



PLAN REVIEW

REVIEW OF THE NEWARK & SHERWOOD
LOCAL DEVELOPMENT FRAMEWORK
CORE STRATEGY & ALLOCATIONS

PREFERRED APPROACH
SITES & SETTLEMENTS

JANUARY 2017

Document Passport

Title: Newark and Sherwood Plan Review – Preferred Approach – Settlements & Sites

Review of the Newark & Sherwood Local Development Framework Core Strategy and Allocations

Status: Consultation document on the Council’s Preferred Approach for Sites and Settlements in the Plan Review.

Summary: This document sets out the various options and the Preferred Approach to Sites and Settlements that the Council is proposing in its review of the Core Strategy DPD and Allocations & Development Management DPD to ensure that the policies and proposals within the DPDs are still fit for purpose.

Consultation Summary: As part of the Preferred Approach consultation, the District Council will organise a series of public consultation events and meetings with various consultees including Hard to Reach Groups.

Date of Approval for Consultation: 15 December 2016

Route of Approval for Consultation: LDF Task Group 15 December 2016 following delegated authority for Economic Development Committee on 15 June 2016.

Consultation period: 12 January 2017 until 24 February 2017, at 5.00 p.m.

Copies are to be deposited at Kelham Hall (open between 8.30 a.m. and 5.15 p.m. Monday to Thursday and 8.30 a.m. to 4.45 p.m. on Friday), the District’s libraries and the Council’s website: www.newark-sherwooddc.gov.uk/planreview

After the consultation: The District Council will consider the responses made to this document, along with those relating to the other Preferred Approach consultations undertaken, which will inform the preparation of a Draft Plan which will be subject to a period of representation in Spring 2017. The finalised document will be submitted to the Secretary of State for examination by an independent Planning Inspector.

Estimated Date of Final Adoption: November 2017

Planning Policy Business Unit
Newark and Sherwood District Council
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1.0 Introduction

- 1.1 The District Council is responsible for the planning system at the local level in Newark & Sherwood. Through the development of local planning policy and the decision making on individual planning applications we aim to promote sustainable development.
- 1.2 In order to ensure that this continues to be the case we regularly review our planning policy. We are currently undertaking such a review which we refer to as 'Plan Review.' The first formal stage of the review was undertaken in October and November 2015, with an Issues Paper consultation which set out the scope of the review and potential approaches to addressing them.
- 1.3 Since then work has been progressing on preparing our 'Preferred Approach' to the Plan Review. This has included considering the issues paper consultation, preparing the evidence base and working up the preferred approach. During this time work on various elements of the evidence base have been delayed and the Council has decided that we will carry out a two stage preferred approach consultation. We started with our preferred approach to strategy during July, August and September and have now moved onto the settlements and sites consultation alongside consultation on town centre and retail issues. The scope and amended timetable of the Preferred Approach stage are as follows:

Preferred Approach	Scope	Timeline
Strategy	<ul style="list-style-type: none"> • Spatial Strategy includes housing and employment targets • Housing policy including affordable housing and gypsy and travellers housing requirements • Minor Changes to other Spatial and Core Policies 	July to September 2016 Completed
Settlements & Sites	<ul style="list-style-type: none"> • Results of review of suitability of allocations and potential new sites • Changes to Area policies to reflect new circumstances 	January to February 2017
Town Centre & Retail	<ul style="list-style-type: none"> • Strategy for Town Centre, District Centres and Local Centres • Consequential changes to Town Centre and Retail policies 	January to February 2017

- 1.4 We will be carrying out consultation events and talking to stakeholders throughout the whole period we are consulting on our various Preferred Approach consultation reports. As well as publishing the documents we will be holding public drop in sessions in various communities within the District, attending stakeholder meetings

and publicising the issues via social media and we will inform the nearly 2000 people on our consultation database. If you want to find out about the latest consultations please register with us via: planningpolicy@nsdc.info or by ringing 01636 650000.

