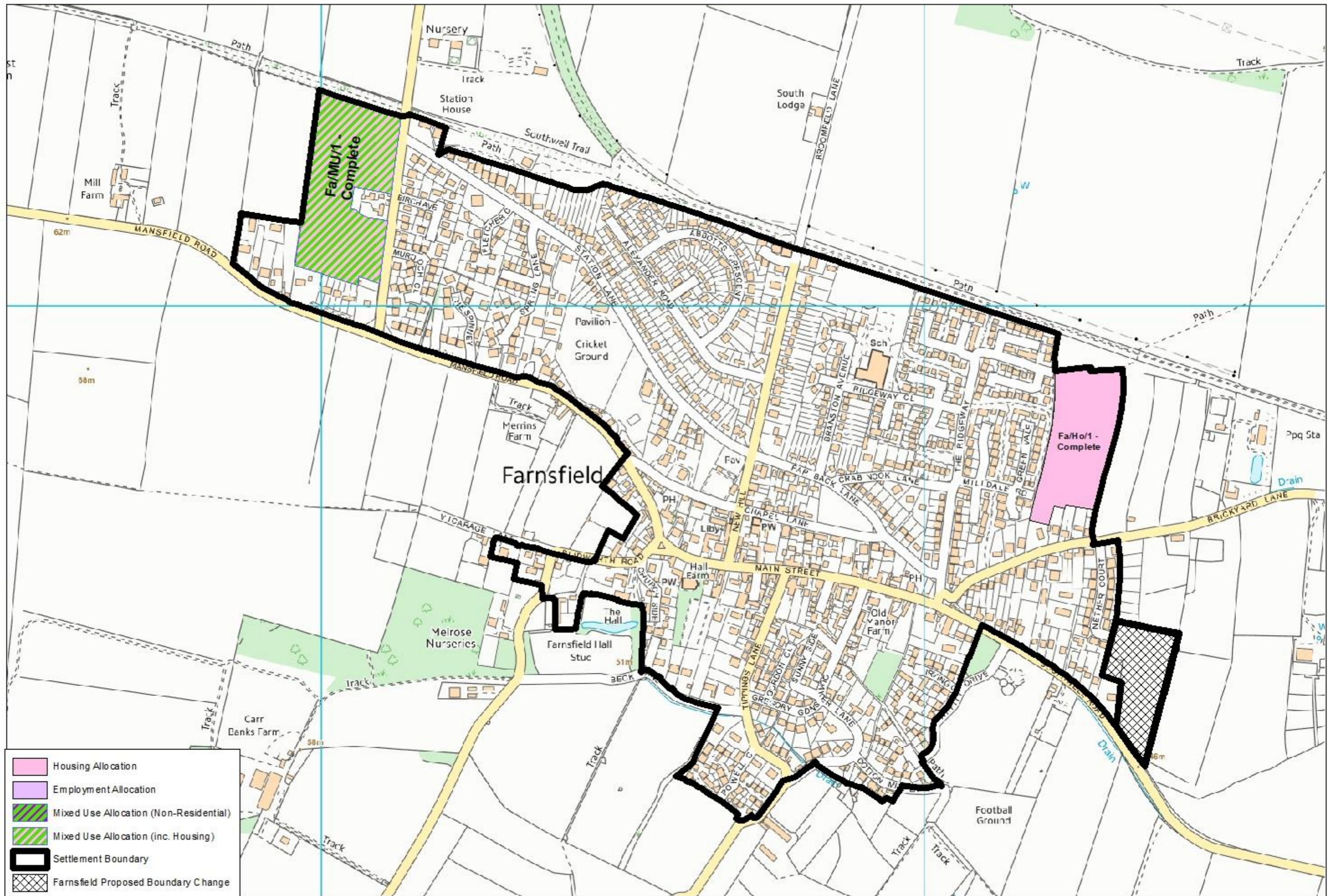
5.21.2 Amendments to the Urban Boundary of Southwell and So/E/1 will also be required.

5.22 Farnsfield – Fa/Ho/1 and Fa/Mu/1 complete – amend village envelope to include new development at Southwell Road.

Southwell - Extract



Farnsfield



Nottingham Fringe Area

5.22 Lowdham – No changes proposed

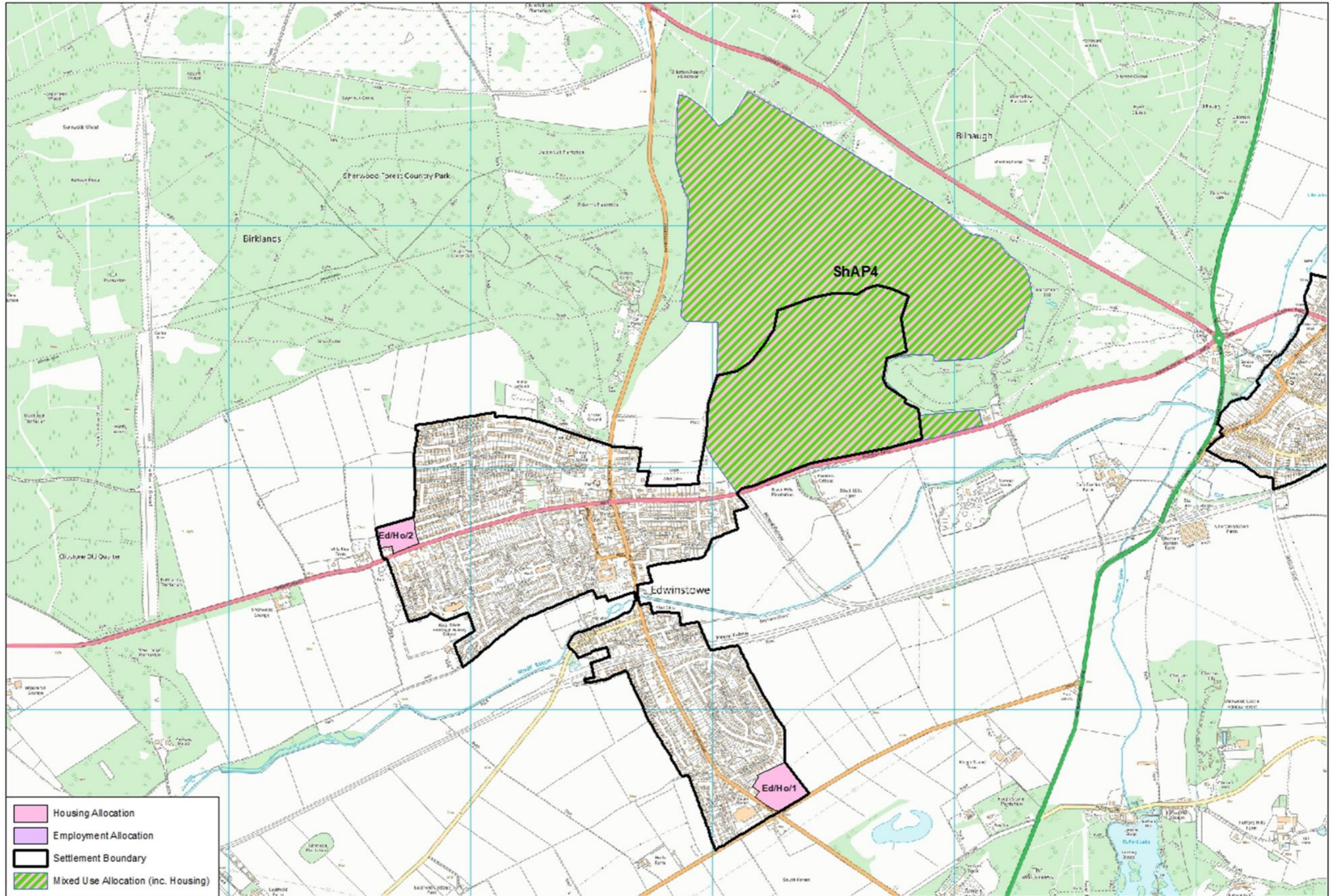
Sherwood Area

5.23 Ollerton & Boughton – No changes proposed

5.24 Edwinstowe – No changes proposed as part of the Review of the Allocations & Development Management process although it should be noted that the allocation of the strategic site ShAP4 Land at Thoresby Colliery forms part of the Adopted Amended Core Strategy.

- 5.24.1 Strategic Site ShAP4 Land at Thoresby Colliery allocated in the Adopted Amended Core Strategy will be added on to the Proposals Map and the village envelope amended accordingly (See below).

Edwinstowe



Bilsthorpe

5.25 Bi/Ho/1 - North of Kirklington Road

- 5.25.1 ***Preferred Approach*** - Site Bi/Ho/1, north of Kirklington Road was allocated for around 20 dwellings. Permission for 4 units comprising 8 Dwellings for multi-occupancy for people with learning difficulties for independent living in conjunction with the adjacent Wycar Leys Home was approved in 2013 but has since lapsed. This site is now proposed for de-allocation as delivery of market housing within the Plan Period cannot be relied upon. The site will be removed from the village envelope.
- 5.25.2 ***Alternative Options*** – The site could remain allocated and within the village envelope but as there is more than sufficient provision made with the amendments to Bi/Ho/2 and the increased provision on the brownfield site this is not considered appropriate.

Question 39 – Bi/Ho/1 – North of Kirklington Road

Do you agree with the preferred approach?

