

**NEWARK & SHERWOOD ALLOCATIONS & DEVELOPMENT MANAGEMENT DPD
FEBRUARY 2012**

**FINAL PROPOSED MODIFICATIONS – To reflect the granting of planning permission on
Northgate of a retail scheme 8th February 2013**

1.0 INTRODUCTION

- 1.1 On 8th February 2013 the Planning Inspectorate granted planning permission for the following development “Proposed erection of retail development comprising Bulky Goods/Open A1/Open A1 Convenience use and provision of car parking to serve same” at Land off Northgate, Newark on Trent (Appeal Reference Number APP/B3030/A/12/2174284 and District Council Reference is 11/01067/OUTM).
- 1.2 The Appeal Decision has altered the residual retail requirement which the District Council is seeking to provide for with regard to comparison retail. Given the permission is also for convenience retail it also has a small impact on this requirement.
- 1.3 Set out in the table below are the details of the application and an assessment of the Net Internal Floor Space based on a 30% reduction (as advocated by the Appellant) which is required to identify the impact on the residual retail requirements.

Unit	Gross Internal Floor Space	Net Internal Floor Space (Based on a 30% Reduction)
Unit A (open A1)	1,375	962.5
Unit's B – E (restricted to Bulky Goods – Comparison)	4,540	3,178
Unit F (Comparison – and bulk wines and spirits)	840	588

- 1.4 The overall total additional net comparison floor space is 3,766 sqm. The result of these permissions on the retail requirements as set out in the Final Proposed Modifications are illustrated below with the amended figures in brackets. Given that Unit A is intended for open A1 use and not comparison in particular, it has not been included within the commitments and completions figures for comparison retail. Much more likely is that Unit A will be taken up by a convenience retailer and this assumption has been made below:

Final Proposed Modification 306 Retail Requirements

Type of Retail	Area	Requirement	Commitments, Completions and Losses between 01/04/2010 and 31/03/2012	Sites where the principal of development has been accepted in the Core Strategy and Allocations and Development Management DPD	Totals
Convenience	Newark Urban Area	5661	4343 (5,718)	2000	6343 (7718)
Convenience	Rest of the District	6707	5354	1210	6564
Comparison	All of the District	15690	4821 (8,587)	13000	17821 (21,587)

1.5 It is therefore clear that in both convenience and comparison retail as things currently stand an over-provision is predicted.

2.0 IMPACT OF THE DECISION

2.1 Given this over-supply it is important to consider the implications of the decision on the plan. In terms of convenience retail the oversupply relates to existing permissions and the Core Strategy allocated Strategic Sites assumptions and therefore cannot in that sense be altered.

2.2 In terms of comparison retail the District Council's approach is to address residual retail requirement as part of a proposed mixed use allocation, NUA/MU/3. This allocation proposes that "comparison retail up to 10,000 sqm" will be accommodated as part of the scheme. This is to take account of the residual requirement. It is now clear taking into account the recent decision that there is a much lower level of residual requirement to address.

2.3 The new residual requirement is:

Overall Requirement	15,690
Minus Completions/Commitments and losses and Core Strategy Assumptions	11,587
Residual Requirement	4,103

3.0 PROPOSED MODIFICATIONS

3.1 In the light of this lower requirement the Council considers that proposed modifications should be made to address the change in circumstances. The Council is proposing to make the following modifications:

Modification Reference	Document Reference	Original Proposed Modification (January 2013)	New Proposed Modification (February 2013)
*FPM 304/ **MM 308		Insert Development Trajectories into Appendix C	Amend Retail Trajectory to reflect New Proposed Modification FPM59 See Appendix 1
FPM 306/ MM309		See Appendix 1	Amend Retail Provision chart to reflect Northgate permission. See Appendix 1
MM55 FPM59	Page 24 NUA/MU/3	Amend second sentence of the policy to read: The site will accommodate around 150 dwellings, employment provision and <u>comparison</u> retail provision up to 10,000 square metres (net).	Amend second sentence of the policy to read: The site will accommodate <u>at least</u> around 150 dwellings, employment provision and <u>comparison</u> retail provision up to 10,000 of around <u>4000</u> square metres (net).
FPM 20/ MM55	Map 1 Newark North Proposals	Reinsert Urban Boundary on amended Newark North Proposals Map	Reinsert Urban Boundary on amended Newark North Proposals Map and amend map to reflect land at Northgate having both retail and residential planning permission. See Appendix 1

*FPM = Final Proposed Modification **MM = Main Modification

3.2 These Final Proposed Modifications have been subject to a screening exercise with regards to the requirements of the Sustainability Appraisal and Habitat Regulations Assessments. The results of this exercise are contained within Appendix 2 of this report.

3.3 The new Final Proposed Modifications and the results of the SA review are now the subject of an X week public consultation between the **27 February 2013 and 10 April 2013**. Should you wish to make a representation on the new Final Proposed Modifications this can be done via email to planningpolicy@nsdc.info or by writing to;

Planning Policy Business Unit
Newark & Sherwood District Council,
Kelham Hall
Kelham
Newark
Notts
NG23 5QX.