Consultation on the Preferred Approach – Settlements & Sites

- 1.5 If you want to comment on the Preferred Approach – Settlements & Sites report and what we are proposing then there are a number of ways to respond:

Online: we have a new consultation website which can be reached by logging on to: www.newark-sherwooddc.gov.uk/planreview

Email: Email us via planningpolicy@nsdc.info electronic comments forms are available on the website

Post: Write to Planning Policy, Newark & Sherwood District Council, Kelham Hall, Newark, Nottinghamshire, NG23 5QX

- 1.6 The Consultation runs from 12th January 2017 until 23rd February 2017, at 5.00 p.m. The updated timetable for the whole 'Plan Review' is set out in Appendix A.

Consultation on the Community Infrastructure Levy Review

- 1.7 The Council is also reviewing its Community Infrastructure Levy (CIL) which was adopted in 2011. The CIL is a charge that local authorities in England and Wales can require of most types of new development in their area (based on pounds per square metre) in order to pay for the infrastructure needed to support development. CIL charges will be based on the size, type and location of the development proposed.
- 1.8 The review uses updated valuation information to test what levels of CIL, if any, can be charged in the District and on which development types. The level of required infrastructure that CIL can fund will also be reviewed via the update to our Infrastructure Delivery Plan (IDP). The IDP sets out what infrastructure is needed to support the levels of proposed development in the District. The second stage of consultation on the CIL Review is due to take place shortly see www.newark-sherwooddc.gov.uk/cilreview for details.

2.0 Review of Existing Allocations

- 2.1 In order to meet the housing and employment targets for new development the Council is required to identify a supply of sites for the plan period. This supply is made up of sites with planning permission and sites that are identified or ‘allocated’ in the development plan. In total in the Core Strategy and Allocations & Development Management DPD, 60 sites were allocated for housing, employment and retail development or a mixture of uses – known as mixed use sites.
- 2.2 As part of the Plan Review we are reviewing whether sites continue to be deliverable, that is are they still available for development or that nothing has occurred which means the site can no longer be built out (e.g. new information on flooding or infrastructure requirements). The process for doing this was set out in the issues paper last year and the conclusions of this process are set out in the rest of this report. This section explains that process and summarises the results.

Stage 1 – Establish Baseline target – consult on new housing and employment targets to establish a baseline.

- 2.3 In the recent Preferred Approach – Strategy consultation the Council set out the following housing requirements for the various settlements in the District:

Settlement	Plan Review Preferred Approach Requirement (2013 – 2033)	Plan Review Residual Requirement (as at April 2016)
Newark Urban Area	5284	2324
Service Centres	2642	959
Ollerton & Boughton	793	206
Rainworth	264	77
Southwell	264	151
Clipstone	660	-21
Edwinstowe	660	545
Principal Villages	881	420
Bilthorpe	264	121
Blidworth	176	138
Collingham	176	121
Farnsfield	211	-4
Lowdham	9	3
Sutton on Trent	44	37

These figures have been used to inform the development requirements included within this report.

Stage 2 - Review current allocations and sites with planning permission to understand if the sites are still deliverable.

2.4 Some sites may not now be deliverable, others will be delayed or have new identified impediments to delivery, and in terms of housing some may now be delivering more dwellings others less. This process includes talking to site owners and developers and also re-evaluating the suitability of the sites through updated housing and employment land availability assessments.

Stage 3 - Understand potential new supply of sites

2.5 In order to understand if there are any new sites available the Council made a 'call for sites'. It is important to understand what additional supply is available as these could be required for allocation in some locations where other sites cannot now be developed.

Stages 4 - Using the information gathered prepare a Strategic Housing and Employment Land Availability Assessment to set out sites suitability and inform decision making.

2.6 The Council has prepared an updated land availability assessment which considers the suitability of allocated sites, sites with planning permission, new sites which owners have put forward, along with a number of sites which have been brought forward at the owners request from the 2010 Strategic Housing Land Availability Assessment (SHLAA). The updated study has been broadened out to reflect other land uses and consequently is known as the Newark & Sherwood Strategic Housing and Employment Land Availability Study (SHELAA). It is available to view at www.newark-sherwooddc.gov.uk/planreview. The SHELAA identifies those sites which have no overriding locational or policy constraints and considers the suitability, availability and deliverability of them. It should be noted that sites which are away from existing settlements or which are within the Nottingham/Derby Green Belt have not been fully assessed.