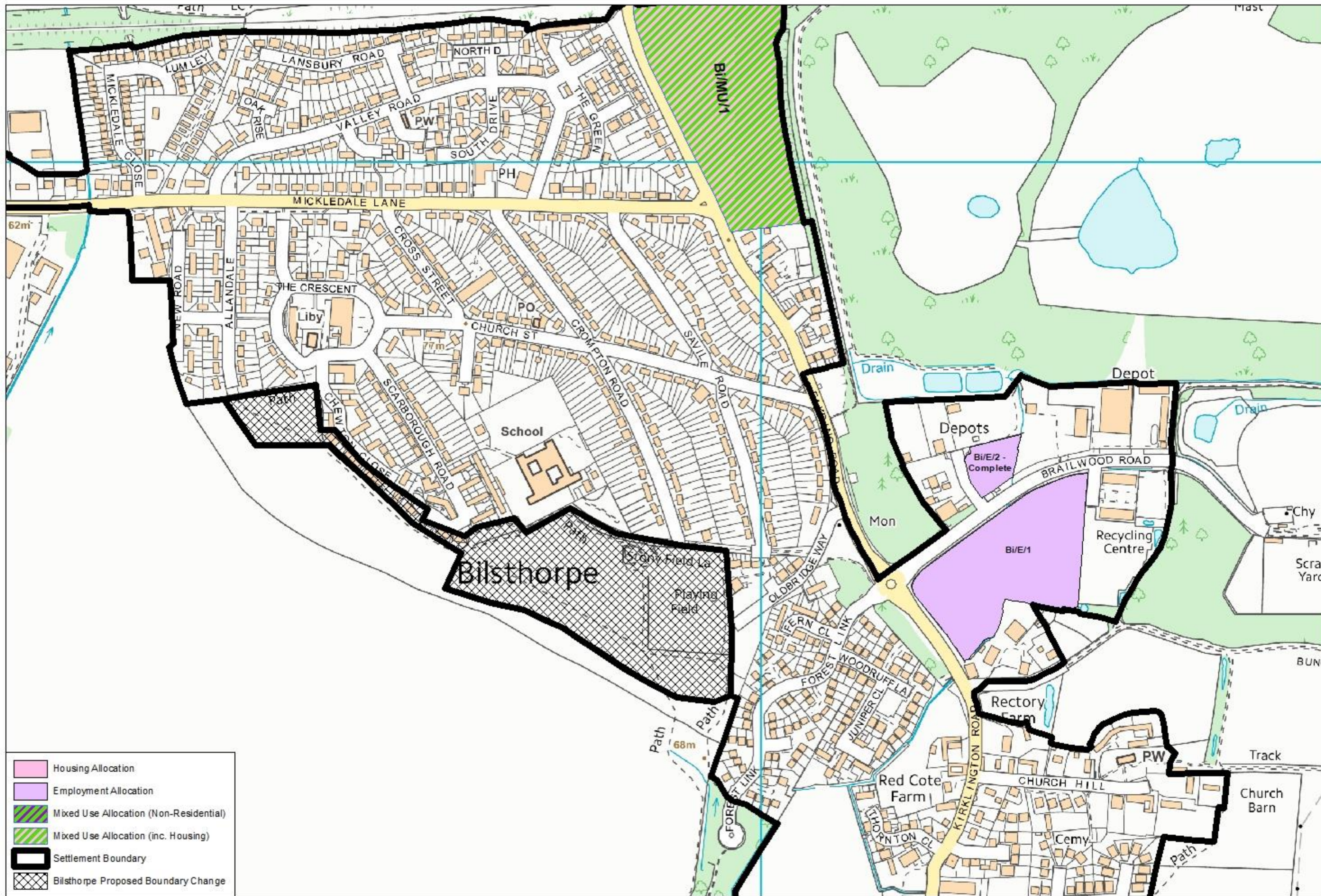
5.26 Bi/Ho/2 – Wycar Leys

- 5.26.1 ***Preferred Approach*** – Site Bi/Ho/2, previously described as land to the east of Ho PP and north of Wycar Leys was allocated for around 55 dwellings. Both the land marked HoPP and site Bi/Ho/2 are within the same ownership and now have an outline permission for 136 dwellings. It is therefore proposed to amend the site area to include the site to the east and increase the allocation to 136 dwellings. The employment use on the land to the east has ceased and the buildings have been demolished. The final bullet point of policy Bi/Ho/2 should now be deleted as it is no longer relevant.
- ~~● Phasing of development in relation to the cessation of the employment use on the adjacent site and the implementation of the planning permission for its residential development~~
- 5.26.2 ***Alternative Options*** - The allocation could be retained at its existing size for around 55 dwellings. This is not considered the most appropriate as the additional land lies with village envelope and a comprehensive approach to development of this brownfield site is likely to make the most efficient use of the land.
- 5.26.3 Amend village envelope to include the development under construction at Oldbridge Way, Bilsthorpe and remove site Bi/Ho/1 as detailed above.

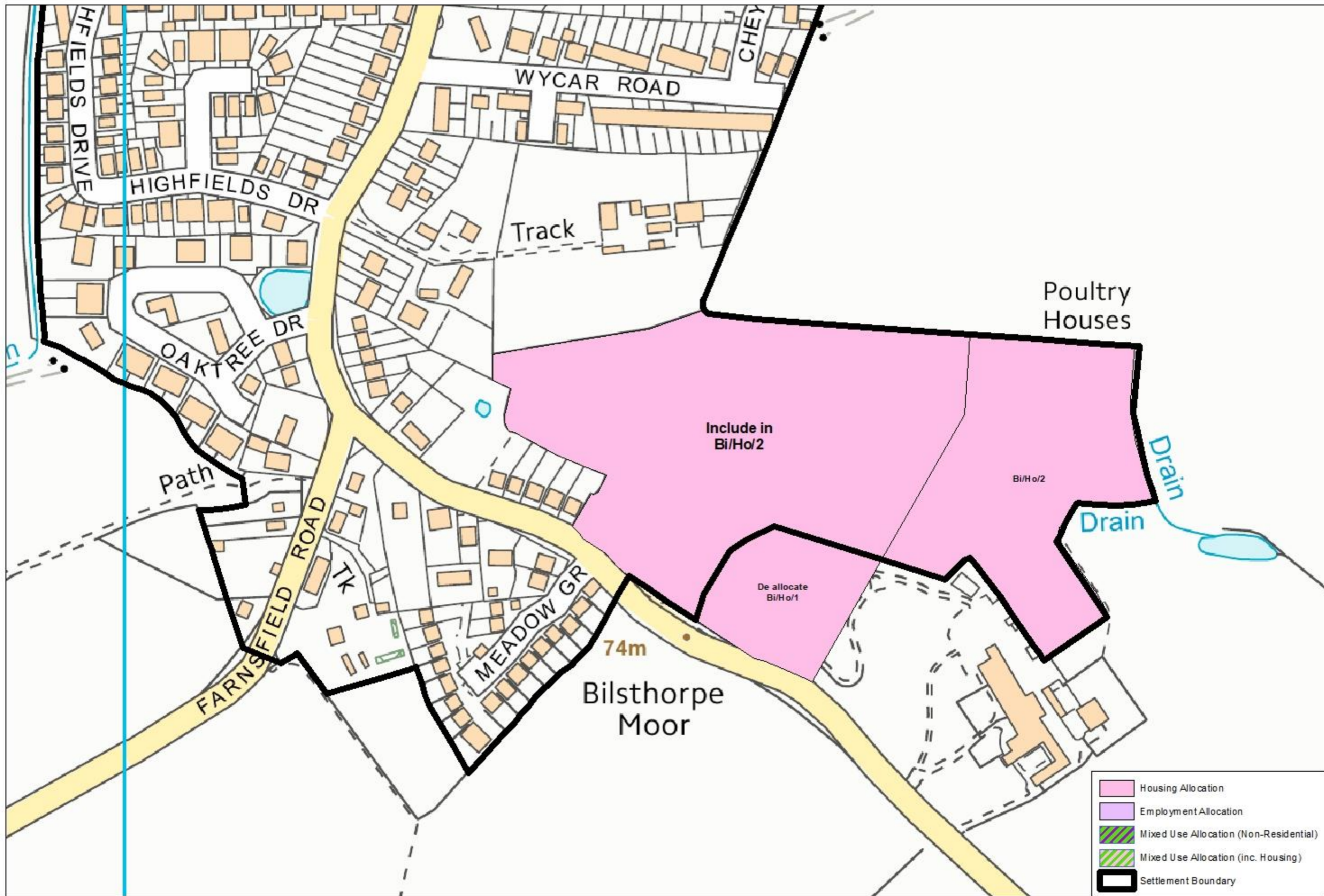
Question 40 – Bi/Ho/2 – Wycar Leys

Do you agree with the preferred approach?

Bilthorpe North - Extract



Bilthorpe South - Extract



Mansfield Fringe Area

5.27 Rainworth - No Changes Proposed

5.28 Clipstone - No Changes Proposed

Blidworth

5.29 Bl/Ho/3 – New Lane

5.29.1 Site Bl/Ho/3 was originally allocated for residential development providing up to a maximum of 100 dwellings. An application for 99 dwellings was refused as it was considered a heavily compromised scheme which in the whole was contrary to the aims of sustainable development and should be refused. A subsequent application for 81 dwellings has now been approved.

5.29.2 **Preferred Approach** – Amend Site Bl/Ho/3, South of New Lane, Blidworth to allocate for residential development providing up to 81 dwellings.

5.29.3 **Alternative Options** - The site could be de-allocated. However, this is not considered an appropriate approach. The site remains developable for a lower number of dwellings and now has the benefit of planning permission. Limited capacity exists within Blidworth due to it being inset within the Green Belt. This site has never formed part of the Green Belt and as set out in the Amended Core Strategy, no further review of the Green Belt is proposed as part of the Plan Review.

