

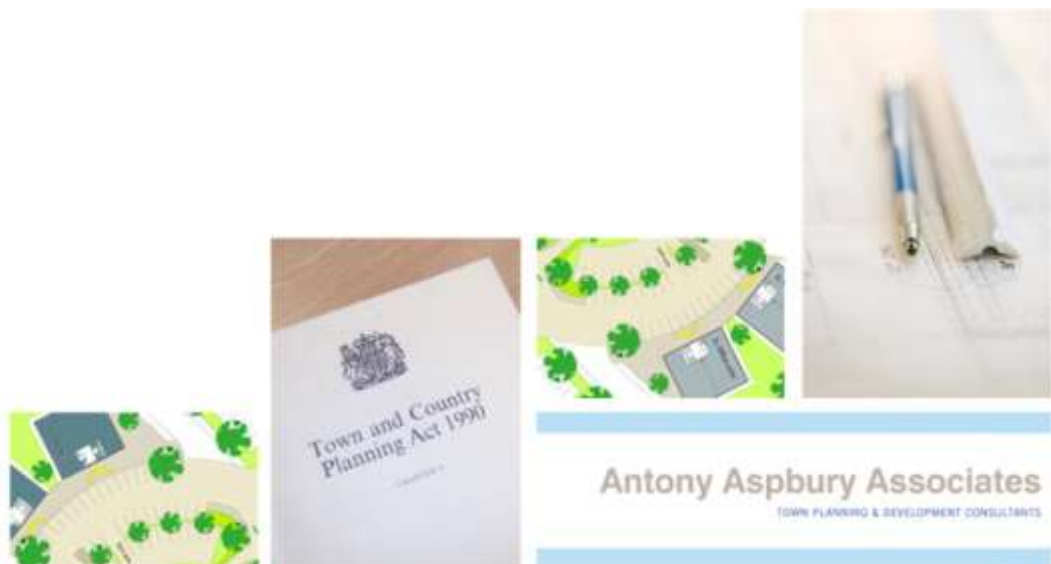


**NEWARK AND SHERWOOD SITE ALLOCATIONS AND DEVELOPMENT
MANAGEMENT DPD EXAMINATION**

MATTER 4 - RETAIL / EMPLOYMENT / MIXED USE

**REPRESENTOR NUMBER – 175
OMNIVALE LIMITED**

DECEMBER 2012



MATTER 4 – RETAIL/EMPLOYMENT/ MIXED USE

- 12 *Are the detailed requirements for each of the allocations clear and justified and will they ensure delivery within the planned timescale? Have site constraints, viability considerations been adequately addressed? Are the boundaries and extent of the sites correctly defined?*

Omnivale Limited DO NOT object to the proposed allocation for additional retail provision for Newark contained with site NUA/MU/3 , yet do not consider that the allocation makes adequate or deliverable provision for bulky goods retailing. The Council's own evidence base, namely the Newark and Sherwood Retail and Town Centre Study¹ and the subsequent Retail Capacity and Retail Proposals at Newark – Advice to Newark & Sherwood District Council² raises particular concern about the suitability of this site and the current North Gate proposal for bulky goods development in the foreseeable future.

- 14 *Are the locations identified the most appropriate when considered against all reasonable alternatives ?*

With specific reference to the Councils retail strategy and in particular the delivery of comparison and bulky goods floorspace to meet the needs of the District through to 2026, Knightwood Developments consider that the Council's approach does not adequately provide for the range and quantum of retail needs identified in its own evidence base for the longer term. The Councils approach of identifying just one specific location for comparison shopping including bulky goods at the former NSK works will not deliver the quantum or type of development to stem the significant outward flow of consumer expenditure on many comparison items to other centres. Their reasoning is set out in more detail in response to the Inspectors Question 17 to be addressed in the site specific issues for Newark in Matter 5.

Knightwood Developments do not fundamentally question whether the NSK site is an appropriate retail location. They do however question whether the site is appropriate for bulky goods retailing both in terms of its capacity and its location. In this regard they have identified a site within their extensive landholding at Fernwood which they consider can substantially meet the District's future needs for large mid range and indeed high end bulky goods and/or large specialist stores serving a wide catchment area, as referenced in paragraph 2.3 of the Cheetham & Mortimor Assessment contained within the Advice to Newark & Sherwood District Council in Core Document EB19. The landowners are happy to

¹ Core document EB18 - Newark and Sherwood Retail and Town Centre Study- GVA Grimley March 2010

² Core document EB19- Retail Capacity and Retail Proposals at Newark –Advice to NSDC – Alyn Nicholls & Associates

work with the Council to agree an appropriate scope, range and phasing of retail offer on their Fernwood site which they consider to be the most appropriate site within the District to accommodate this type of development. To date however, the District Council have not been interested in considering this reasonable alternative.