Stage 5- Identify any changes to allocated sites and the need for any additional sites.

2.7 The final stage of the process is to consider the impact of any change of circumstances on individual allocations. Once we have gone through this process we should have a good understanding of any difference between the new development targets and our allocated sites. We may need to consider new allocations if some locations do not have enough deliverable land.

2.8 District Summary

2.9 The following sections of the report set out the detailed results for each settlement where we have reviewed current allocations and assessed the results on the supply of housing and employment land. For each settlement an Allocations Map is

provided which sets out the status of each allocated site and any proposed additional sites. A summary of the results of the process are set out below:

Area/Settlement	Housing Requirement (Number of Dwellings)	Housing Provision Available following review of Allocations (Number of Dwellings)	Employment Requirement (Hectares of Employment Land)	Employment Land Provision Available following review of Allocations (Hectares of Employment Land)
Newark Area			51.9	129.18
Newark Urban Area	2324	3230		
Collingham	124	140		
Sutton on Trent	37	50		
Southwell Area			4.5	8.44
Southwell	151	224		
Farnsfield	0	44		
Nottingham Fringe Area			0.1	0.88
Lowdham	9	9		
Sherwood Area			16.2	39.3
Ollerton & Boughton	206	370		
Edwinstowe	545	850		
Bilthorpe	121	210		
Mansfield Fringe Area			10.4	25.33
Rainworth	77	154		
Clipstone	-21	120		
Blidworth	138	155		
Overall Totals	3707	5556	83.1	203.13

2.10 As can be seen from the individual totals for the various settlements and areas and the overall totals the District has a good supply of employment and housing land. We are proposing to deallocate a number of sites which are no longer available or deliverable and have made amendments to a number of allocations to reflect changes in circumstances. Other than the proposed amendments to reflect changes in circumstances the allocation policies will remain as they are set out in the Allocations & Development Management DPD (www.newark-sherwooddc.gov.uk/adm) and in Southwell in the Neighbourhood Plan as well (<http://www.newark-sherwooddc.gov.uk/planningpolicy/southwellneighbourhoodplan/>). Furthermore we have proposed the allocation of Thoresby Colliery as a strategic site. Other than this we have not needed to look for alternative sites to meet our residual housing and employment requirements. As mentioned above a range of sites has

been assessed and are included in SHELAA, some of these sites could constitute reasonable alternatives if the Council needed to allocate additional sites. Some of these sites have been identified as opportunity sites by the Council as potential additional sites which could come forward in Newark Urban Area to assist if the strategic sites do not deliver. If you do not believe that the Council's preferred approach is correct then the sites we have analysed in SHELAA could provide an alternative source of sites.

- 2.11 This document also consults on the various Area policies and Allocations policies which support the implementation of the plan. Changes to these policies have been made in light of changes to national planning policy and changes in circumstances locally. Where significant changes have been made the changes are shown in full. Proposed deletions to the text of these policies are scored through and additions underlined.

3.0 Newark Area

Newark Area Policies

- 3.1 The Newark Area covers the eastern side of the District and is dominated by the historic market town of Newark and the Trent Valley. It is split into the three sub areas of Newark and Rural South, Rural North and Collingham to reflect its diverse nature. The Core Strategy contains six area policies, one relating to Newark Urban Area as a whole, three of which relate to strategic sites around Newark and two relating to individual projects. The aims and focus of these policies remain relevant to the current situation but the amounts, proportions and timescale for delivery of housing and employment development have changed, and consequently it is proposed to change the policies as follows:
- 3.2 **NAP 1 Newark Urban Area** – it is proposed to update the policy to reflect the proposed new development targets that the Council consulted upon in the Preferred Approach – Strategy and reflect the proposed changes to Town Centre policy set out in the Preferred Approach – Town Centres & Retail currently under consultation. Proposals for a new secondary school are being pursued in Newark via the Free School programme and therefore identifying a site is not the responsibility of the Local Planning Authority. The policy as amended reads:

NAP 1 Newark Urban Area

The District Council will work with its partners, developers and service providers to promote the Newark Urban Area as the main focus for residential, commercial and leisure activity within the District. To achieve this the LDF will:

A Growth

1. Support the provision of ~~70%~~ 60% of the overall District housing growth and around up to 80–87.52ha of employment development which will contribute to meeting the level of provision identified in Spatial Policy 2. Such development will be located on the Strategic Sites and other locations which will be identified within the Allocations & Development Management DPD;
2. Support the development of the 3 Strategic Sites for mixed use development as detailed in Policies NAP 2A/B/C;

B Infrastructure

3. Support the implementation of new and improved public transport schemes/infrastructure, including cycling and walking which contribute to reducing traffic congestion and improving transport choices;

4. Support the implementation of strategic highway schemes at the following locations as identified within Appendix E:
 - i. Southern Link Road from Farndon to Balderton;
 - ii. A46 Link Capacity, Newark-on-Trent Bypass;
 - iii. A46/A617 Cattle Market Roundabout;
 - iv. A46 at Farndon;
 - v. A1/B6326 London Road Roundabout, Balderton;
 - vi. A1/A17/A46 Roundabout; and
 - vii. A1/A46 Brownhills Roundabout
5. Support the implementation of local road junction improvements as identified within appendix E;
6. Support the implementation of infrastructure which is required to meet the needs of Newark Urban Area including:
 - i. the delivery of primary schools, health facilities and utilities infrastructure as set out in Appendix E;
 - ii. the ~~delivery~~ provision of a new secondary school within Newark Urban Area; ~~the location of which will be identified in the Allocations & Development Management DPD;~~
 - iii. the provision of new sports facilities and uses in line with NAP3

C Historic Environment

7. Protect and enhance the architectural, historic and archaeological character of Newark and its riverside, identifying locations and sites to be the subject of conservation and sensitive redevelopment; and
8. Promote and enhance the River Trent corridor for commercial and leisure activities where it can be demonstrated that it will not cause harm to the physical and natural environment of the River.

D Newark Town Centre

- ~~9. Promote Newark Town Centre as a focus for retail, leisure and office development in the District by:~~

- ~~i. Identifying a town centre boundary, Primary Shopping Area and Primary and Secondary Shopping frontages in the Allocations & Development Management DPD;~~
- ~~ii. Identifying opportunities for improving the retail provision in and on the edge of the centre to reduce travel to other centres outside the district. The Allocations & Development Management DPD should identify capacity for new and improved convenience/comparison goods, including opportunities to improve the provision of home, furnishing, gardening and other bulky goods;~~
- ~~iii. Attract national and independent retailers, cafés and restaurants that are willing to occupy historic properties;~~

9 Promote a competitive and healthy town centre which is host to an appropriate composition of main town centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:

- i. Managing retail and other main town centre use development in line with Core Policy 8 and Policy DM11;
- ii. Seeking to address the shortage within the town centre of larger format units which meet the requirements of modern retail and office uses. Proposals to deliver such units through the amalgamation of existing units, where this requires planning permission, and/or new development will be supported subject to the level of impact on the historic environment;
- iii. Promoting the re-use of vacant and underused shops and other buildings within the town centre, and securing the redevelopment of vacant sites for appropriate main town centre uses;
- iv. Supporting the continuation of a viable Newark market, including by ensuring that where appropriate proposals for new retail development properly assess their impact on the market in line with Policy DM11;
- v. Promoting Newark town centre as a key tourism and leisure destination. Supporting opportunities to deliver cultural and tourism facilities, particularly those which exploit the Town's unique historic heritage, and to increase leisure and entertainment provision in and around the town centre. In particular the following will be supported:
 - o An appropriate range of, complementary, uses which contribute towards the evening and night-time economy. This includes the

expansion of restaurant and café uses around the Market Place, in line with Policy DM11;

- Tourist accommodation; and
- Appropriate new leisure and tourism development which takes advantage of Newark’s riverside area.

vi. Supporting the delivery of improvement schemes which enhance the quality of the town centre’s offer and environment. In order to assist the identification, planning and delivery of schemes the production of a Newark Town Centre Strategy will be explored. Priority locations for intervention include:

- The Buttermarket; and
- The Carter Gate and Appleton Gate areas.