Question 41 – Bl/Ho/3 – New Lane

Do you agree with the preferred approach?

5.30 Bl/Ho/4 – Dale Lane Allotments

5.30.1 **Preferred Approach** – Site Bl/Ho/4 Dale, Lane Allotments were proposed for residential development of around 45 dwellings subject to the replacement of the allotment provision elsewhere within Blidworth. The owners of the site have now confirmed that they no longer wish this site to be allocated for development and it is proposed for de-allocation accordingly.

5.30.2 **Alternative Options** - No alternative options are considered appropriate.

Question 42 – Bl/Ho/4 – Dale Lane Allotments

Do you agree with the preferred approach?

5.31 Bl/E/1 – Land on Blidworth Industrial Park

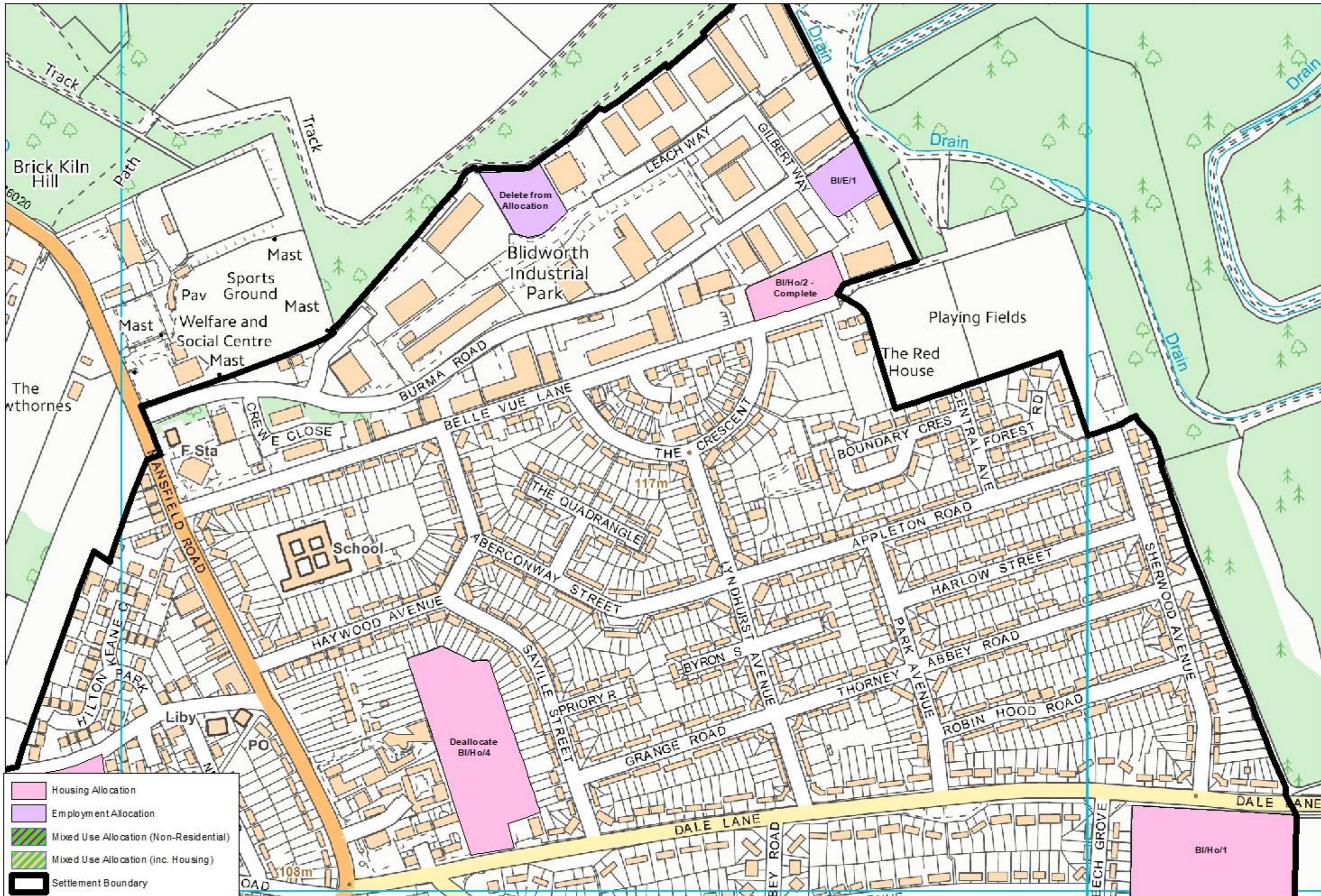
5.31.1 **Preferred Approach** – This allocation is in two parcels of land. As one discrete parcel has been developed, it is proposed that this be de-allocated, leaving an allocation of 0.33 hectares.

5.31.2 **Alternative Options** – The entire site could continue to be allocated but this is not considered appropriate as one discrete element has been fully developed.

Question 43 – BI/E/1 – Land on Blidworth Industrial Park

Do you agree with the preferred approach?

Blidworth



5.32 Opportunity Sites

- 5.32.1 The flexibility offered by the inclusion of Opportunity sites was generally supported through the consultation process although many considered that additional flexibility was still required. Urban & Civic the developers of the Strategic Urban extension to the South of Newark object to the Opportunity sites coming forward whilst the numbers on their site are constrained by the provision of the Southern Link Road. The Agents for the Flowserve and NSK (formerly NUA/MU/3) sites would both like them to be fully allocated rather than identified as Opportunity Sites.
- 5.32.2 The Flowserve site was not previously allocated and sufficient capacity exists within the remaining allocations to meet the Plan requirements – in addition, the site now benefits from outline planning permission, secured at appeal, for up to 322 dwellings. Given this status, it is no longer necessary to identify the land as an opportunity site. The NSK site however was previously allocated for a mix of retail and residential development. There is no longer a requirement for the long term allocation of retail floorspace and a balance needs to be struck between the need to have certainty of a sites deliverability (when relying upon it to deliver during the Plan period) and the commercial need for certainty to provide market confidence when bringing forward a redevelopment proposal. The identification of the NSK site as an Opportunity Site is considered to be the most appropriate approach.
- 5.32.3 ***Preferred Approach*** - The Amended Core Strategy at Spatial Policy 5 (SP5) – Delivering the Strategy sets out that 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, will be identified as Opportunity Sites in the Amended Allocations & Development Management DPD.
- 5.32.4 The following policy and supporting text are proposed for inclusion:
- 5.32.5 Introductory text: The Amended Core Strategy sets out the approach for delivering the spatial strategy of the Development Plan and makes provision for the identification of a number of opportunity sites which could provide additional development if required.

NUA/OS – Opportunity Sites

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. In accordance with Amended Core Strategy Spatial Policy 5 – Delivering the Strategy, the following opportunity sites have also been identified:

- NUA/OS/1 – Tarmac Site, Hawton Lane/Bowbridge Road, Newark (around 270 dwellings)
- NUA/OS/2 – Land North of Beacon Hill Road (former NUA/Ho/5), Newark (around 200 dwellings)
- NUA/OS/3 – NSK Factory (former NUA/MU/3) Northern Road, Newark (around 150 dwellings)

These sites all lie within the Urban Boundary and 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.

The Council will keep these opportunity sites under review and may identify additional opportunity sites within the settlements central to delivering the Spatial Strategy through the annual Monitoring process.

5.32.6 The following supporting text is proposed:

“These sites are not the subject of formal housing allocations as, although they are still considered developable, they are subject to uncertainty over timescales for delivery. These sites are however all within the Newark Urban Area and there is nothing to prevent these sites coming forward for housing development at any point in the Plan Period providing any development proposals meet the requirements of the appropriate Development Management policies.

Measures which may be used to bring forward development on these sites could include securing alternative sites for an existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council’s Development Company or Compulsory Purchase. “

5.32.7 ***Alternative Options*** - No alternative options are considered appropriate.

Question 44 – Opportunity Sites

Do you agree with the preferred approach?