If you have any questions please do not hesitate in contacting Planning Policy by telephone on (01636) 655852 or 655859.

Appendix 1

Final Proposed Modification 304 Main Modification 308 Retail Trajectory 2012 to 2026

01/04/2012 to 31/03/2026

Sites where the principal of development has been accepted (Sites in the Publication Allocations & Development Management DPD)

TIME LINE FOR IMPLEMENTATION (% expected to be delivered during each period)

ALLOCATION REFERENCE	ALLOCATION TYPE	LOCATION	PLAN AREA	TOTAL SITE AREA (h/a)	TOTAL FLOORSPACE (SQM)	0-5YRS (2012 - 2017)	5-10YRS (2017 - 2022)	10-14YRS (2022- 2026)
Bi/MU/1	MIXED USE	EAST OF KIRKLINGTON ROAD, BILSTHORPE	SHERWOOD AREA	3.95	**460.00	0%	60%	40%
CI/MU/1	MIXED USE	LAND AT THE FORMER CLIPSTONE COLLIERY	MANSFIELD FRINGE	27.64	**250.00	100%	0%	0%
NUA/MU/3	MIXED USE	NSK FACTORY, NORTHERN ROAD, NEWARK	NEWARK & RURAL SOUTH (Sub Area 1)	10.11	10000 4000	0%	20%	80%
OB/Re/1*	RETAIL	RUFFORD AVENUE, OLLERTON	SHERWOOD AREA	0.35	1962.00	100%	0%	0%
OB/Re/2*	RETAIL	FOREST ROAD, OLLERTON	SHERWOOD AREA	0.17	932.00	100%	0%	0%
Ra/MU/1	MIXED USE	Land At KIRKLINGTON ROAD	MANSFIELD FRINGE	0.62	**250.00	100%	0%	0%
ST/MU/1	MIXED USE	EAST OF HEMPLANDS LANE, SUTTON ON TRENT	RURAL NORTH (Sub Area 3)	2.07	**250.00	40%	60%	0%

*Sites now have extant planning permission

** Estimates have been made for floorspace provision

Final Proposed Modification 306 – Main Modification 309 Retail Provision

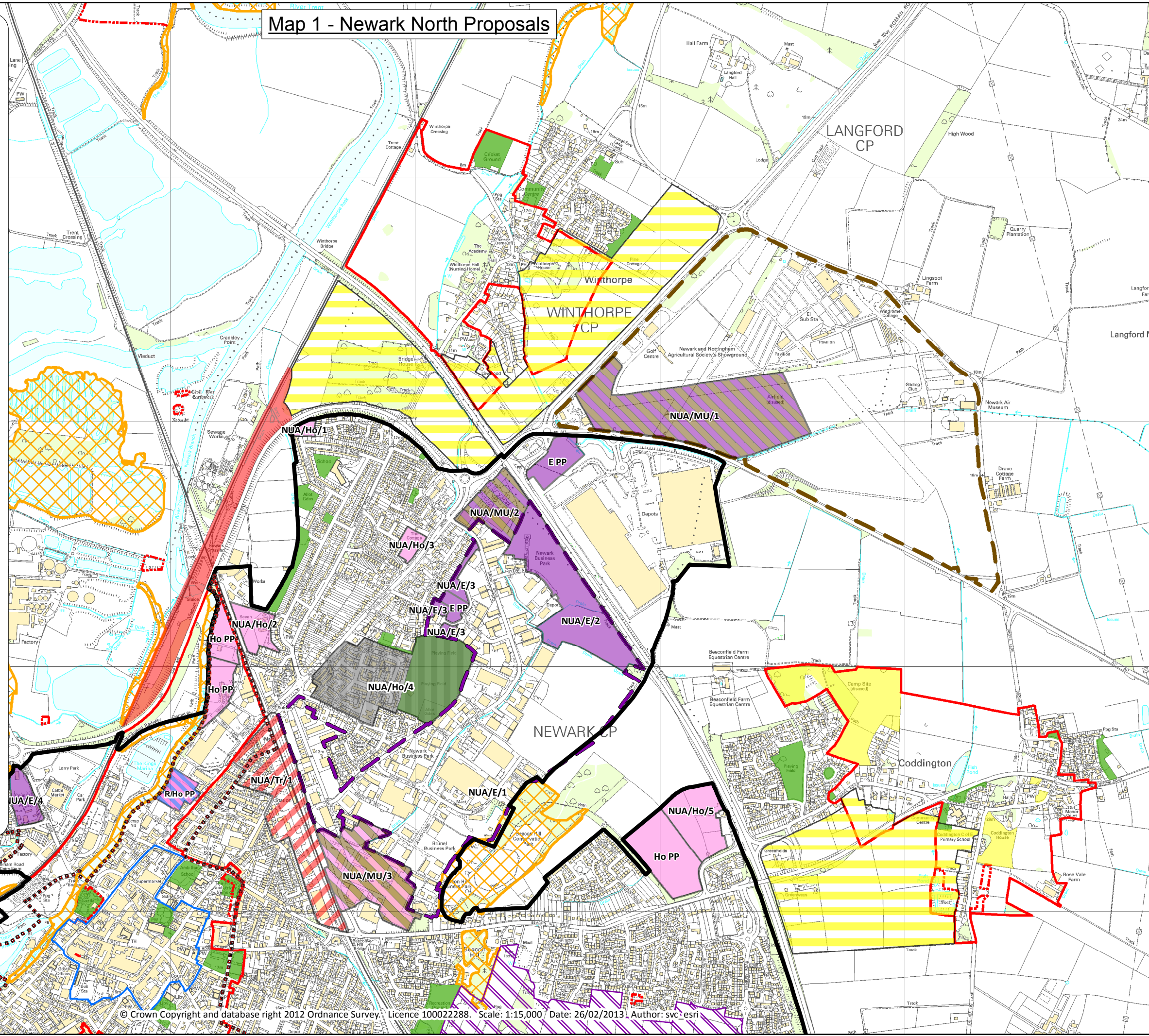
Type of Retail	Area	Requirement	Commitments, Completions and Losses between 01/04/2010 and 31/03/2012 and <u>Northgate permission from 8/2/13*</u>	Sites where the principal of development has been accepted in the Core Strategy and Allocations and Development Management DPD	Totals
Convenience	Newark Urban Area	5661	4343 <u>5718</u>	2000	6343 <u>7718</u>
Convenience	Rest of the District	6707	5354	1210	6564
Comparison	All of the District	15690	4821 <u>8587</u>	13000 <u>7000</u>	17821 <u>15,587</u>