In addition to utilising the Development Management process the District Council will also work proactively to attract and deliver new investment and/or development to realise the above.

10. Promote Newark Town Centre as one of the District's key tourism destinations by developing and enhancing cultural, leisure and entertainment facilities and uses and heritage assets which attract visitors and residents to the area, including tourist accommodation and facilities.

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

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- 3.3 The development of the three strategic sites around Newark Urban Area has not progressed as envisaged within the Core Strategy, in the intervening period much work has been undertaken in resolving the various infrastructure challenges relating to the sites and refining development capacity and phasing matters. Therefore it is proposed to amend the area policies to the strategic sites to reflect this work accordingly:

“NAP 2A Land South of Newark

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,150 dwellings, ~~2,200 of which to be constructed in the plan period to 2026~~); employment land uses (B2 and B8 uses: ~~38 50~~ hectares ~~in the plan period~~); two local centres, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 5 - Land South of Newark.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in ~~4~~ phases to be accompanied by appropriate provision of approximately 750 dwellings each, with each phase being substantially completed and key infrastructure and facilities in place before the commencement of the next phase of house building starts, and also in accordance with the timing of the completion of the Southern Link Road and other highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve A average density levels of 30-50 dwellings per hectare in line with PPS 3, with higher levels in areas of greatest accessibility in and adjacent to the local centres;
3. Affordable housing will be provided in line with the Core Policy 1;
4. ~~Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency's recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;~~
5. The development will respect and integrate the alignment of the Southern Link Road (Newark Area Policy 4) which crosses the site;

B Employment

6. ~~Phase 1 of the d~~ Development will take place on the site of the former gypsum workings, as shown on Figure 5 - Land South of Newark;
7. Access will be taken via a direct route to the A1 and the new Southern Link Road. Traffic management proposals must ensure that HGV's only use trunk roads and other agreed routes, including the Southern Link Road, to access the employment land;

C Local Centres

8. Provision of 2 local centres as shown on Figure 5 - Land South of Newark, including provision of 2 new primary schools and 3 GP facilities (if required on site), shall be constructed as an integral part of the residential development to ensure the creation of sustainable neighbourhoods;

D General

9. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing and consented developments ~~to the north~~ and its relationship with surrounding countryside;
 - ii. Transport Assessment;

- iii. Environmental Impact Assessment;
- iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
- v. Retail Impact Assessment, to consider the implications of the local centres on existing retail provision in Newark;
- vi. Flood Risk Assessment;

10. Provision of transportation measures which:

- i. maximise opportunities for sustainable travel and increasing non car use;
- ii. achieve suitable access to local facilities;
- iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. high quality passenger transport links to Newark town centre;
- v. safe, convenient pedestrian and cycle routes within and adjoining the development;
- vi. safeguarding and enhancement of the National Cycle Network along the former Newark – Bottesford railway line;

11. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:

- i. landscaping and structural planting throughout the development;
- ii. creation of quality open spaces, sports and playing fields;
- iii. improvements to existing spaces;
- iv. links to the countryside beyond the site;
- v. enhancements to existing habitats and the local landscape;
- vi. measures to mitigate any detrimental impact on environmental and heritage features on and adjacent to the site, including listed buildings, scheduled ancient monuments other archaeological features and designated biodiversity areas;
- vii. retention of the Middle Beck as an open watercourse;

12. Consideration of the P provision of on-site renewable energy schemes to help meet the energy requirements of the development;

13. Provision of flood mitigation:

- i. necessary flood mitigation measures on land to the south of the Middle Beck,
- ii. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;

- iii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance ~~in PPS25~~, including re-profiling land;
 - iv. where appropriate incorporation of Sustainable Drainage Systems (SuDS);
14. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;
15. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan, for:
- i. provision of new and improved highway infrastructure;
 - ~~ii. contributions to a new secondary school in the Newark Urban Area;~~
 - iii. new and improved social infrastructure;
 - iv. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;
16. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising ~~existing~~ the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.