6.0 Other Policy Content

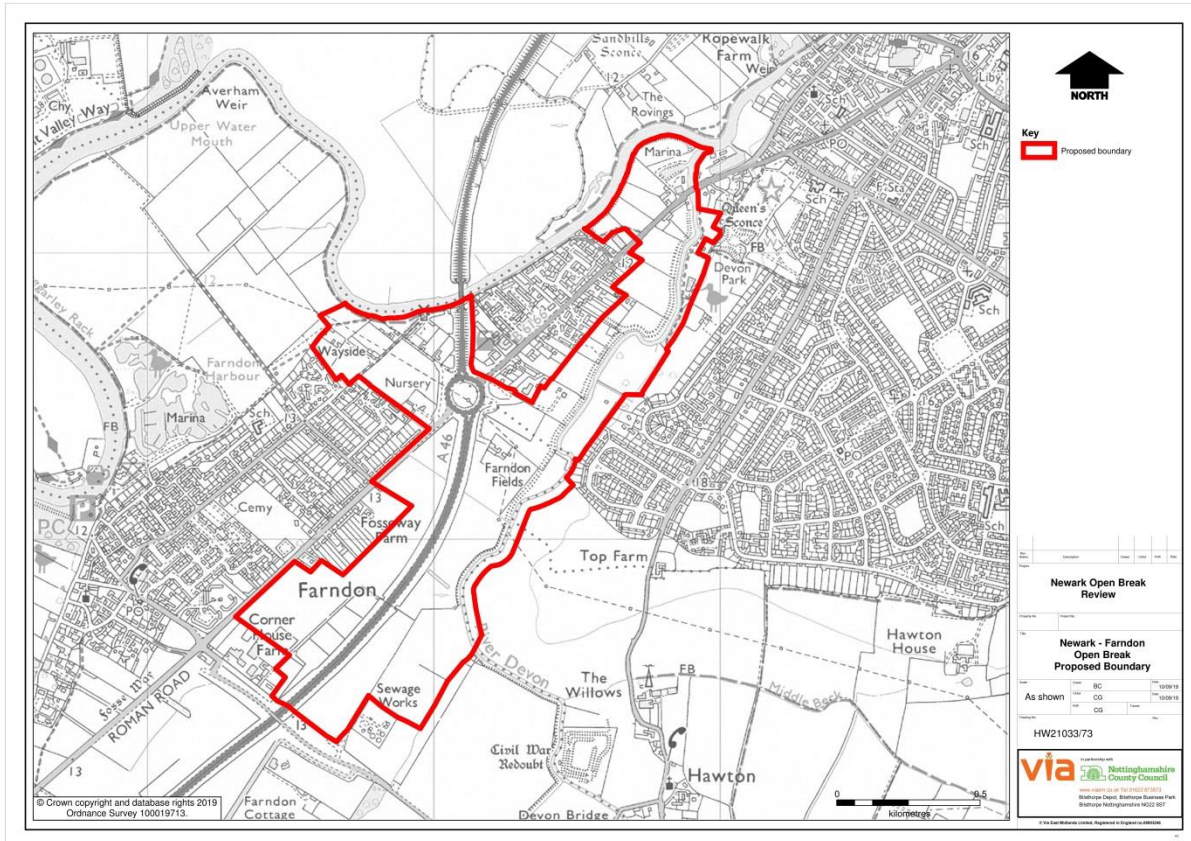
6.1 Open Breaks & Main Open Areas

Newark Open Breaks

- 6.1.1 The Open Breaks Policy (Policy NUA/OB/1) controls development in three areas between Newark and the surrounding villages of Farndon, Winthorpe and Coddington in order to prevent coalescence where there is otherwise significant pressure to develop. These designations are longstanding and can be traced back, in some form or other, through every Statutory Plan covering the Newark Area since 1964. They were most recently re-affirmed through the Allocations & Development Management DPD in 2013. The review of the Allocations and Development Management DPD however provides the opportunity to carry out a more detailed review and to consider the strategic approach to the designations. Responses to the Issues Paper consultation reflected a range of positions, some supporting the undertaking of a review and underlining the terms on which it should be undertaken, and those which argued that rolling the designations forward unchanged represented the most appropriate conclusion.
- 6.1.2 Although several consultees commented at the Issues Paper stage that the policy approach should seek to deliver additional benefits (historical or ecological in particular), this is not the purpose of the designation. While there may be incidental benefits and opportunities, which arise from the protection of the land from development, the sole policy objective is to prevent coalescence.
- 6.1.3 Notwithstanding the view of Gladman Developments, expressed through their response to the Issues Paper consultation, the Council believes the principle of the Open Breaks designations to be sound, according with the Vision in the Amended Core Strategy to “...have strong local distinctiveness...” and Objective 3, “...a network of sustainable communities which offer a sense of place...” Significantly, the designation was upheld as part of an appeal (APP/B3030/C/18/3196972) concerning land within the Winthorpe Open Break, through which the aims were deemed to “remain consistent with the current version of the [National Planning Policy] Framework...”
- 6.1.4 Having established the principle of the policy, a detailed [review](#) undertaken by Via (East Midlands) on behalf of the Council sought to determine what, if any, changes should be made to the extent of the designations. This review has largely informed the preferred approach towards the designations set out in the following section. Subsequent to the completion of this work the proposed dualling of the A46 Newark Northern Bypass was included within the Government’s Road Investment Strategy 2. Proposals emerging through this process are likely to impact on the Winthorpe Open Break designation. Further work over this specific designation is being undertaken – to determine whether it requires amendment beyond that recommended through the original VIA work.

Preferred Approach:

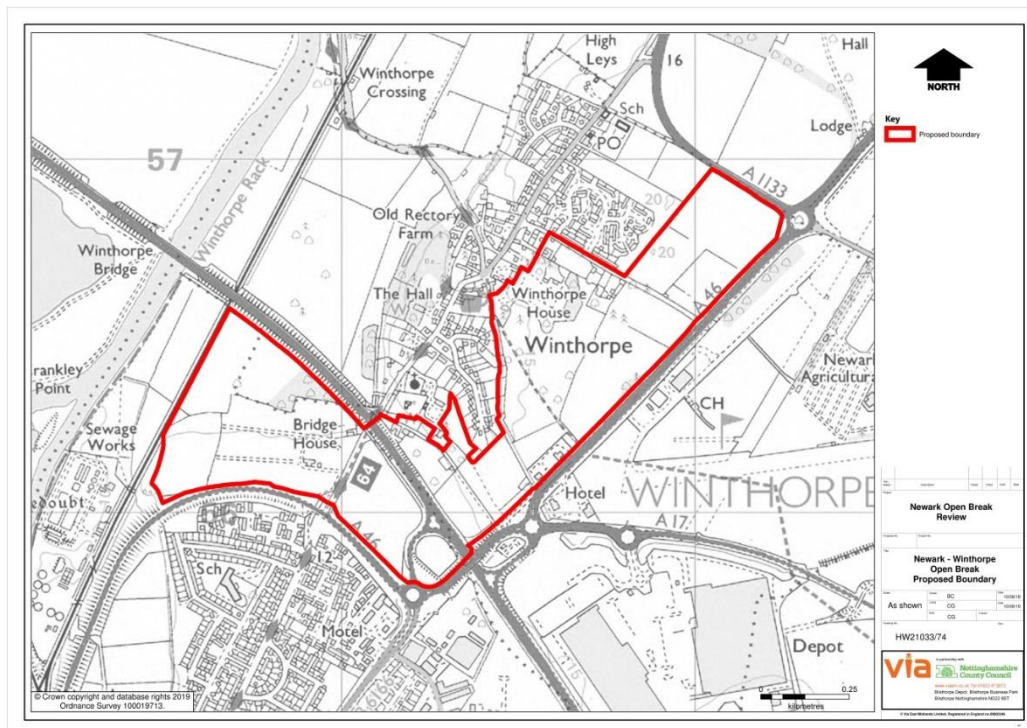
Newark - Farndon Open Break



- 6.1.5 The review of the Newark- Farndon Open Break boundary concluded that the break is effective at retaining both Newark and Farndon’s separate identities. The area to the north east of the break is of high landscape value providing the setting of the lower reaches of the River Devon as it meets the River Trent. The riverside context to this area is clearly apparent in the townscape and cultural heritage of the settlements as well as within the wider low-lying flood plain landscape.
- 6.1.6 The land between Farndon and Newark, although accommodating road and electrical infrastructure, provides a clear separation between the built edges. All the units within the existing Open Break in this area provide a high level of physical separation. Whilst this swathe of land is narrow it is, for the most part, undeveloped creating a visual and physical break between the two settlements.
- 6.1.7 Three amendments are however proposed:
- *Land to the east of the River Devon:* inclusion of land which represents a small area of river bank and linear woodland providing the immediate context to the river and includes areas of floodplain grasslands before they rise to the Sconce earthworks to the east. The inclusion of the whole of the Sconce and Devon park was considered, however given its limited visibility and the separation provided by topography this area is not proposed for inclusion;

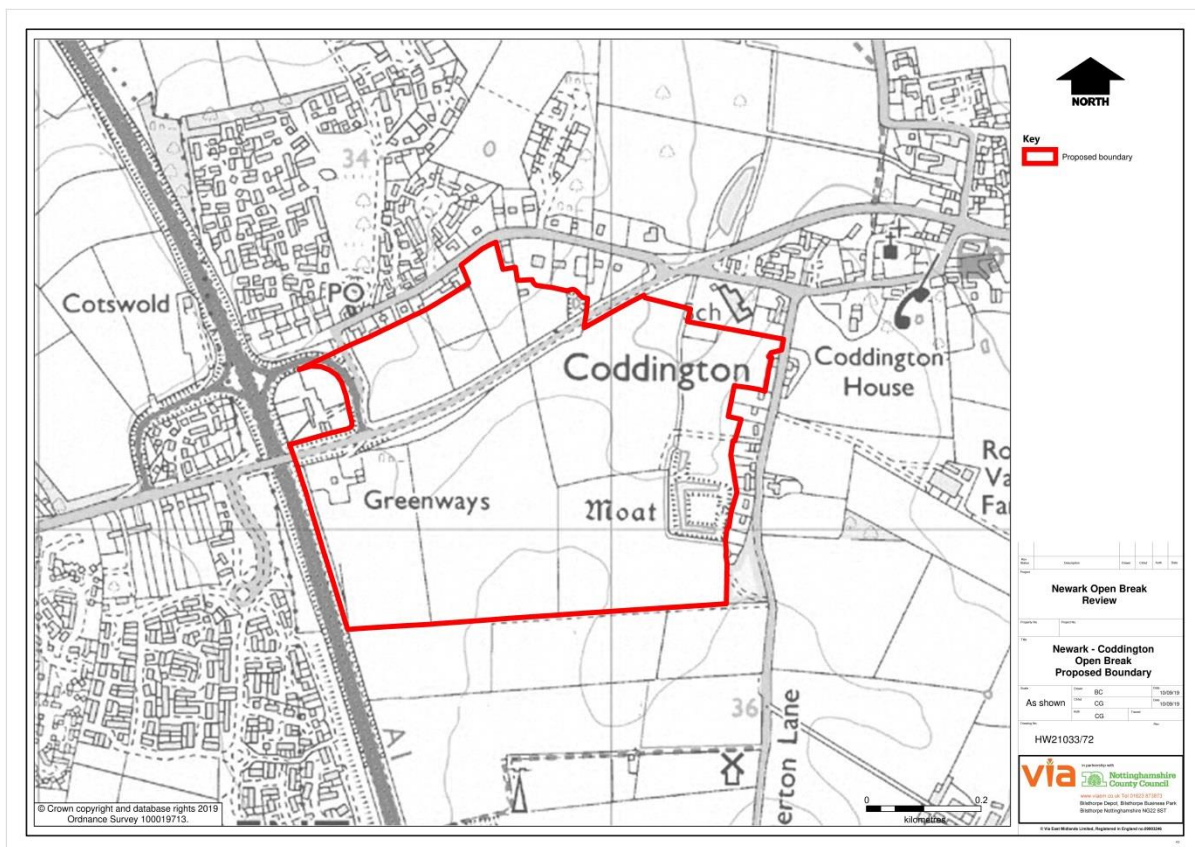
- *Land immediately adjacent to the River Devon and around the proposed roundabout junction of the A46 and southern relief road:* the planned growth of Newark is to the south and west of the existing main built-up area, driven by the Land South of Newark strategic site allocation. This will have the effect of bringing the urban edge of Newark further south towards Hawton. The proposed boundary has been defined as an offset from the River Devon in the absence of prominent physical features. This is consistent with the outline permission for the Middlebeck development. There is also the dualling of the A46 between Farndon and the A1 to consider (which is currently at an early stage of planning). Impact on the Newark-Farndon open break will form a valid consideration as part of the design process, however proposed policy wording is included to commit to a review of the designation once the scheme is approved and before its completion. It is therefore proposed that the designation and policy wording be amended to address the future growth of the Town and provision of strategic infrastructure in and around this location; and
- *Small residential plot south of Fosse Road:* removal of plot, as the residential property relates to the adjacent properties rather than the wider agricultural landscape – it ties into the existing linear development along Fosse Road.