*The information in this table is for the monitoring year up to April 2012 with the exception of Northgate Planning Permission. The floor space for which has been included because of the implications on overall requirements.

Map 1 - Newark North Proposals

Key

-  Newark's Historic Core
-  Newark Urban Area
-  Land East of Newark (NAP 2B)
-  Open Breaks
-  Newark Town Centre
-  Conservation Areas
-  R/Ho PP
-  Employment Allocation
-  Employment Site with Planning Permission
-  Housing Allocation
-  Ho PP
-  Mixed Use Allocation (Non-Residential)
-  Mixed Use Allocation (inc. Housing)
-  NUA/E/1
-  Newark Industrial Estate
-  Yorke Drive Policy Area
-  Newark Showground Policy Area
-  Newark Flyover SP7
-  Sites of Interest in Nature Conservation
-  Main Open Areas
-  Ancient Monuments
-  Public Open Space/School Playing Fields protected by SP8 Policy



Appendix 2 Sustainability Review

26 February 2013

Richard Exton
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 Planning Policy Business Unit
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 Kelham
 Newark
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 NG23 5QX

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 Birmingham
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Dear Richard,
Newark & Sherwood Publication Allocations & Development Management Development Plan Document – Final Proposed Modifications – To reflect the granting of planning permission on Northgate of a retail scheme 8th February 2013 – Addendum to the Sustainability Appraisal and Assessment under the Habitats Regulations Reports

As requested a review of the Proposed Modifications to the Development Plan Document (DPD) has been undertaken. The implications for the Sustainability Appraisal and Assessment under the Habitats Regulations (HRA) dated June 2012. The proposed changes have been reviewed in the attached schedules and no additional issues warranting further assessment have been identified.

The primary change is a reduction in retail space from up to 10,000 square metres to around 4,000 square metres at site 'NUA/MU/3'. The housing provision at the same site will also be amended from 'around' 150 dwelling to 'at least' 150 dwellings. These changes also have some implication for other aspects of the plan that cross referred to this allocation. The proposed changes are set out in detail in Table 1.

Table 1 – The Proposed Modifications

Document Reference	Original Proposed Modification (January 2013)	New Proposed Modification (February 2013)
	Insert Development Trajectories into Appendix C	Amend Retail Trajectory to reflect New Proposed Modification FPM59 See Below
	See below	Amend Retail Provision chart to reflect Northgate permission. See below
Page 24 NUA/MU/3	Amend second sentence of the policy to read: The site will accommodate around 150 dwellings, employment provision and <u>comparison</u> retail provision up to 10,000 square metres (net).	Amend second sentence of the policy to read: The site will accommodate <u>at least</u> around 150 dwellings, employment provision and <u>comparison</u> retail provision up to 10,000 of <u>around 4000</u> square metres (net).
Map 1 Newark North Proposals	Reinsert Urban Boundary on amended Newark North Proposals Map	Reinsert Urban Boundary on amended Newark North Proposals Map and amend map to reflect land at Northgate having both retail and residential planning permission. See below

The modifications set out in Table 1 do not affect the significance of any of the effects identified in the Sustainability Appraisal Report (June 2012) when reviewed against the significance criteria sets out in the assessment protocols of the SA (as set out in Appendix A of the Report).

The amendments do not have any implications for the HRA as the DPD is considered to already provide sufficient safeguards in relation to the Special Area of Conservation.

No amendments to the previous reports are considered necessary. A Post Adoption Statement for the SA will be required in due course.

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Nicholson', written in a cursive style.

Sean Nicholson
Technical Director