Newark – Winthorpe Open Break



6.1.8 The original review found that the Open Break currently performs well. Accordingly no land had proposed to be removed from the designation but in recognition that some edges are domestic in nature, changes were recommended to the policy wording to allow more flexibility in those cases. It is a historical anomaly that the A1 was not included when the designation was expanded to the northeast, and it was proposed to incorporate that now. This will provide for a comprehensive single extent to the designation, and bring consistency to how major roads are treated across the three designations. Whilst an urbanising influence, they are nevertheless physical barriers and can be seen as separating settlements. Further work is being undertaken to assess the likely impact of the proposed dualling of the A46 Newark Northern Bypass on the designation. The outcome of this work, in combination with its earlier review, will inform the approach taken towards the designation at the next stage of the Plan Review.

Newark – Coddington Open Break



6.1.9 The Coddington designation generally performs well. However, significant development at Greenfields Care Home has compromised the openness of the designation in this location. No additions are proposed, but the removal of the land owned by Greenfields will create a more consistently open “Open Break” and defensible designation.

6.1.10 Coddington Parish Council requested a second designation to the north, but it is considered that this would not be a proportionate policy response relative to the

pressure for development in this location. The Main Open Area (NA/MOA) and Conservation Area (Core Policy 14), along with SP3 in the Amended Core Strategy and DM8 in the Allocations and Development Management DPD, provide an appropriate level of protection.

Policy Wording – Preferred Option

- 6.1.11 It is considered that an increased level of flexibility is necessary in order to allow for more minor forms of development, unlikely to detrimentally impact to openness of the designation to be determined in a more proportionate way, the preferred approach (below) therefore includes a number of specific exemptions. To improve clarity and consistency of implementation it is proposed that the policy be amended to make it clear that it applies to all forms of development, save for the listed exceptions. Ultimately the way in which the Winthorpe designation is integrated into the policy may be subject to change, following completion of its further detailed review.

Policy NUA/OB/1 - Newark Urban Area – Open Breaks

In order to ensure that existing settlements retain their separate identities and characteristics, the District Council has identified certain areas that are under pressure for development which provide and open break between settlements.

- Newark and Farndon;
- Newark and Winthorpe; and
- Newark and Coddington.

Within land allocated on the Policies Map as Open Breaks in the Newark Urban Area, planning permission will not normally be granted for ~~built~~ development. Exceptions to this will include development which does not unacceptably harm the openness of the Open Break, and falls within the following categories:

- a. proportionate development ancillary to existing domestic development within or adjoining the Open Break; and
- b. redevelopment and replacement or change of use of existing development which does not have a greater impact on the openness of the designation than the existing development.

Alternative Option 1

- 6.1.12 Along with the changes above, thought was given the introducing a new designation between Newark and Hawton. However, the same level of development pressure does not yet exist at this location and no detailed landscape analysis was undertaken due to planned changes in the area.
- 6.1.13 The Issues Paper response from Councillor Peter Harris suggested that consideration be given to the introduction of these policies elsewhere in the District, but it is not felt that the pressure for coalescence exists to the same extent in other areas of the District. This lower level of pressure is adequately dealt with through application of Spatial Policy 3 and Policy DM8. Parish Councils are however able to use the production of a Neighbourhood Plan to explore the making of local designations.

Alternative Option 2

- 6.1.14 To retain the extents of the Open Break in the same form as currently adopted is not considered to adequately respond to the potential implications arising from planned growth in and around Newark, and as unlikely to support the desired level of permanency to the designation. It is also necessary to understand the likely impacts from the dualling of the A46 Newark Northern Bypass.

Alternative Option 3

- 6.1.15 Given the principle of the designation and its consistency with national planning policy is acceptable, their longstanding nature, the challenges presented in accommodating planned growth in and around Newark as well as the recommendations of the detailed review it is not considered that their deletion would represent a reasonable approach.

Question 45 – Newark Urban Area – Open Breaks

Do you agree with the preferred approach?

Main Open Areas

- 6.1.16 The Council undertook a comprehensive review of Main Open Areas as part of the production of the original Allocations & Development Management DPD and it is not intended to review these as part of the review, however an error occurred during the production and the Preferred Approach below addresses this;

Preferred Approach

- 6.1.17 **Policy NA/MOA – Newark Area Main Open Areas** identifies those Main Open Areas that lie within settlements that do not have an Inset Map. They are listed in the policy and shown individually on the Policies Map. In the case of North Clifton, the map of the Main Open Area is shown on the Policies Map but it is not listed within the policy which is an oversight. Consequently, it is proposed to add it to the policy to remedy this.

- 6.1.18 ***Alternative Options*** - No alternative options are considered appropriate.

Question 46 – Policy NA/MOA Newark Urban Area – Main Open Areas

Do you agree with the preferred approach?

6.2 Centre Specific Policies

- 6.2.1 In addition to Policy DM11 there are also centre specific policies in each Area chapter of the Allocations & Development Management DPD – this includes:

- NUA/TC/1 - ‘Newark Town Centre’;
- So/DC/1 - ‘Southwell District Centre’;

- OB/DC/1 & OB/LC/1 - 'Ollerton District Centre & Boughton Local Centre';
- Ed/DC/1 - 'Edwinstowe District Centre';
- Ra/DC/1 - 'Rainworth District Centre';
- NUA/LC/1 - 'Balderton Local Centre North';
- NUA/LC/2 - 'Balderton Local Centre South';
- Co/LC/1 - 'Collingham Local Centre';
- ST/LC/1 - 'Sutton on Trent Local Centre';
- Fa/LC/1 - 'Farnsfield Local Centre';
- Bi/LC/1 - 'Bilthorpe Local Centre';
- Cl/LC/1 - 'Clipstone Local Centre'; and
- Bl/LC/1 - 'Blidworth Local Centre'.

6.2.2 These policies do not provide additional policy requirements to those within Core Policy 8 and Policy DM11, but provide a reference point for, and explanation of, the Centre designations on the Policies Map within the Plan. Signposts to other relevant parts of the Plan are also provided to define how proposals will be assessed. Given the time of their production the policy for Newark Town Centre doesn't reflect Newark's successful bid to the Government's 'Towns Deal' initiative, or the future production of a Town Centre Strategy – with production of similar strategies for Ollerton and Southwell District Centres also to be explored. For consistency and to aid implementation this is proposed to be addressed through the preferred approach set out below.

Newark Area

6.2.3 **Policy NUA/TC/1 Preferred Approach:**

6.2.4 The policy is proposed to be amended as follows:

Policy NUA/TC/1 - Newark Urban Area - Newark Town Centre

To help promote Newark Town Centre as the major focus for new and improved shopping, leisure and tourism facilities, a town centre boundary which illustrates the extent of the primary shopping area, ~~as well as primary and secondary shopping frontages have~~ has been defined on the Policies Map. ~~The primary shopping frontages are areas which contain the town's key retailers, have strong pedestrian activity and are the focus for retail activity. Secondary frontages are those that contain more of a mix of uses including retail, leisure and service sector businesses.~~

The future management of the Centre will be provided for through the development and implementation of the Newark-on-Trent Town Investment Plan and subsequent Town Centre Strategy. Consideration of development proposals for supported through the production of a Town Centre Strategy Development of retail and other Main town centre uses within and beyond Newark Town Centre will be considered made against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Town Centre Uses Retail and Main Town Centre Uses.

- 6.2.5 **Alternative Option** - Given that the amendment is responding to the need to update the policy to reflect the successful Newark Towns Fund bid and the future production of a Town Centre Strategy it is not considered that any alternative approach exists.

Question 47 – Policy NUA/TC/1 – Newark Urban Area – Newark Town Centre

Do you agree with the preferred approach?

- 6.2.6 **Policy NUA/LC/1 Balderton Local Centre North** – No change
- 6.2.7 **Policy NUA/LC/2 Balderton Local Centre South** – No change
- 6.2.8 **Policy Co/LC/1 Collingham Local Centre** – No change
- 6.2.9 **Policy ST/LC/1 Sutton on Trent Local Centre** – No change

Southwell Area

- 6.2.10 **Policy So/DC/1 Preferred Approach**

Policy So/DC/1 - Southwell - Southwell District Centre

The future management of the Centre will be provided for through the development and implementation of a District Centre Strategy, and the consideration of development proposals for retail and other town centre uses within and beyond Southwell District Centre, as defined on the Policies Map, will be used in conjunction with Development Management Policy 11 – Retail and Town Centre Uses to assess retail proposals. made against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy DM11 Retail and Main Town Centre Uses.

- 6.2.11 **Alternative Options** - Given that the amendment is responding to the need to update the policy to reflect the future production of a District Centre Strategy, and to bring the policy wording into line with the policies for the other Centres it is not considered that any alternative options exist.

Question 48 – Policy So/DC/1 – Southwell – Southwell District Centre

Do you agree with the preferred approach?

- 6.2.12 **Policy Fa/LC/1 Farnsfield Local Centre** – No change

Nottingham Fringe Area

- 6.2.13 **Policy Lo/LC/1– Lowdham Local Centre** – No change

Sherwood Area

- 6.2.14 **Policy OB/DC/1 & OB/LC/1 Preferred Approach**

Policy OB/DC/1 & OB/LC/1 - Ollerton District Centre & Boughton Local Centre

To promote the strength of Ollerton & Boughton as a Service Centre, District and Local Centres have been defined on the Policies Map.

The future management of Ollerton District Centre will be provided for through the development and implementation of a District Centre Strategy. Development of retail and other town centre uses within and beyond the District and Local Centres will be considered against the general policy requirements in the Amended Core Strategy and the Development Management Policies in Chapter 7, with particular reference to Policy 11 DM11 Retail and Main Town Centre Uses ~~Retail and Town Centre Uses~~.

- 6.2.15 **Alternative Options** - Given that the amendment is responding to the need to update the policy to reflect the future production of a District Centre Strategy, and to bring the policy wording into line with the policies for the other Centres it is not considered that any alternative options exist.

Question 49 – Policy OB/DC/1 & OB/LC/1 - Ollerton District Centre & Boughton Local Centre
Do you agree with the preferred approach?

- 6.2.16 **Policy ED/DC/1 Edwinstowe District Centre** – No change

- 6.2.17 **Policy Bi/LC/1 Bilsthorpe Local Centre** - No change

Mansfield Fringe Area

- 6.2.18 **Policy Ra/DC/1 Rainworth Local Centre**

Policy Ra/DCLC/1 - Rainworth – ~~District~~ Local Centre Boundary

To promote the strength of Rainworth as a Service Centre and support its regeneration, a ~~District~~ Local Centre has been defined on the Policies Map.

Development of retail and other town centre uses within the ~~District~~ Local Centre will be considered against the general policy requirements in the Core Strategy and the Development Management Policies in Chapter 7, with particular reference to DM Policy 11 Retail and Town Centre Uses.

- 6.2.19 **Policy Ci/LC/1 Local Centre – No change**

- 6.2.20 **Policy Bl/LC/1 Blidworth Local Centre** – No change

6.3 Open Space

- 6.3.1 The Council has appointed consultants to assist in the production of a new Open Space Strategy. As part of the consultation on the Issues Paper, the Council asked what the priorities for new Open Space in the District should be. Overwhelmingly, respondents support maintaining the existing stock. Consultees also suggested, a smaller number of better spaces would be more valuable than a larger number of tiny, ill-equipped places, subject to the expected catchment of each type of Open Space.

- 6.3.2 All open space in Newark & Sherwood is protected by planning policy Spatial Policy 8, however National Planning Policy allows for a Local Green Space (LGS) Designation to be made through Local and Neighbourhood Plans. This offers a level of protection the space equivalent to the Green Belt. In Newark & Sherwood we have left this

process to Parish Council's to undertake as part of Neighbourhood Plan production. On the whole, respondents were supportive of the status quo identified in the Issues Paper.

- 6.3.3 **Preferred Approach:** The new Open Space Strategy (<https://www.newark-sherwooddc.gov.uk/planreview/>) has been published for public consultation alongside this document. Its findings will be used to update the open space summaries in each Area chapter within the Allocations & Development Management DPD. They will also assist with implementation of Spatial Policy 8 in the day-to-day determination of planning applications, and provide a strategic understanding of open space provision (current and future) across the District. The recommendations will also contribute towards the contents of the new Developer Contributions and Planning Obligations Supplementary Planning Document.
- 6.3.4 **Alternative Approach:** It is not considered that any suitable alternative approach exists.

Question 50 – Open Space

Do you agree with the preferred approach?

Playing Pitch Strategy

- 6.3.5 **Preferred Approach:** The Playing Pitch Strategy will be revised using the latest Sport England Methodology and this will consider the existing provision and access to facilities for outdoor sports pitches in respect of supply and demand within the District. Appropriately located proposals to meet current and future needs will be considered favourably.
- 6.3.6 **Alternative Approach:** It is not considered that any suitable alternative approach exists.

Question 51 – Playing Pitch Strategy

Do you agree with the preferred approach?

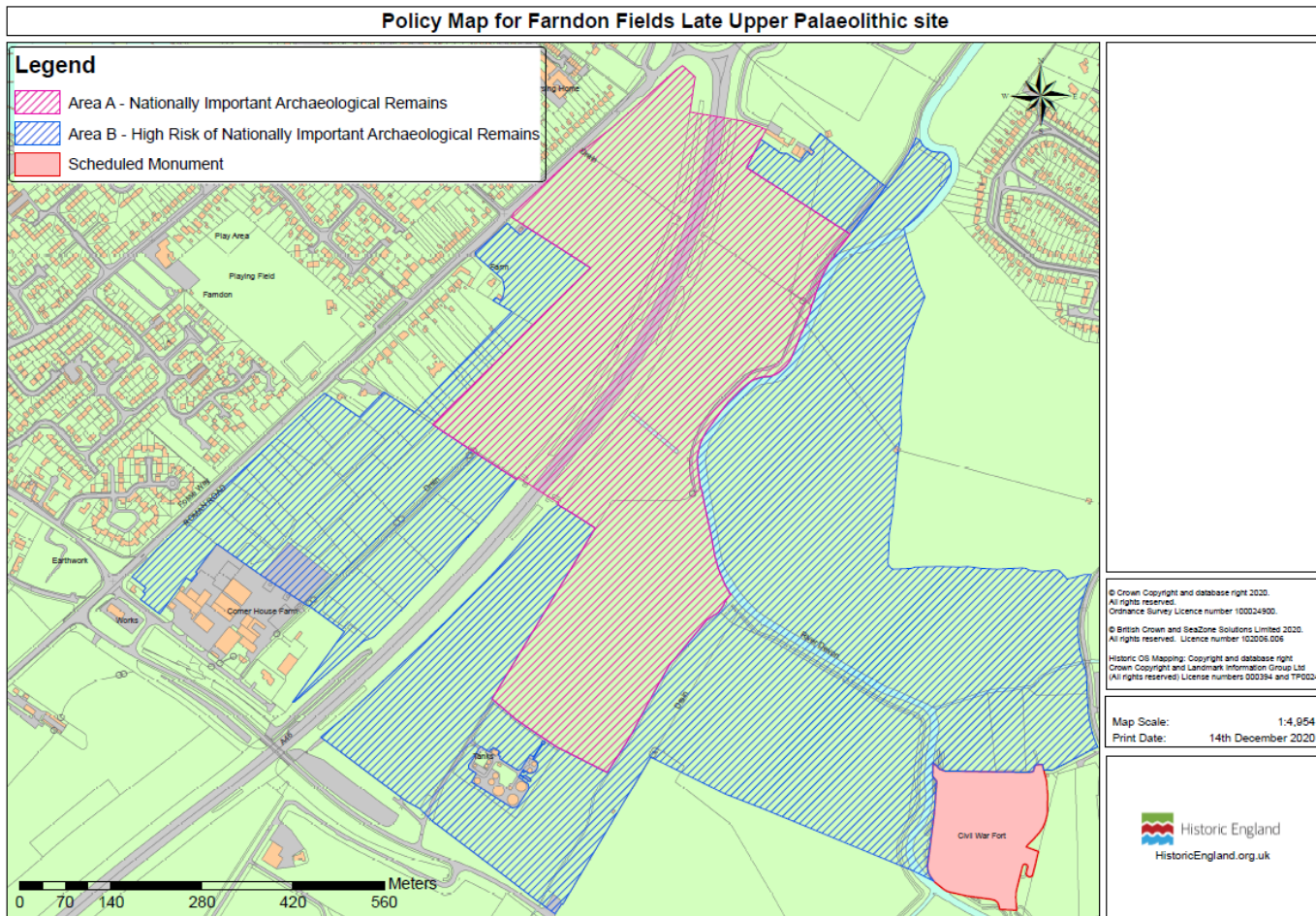
6.4 Archaeology

Farndon and River Devon Ice Age Landscape

- 6.4.1 The Farndon and River Devon Ice Age Landscape is an un-designated heritage asset of national archaeological importance- comprising the material remains of human activity and associated natural deposits. Discovery of scatters of flint tools and waste on land east of Farndon (incorporated in plough-soil) led to the initial identification of this nationally important site of human occupation, dating from around 14,000 years ago. Adding to its significance was the subsequent discovery that below the ground the irregular buried topography, and complex deposits of wind and water

born material, have preserved micro-sites undisturbed with finds still lying where they fell.

- 6.4.2 The physical nature of flint scatters and the complex three dimensional form of the geology formed at that time (gravels, water-bodies and scarps, lain with alluvium and wind-blown sands) make it essential that specialist expertise and approaches to archaeological assessment are in place from the earliest stage of planning proposals. So as to ensure that the significance of any remains affected is sufficiently understood, and their importance is afforded proportionate weight in the planning process. Given that the landscape is of national importance, but falls outside the scope of designation under the 1979 Ancient Monuments and Archaeological Areas Act (as amended), a policy approach to ensure this takes place has been developed with Historic England.
- 6.4.3 **Preferred Approach:** To create new policy content in the Newark Area chapter of the Amended Allocations & Development Management DPD. As shown on the map below, the policy approach has been split into two parts. Area A includes those areas where Ice Age finds from plough-soil collection have demonstrated activity. Area B is where the geological conditions are conducive to material surviving at depth. Both are of national importance, but present different challenges in terms of site investigation and the management of risk to archaeological significance.
- 6.4.4 Within Area A, local and national planning policy towards designated heritage assets will apply. Within Area B, the policy approach will be more bespoke – and require proposals to be supported by site evaluation from the earliest stages of pre-determination site assessment, in order to allow for the significance and importance of archaeological remains to be proportionately treated in the planning process. There would be a presumption that all proposals would include pre-application investigation comprising both non-intrusive and intrusive field evaluation undertaken in consultation with the relevant specialists. Where these investigations show comparable results with Area A, the policy approach would consider the proposed sites in terms of national and local planning policy towards designated heritage assets.



6.4.5 **Alternative Approach:** Given the level of archaeological significance it is not considered that there is an appropriate alternative approach.

Question 52 – Archaeology - Farndon and River Devon Ice Age Landscape

Do you agree with the preferred approach?

Newark Civil War

6.4.6 The battles and sieges of the English Civil War (1642-52) between King and Parliament were the last major active military campaigns to be undertaken on English soil and have left their mark on the English landscape in a variety of ways, typically including earthworks that provided temporary protection for infantry or to act as gun emplacements. These earthworks, which may have been reinforced with revetting and palisades, consisted of banks and ditches and varied in complexity from simple breastworks to complex systems of banks and interconnecting trenches. They can be recognised today as surviving earthworks or as crop or soil marks on aerial photographs. They are recorded widely throughout England, with concentrations in the main areas of campaigning, and have been recognised to be unique in representing the only evidence on the ground of military campaigns fought in England since the introduction of guns.

- 6.4.7 Newark was a significant location during the English Civil War and a key garrison held by Royalist forces from the outbreak of the Civil War in 1642. The crossing at the Trent was an important strategic location on the Great North Road, and Newark's distinctive castle was a symbol of power in the landscape. Newark witnessed a number of fierce sieges between 1643 and 1646, culminating in Charles I's surrender to Parliamentary forces. The local communities would have been hugely impacted by the war, with disease, famine and hardship. The town was surrounded by a series of offensive and defensive fieldworks, many of which survive to the present day. They are the most impressive surviving collection of such works in England; not only do extensive remains survive, but the whole system is recorded on two nearly contemporary plans, one by a Royalist engineer, the other by a Parliamentarian. They thus provide a unique opportunity for the study of the field engineering of the Civil War. All surviving examples of the Newark siege works are identified to be nationally important, comprising at least 12 scheduled sites. The Nottinghamshire Historic Environment Record identifies extensive further potential archaeological significance, some of which has the potential to be nationally significant. Non-earthwork remains can also be significant, such as shot and coinage. While the known fortifications and earthworks are scheduled, archaeological evidence for the precise location of smaller scale fortifications, battlefield/skirmish activity, garrison lines and the parliamentary defensive works known as 'lines of circumvallation' remains more elusive; however at the very least ephemeral evidence within the siege landscape is likely present for all of these.
- 6.4.8 Today, you can appreciate this distinctive landscape by visiting the Queen's Sconce and the National Civil War Centre on Appleton Gate
- 6.4.9 **Preferred Approach:** The preferred approach is to further investigate this issue, and develop a coherent approach towards Civil War heritage assets through the next stage of the Plan Review. This may entail creation of new policy content in the Newark Area chapter of the Amended Allocations & Development Management DPD.
- 6.4.10 **Alternative Approach:** Given the level of heritage significance it is not considered that there is an appropriate alternative approach.

Question 53 – Archaeology – Newark Civil War

Do you agree with the preferred approach?

Southwell Roman Villa

- 6.4.11 The Roman villa site adjacent to Southwell Minster is thought to be one of the largest such sites in the East Midlands. Numerous Roman finds have been recorded in this area and around Southwell since the 18th century and archaeological excavations from the 1950s onwards have record the presence of a large building dating to the 2nd century AD with significant alterations and extensions in the 3rd and 4th centuries. In addition, over 30 early medieval Christian burials were recorded in the initial

excavation and a further 225 during subsequent work. Consequently the site is a scheduled monument (NHLE: 1003528).

- 6.4.12 More recently the areas to the east and south of the scheduled monument have undergone archaeological investigation, most notably on the former Minster School site on Church Lane and to the north of Church Lane at Platts Orchard. Evaluation has also been undertaken further to the south close to Potwell Dyke. All these sites have produced evidence for further intensive activity dating from 1st century onwards, including an 8th century inhumation cemetery, industrial activity a large block wall, and more prosaic structures along the southern area, although the precise dating and function of these remains unclear, a direct relationship with the adjacent villa may be inferred.
- 6.4.13 This more recent archaeological investigation, along with known find spots from Southwell, indicates that activity associated with the villa likely extends well beyond the scheduled area, although the precise location, nature and extent of this is not yet fully understood. It is therefore essential that specialist expertise and approaches to archaeological assessment are in place from the earliest stage of planning proposals so as to ensure the significance of remains affected is sufficiently understood and their importance is afforded proportionate weight in the planning process. The preferred approach towards this issue is set out below, with the area subject to the approach being further evidenced and refined moving into the next stage of the Plan Review.
- 6.4.13 **Preferred Approach:** The preferred approach is to further investigate this issue, and refine the area to be covered by the designation. This will entail new policy content being added into the Southwell Area chapter of the Amended Allocations & Development Management DPD.

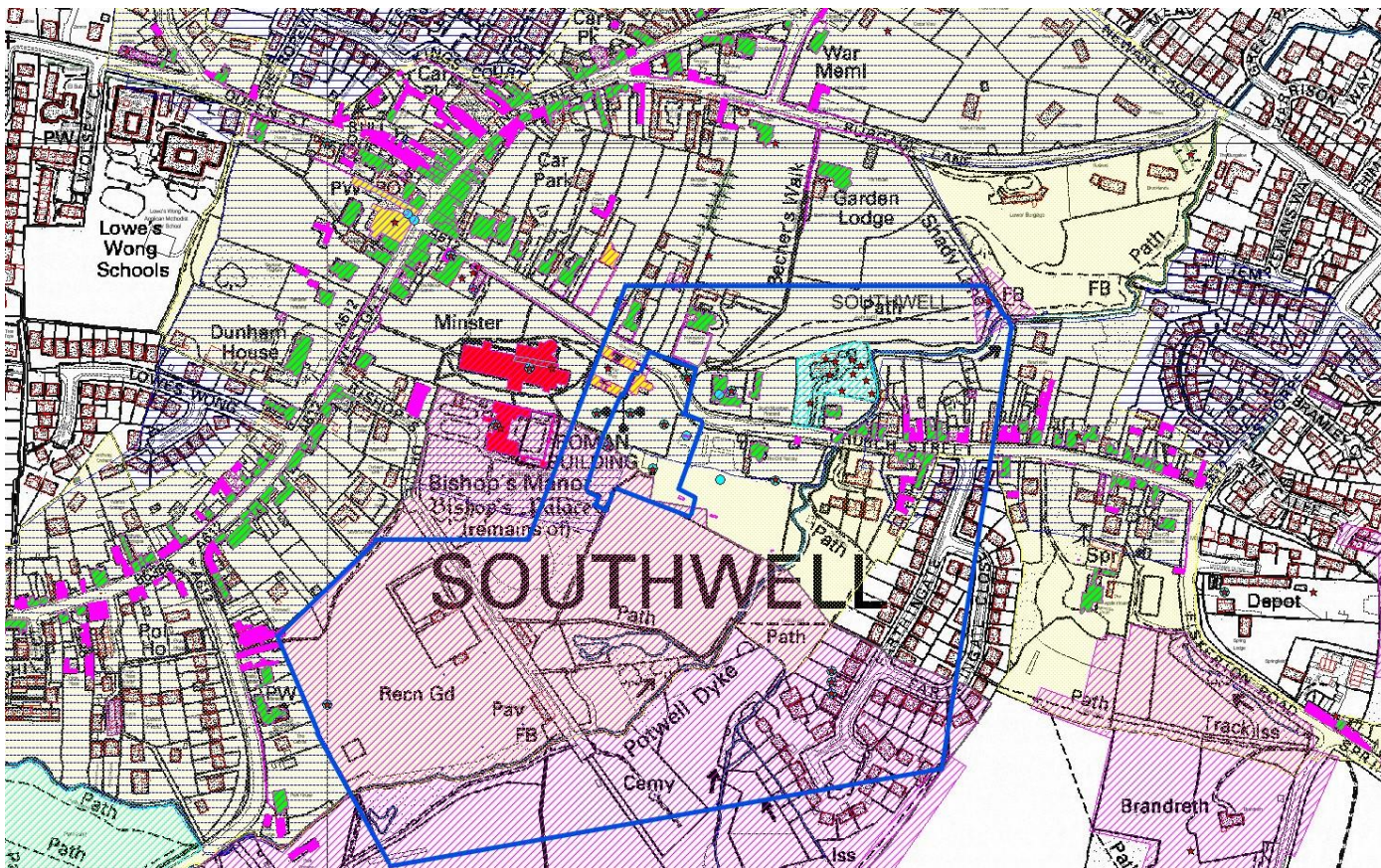
In terms of an emerging policy approach, the map below identifies the scheduled monument (inner blue line) and the extended area (outer blue line) of high archaeological potential Area A.

The scheduled area is subject to designated status and so national and local planning policy would apply in this area;

Within Area A, the policy approach will be more bespoke – and require proposals to be supported by site evaluation from the earliest stages of pre-determination site assessment, in order to allow for the significance and importance of archaeological remains to be proportionately treated in the planning process.

There would be a presumption that all proposals in Area A would include pre-application investigation comprising both non-intrusive and intrusive field evaluation undertaken in consultation with the relevant specialists. Where these investigations

show comparable results with the scheduled monument, the policy approach would consider the proposed sites in terms of national and local planning policy towards designated heritage assets.



6.4.14 **Alternative Approach:** Given the level of heritage significance it is not considered that there is an appropriate alternative approach.

Question 54 – Archaeology – Southwell Villa

Do you agree with the preferred approach?

6.5 Regeneration Programmes and Schemes

6.5.1 Transformative plans for Newark have been given Government support, following the announcement that the town is to receive up to £25 million of funding as part of the Towns Fund initiative. The Newark Town Deal proposals, outlined in the Newark Town Investment Plan (TIP) (allied with the aims and objectives of Council’s own Community Plan) aim to drive the sustainable regeneration of the town and deliver long-term economic and productivity growth, oriented around the strategic themes of skills/education and business, connectivity, town centre regeneration and culture, and town centre residential development.

6.5.2 In addition, Newark Conservation Area has been granted ‘High Street Heritage Action Zone’ (HSHAZ) status by Historic England. The District Council, in partnership with Historic England, local residents and local businesses is focusing on repairing and

refurbishing key historic buildings in the town centre, re-designing the public realm to build a more connected area and helping to boost the local economy. Particular attention is given to the potential to create new homes within the town centre through converting vacant sites and buildings, repurposing and re-designing the public realm to create more appealing and accessible public space and providing greater connectivity of spaces.

6.5.3 The District Council is committed to developing strong, proactive working relationships with public, private and voluntary sector partners operating within Newark & Sherwood. These partnerships, bringing together a wide range of knowledge and skills, enable joined-up thinking and collaborative work that can assist in pursuing funding and investment, and can accelerate the delivery of transformational regeneration projects and infrastructure across the whole District, helping to address economic differences and drive the prosperity that is envisioned as part of the Government's 'levelling up' agenda.

6.5.4 It is important that the Development Plan supports and assists with the implementation of this bold transformative agenda – most obviously through assisting the regeneration of key sites, but also by providing a framework for its less site specific elements.

6.5.5 **Preferred Approach:** The following new policy content to be included:

Policy XX - Regeneration Programmes and Schemes

Newark Urban Area

The Council will work proactively to deliver the aims and objectives of the Newark-on-Trent Town Investment Plan (TIP) and Newark High Street Heritage Action Zone (HSHAZ), their successor documents and related strategies. Development proposals which will assist in achieving this outcome will therefore be supported. This will include the bringing forward of appropriate regeneration schemes on sites in and around the Newark Urban Area. Any development proposals that, in the opinion of the Local Planning Authority, undermine the delivery of identified outcomes will be resisted.

The wider Newark & Sherwood District

The Council will pursue available opportunities to deliver regeneration programmes and schemes in locations across the District. Development proposals which arise as a result of recognised regeneration programmes and strategies will therefore be positively viewed.

6.5.6 **Alternative Approach:** The alternative approach would be to not integrate emerging and future regeneration programmes and schemes into the Development Plan. This would however lack the clarity of the preferred approach, and potentially undermine successful delivery.

Question 55 – Regeneration Programmes and Schemes

Do you agree with the preferred approach?

Question 56 – General

Do you have any further comments?

Appendix 1: Schedule of Employment and Housing Allocations

Newark Area

Reference	Address	Status as at 1 st April 2021
Newark Urban Area		
NUA/Ho/1	Alexander Avenue/Steven Road, Newark	De-allocate
NUA/Ho/2	South of Quibells Lane, Newark	Amend –site area reduced
NUA/Ho/3	Lincoln Road, Newark	De-allocate
NUA/Ho/4	York Drive Policy Area, Newark	No change – Outline granted
NUA/Ho/5	North of Beacon Hill Road, Newark	Opportunity site
NUA/Ho/6	Millgate, Newark	No change – Full PP on part
NUA/Ho/7	Bowbridge Road Policy Area, Newark	Amend text reference to opportunity site NUA/OS/*
NUA/Ho/8	Land on Bowbridge Road, Newark	Amend – capacity increased
NUA/Ho/9	Land on Bowbridge Road, Newark	No change
NUA/Ho/10	North of Lowfield Lane, Balderton	Amend – site area increased
NUA/MU/1	Land north of the A17, Newark	No change – however text changes to NUA/SPA/1
NUA/MU/2	Land at Brownhills Motor Homes, Newark	De-allocate
NUA/MU/3	Land at NSK, Northern Road, Newark	Opportunity site – see report
NUA/MU/4	Land at Bowbridge Road, Newark	No change – part complete part under construction
NUA/E/2	West of the A1 on Stephenson Way, Newark	No change
NUA/E/3	Land off Telford Drive, Newark	Amend - some areas removed from the allocation and a new area added.
NUA/E/4	Former Highways Depot, Great North Road	No change
Collingham		
Co/MU/1	Between Swinderby Road and Station Road	No change- under construction
Sutton-on-Trent		
ST/MU/1	East of Hemplands Lane	No change - under construction

Additional Opportunity sites

Reference	Address	Status
NUA/OS/1	Tarmac Site, Hawton Lane/Bowbridge Road, Newark	Part of NUA/Ho/7 area around 270 dwellings
NUA/OS/2	Land North of Beacon Hill Newark	Former NUA/Ho/5, around 200 dwellings
NUA/OS/3	NSK Factory, Northern Road, Newark	Former NUA/MU/3, around 150 dwellings

Southwell Area

Reference	Address	Status
Southwell		
So/Ho/1	East of Allenby Road	No change – under construction
So/Ho/2	South of Halloughton Road	No change – under construction
So/Ho/3	Land at Nottingham Road	Complete
So/Ho/4	East of Kirklington Road	Amend – text only
So/Ho/5	Land off Lower Kirklington Road	Amend – text only
So/Ho/6	Land at the Burgage (Rainbows)	Complete
So/Ho/7	Southwell Depot	Amend – increase site area
So/MU/1	Former Minster School	De-allocate
So/E/2	East of Crew Lane	Amend – reduce site area
So/E/3	South of Crew Lane	Amend to Reserved Land
Farnsfield		
Fa/Ho/1	East of Ridgeway and Greenvale	Complete
Fa/MU/1	West of Cockett Lane	Complete

Nottingham Fringe Area

Reference	Address	Status
Lowdham		
Lo/Ho/1	Adj 28 Epperstone Road	No Change
Lo/Ho/2	SE of Brookfield, Epperstone Road	Complete

Sherwood Area

Reference	Address	Status
Ollerton & Boughton		
OB/Ho/1	North of Wellow Road	Complete
OB/Ho/2	Adj Hollies Close	No change – under construction
OB/Ho/3	Ollerton Miners Welfare, Whinney Lane	Complete
OB/MU/1	Petersmith Drive	No change – under construction
OB/MU/2	Between Kirk Drive, Stepnall Heights and Hallam Road	No change
OB/E/3	South of Boughton Industrial Estate	No change
Edwinstowe		
Ed/Ho/1	East of Rufford Road	No change – under construction
Ed/Ho/2	North of Mansfield Road	No change
Bilsthorpe		
Bi/Ho/1	North of Kirklington Road	De-allocate
Bi/Ho/2	North of Wycar Leys	Amend – increased site area
Bi/MU/1	East of Eakring Road	No change – Outline granted
Bi/E/1	South of Brailwood Road	No change
Bi/E/2	North of Brailwood Road	Complete

Mansfield Fringe Area

Reference	Address	Status
Rainworth		
Ra/Ho/1	North of Top Street	No change – under construction
Ra/Ho/2	East of Warsop Lane	No change – part complete
Ra/MU/1	Kirklington Road	No change
Ra/E/1	West of Colliery Lane	No change
Clipstone		
Cl/MU/1	Former Clipstone Colliery	No change
Blidworth		
Bl/Ho/1	Land at Dale Lane	No change
Bl/Ho/2	Belle Vue Lane	Complete
Bl/Ho/3	South of New Lane	Amend – text only
Bl/Ho/4	Dale Lane Allotments	De-allocate
Bl/E/1	Blidworth Industrial Park	Amend – reduce site area