Accompanying Text to NAP2A within the Core Strategy

- 6.42 The development of Land South of Newark will create a sustainable urban extension to the Sub Regional Centre of Newark with a mixed use development of residential and employment uses and 2 local centres providing 2 new primary schools, facilities for 3 GPs (if required on site), local retailing and services for new and existing residents.
- 6.43 The line of the SLR, which is currently indicative, passes through the site and its alignment will be respected and integrated into the development of the strategic site. A limited amount of residential development can be built in advance of the construction of the SLR, subject to a detailed Transport Assessment for the development. ~~Construction traffic for the development will be required to use a designated haul road from the A46 separate from the existing highway network.~~

Development Requirements and Phasing

- 6.44 The development will be delivered ~~in 4~~ in phases ~~to~~ and link into the nearest connection of the SLR ~~to the A46~~. The 2 local centres, will each include a new primary school, local retailing and services including facilities for 3 GPs (if required)

on site), and will be located to be accessible to both existing and new residential areas and help integrate them together.

- 6.45 The SLR will need to be constructed at an early stage of the development of the ~~3~~ Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments ~~of each of the sites~~ and the improvements developers are required to make to minimise congestion.
- 6.46 The SLR and other improvements to the highway network will be funded by a mixture of CIL, developer contribution, growth point capital and other public sector funding.
- 6.47 Open space requirements for the site will be provided in line with the ~~existing~~ Developer Contributions & Planning Obligations SPD ~~and in due course, by the Allocations & Development Management DPD.~~
- 6.48 The existing British Gypsum workings on land to the south east of the site are expected to be worked throughout the plan period. The employment allocation for B2/B8 uses is expected to be sufficient up to 2026, but the British Gypsum land could be considered within the plan period if the land became available at an earlier date and if the allocated employment site is fully developed.
- 6.49 ~~The Council is in discussion with developers for this site who are working up detailed plans for its development with a view of submitting a planning application and masterplan for the site~~ Planning Permission and parameter plans for the site were initially approved in 2011 and amended in 2015. ~~in 2010. As part of this developers will prepare a detailed appraisal of the site.~~
- 6.50 Development of this site will be carried out ~~in 4~~ in phases and the necessary infrastructure identified in the Infrastructure Delivery Plan (IDP) will be provided in tandem with development in line with Spatial Policy 6. ~~Development can start in 2012/13 with an estimated average build rate of 50 dwellings in 2012/13, increasing to 150 dwellings per annum from 2013/14 to 2021/22, and 200 dwellings per year up to the end of the plan period. The remaining 900 dwellings will be provided beyond the plan period. Build rates will be monitored and reviewed closely and phases adjusted to ensure the housing figures are achieved. It is anticipated that 1,790 dwellings will be built in the plan period.~~
- 6.51 ~~The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of~~

~~the consideration of individual planning applications and controlled by planning obligations.~~

6.52 ~~In addition,~~ Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.”

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

“NAP 2B Land East of Newark

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of ~~1,600~~ 1000 dwellings) and a local centre, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 6 - Land East of Newark.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in ~~2~~ phases to be accompanied by appropriate provision of approximately 800 dwellings, with the first phase being substantially completed and key infrastructure and facilities in place before the commencement of the second phase of house building starts, and in accordance with ~~the timing of the Southern Link Road and other~~ highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve ~~A~~ average density levels of 30-50 dwellings per hectare in line with PPS 3, with higher levels in areas of greatest accessibility in and adjacent to the local centre;
3. Affordable housing will be provided in line with Core Policy 1;
4. ~~Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency’s recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;~~
5. Provision of suitable vehicular accesses to the site from the north (Beacon Hill Road). The location and construction of all accesses will be carried out sensitively in order to minimise any impact on the mature trees, woodland and green space north of Clay Lane. There will be no vehicular access to or from the development to Barnby Road;

B Local Centre

6. Provision of the new local centre, including provision of a new primary school and 2 GP facilities (if required on site), as shown on Figure 6 - Land East of Newark shall be constructed as an integral part of the residential development to ensure the creation of sustainable neighbourhoods.

C General

7. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
 - i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with the open spaces to the north, south and east;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
 - v. Retail Impact Assessment, to consider the implications of the local centre on existing retail provision in Newark;
 - vi. Flood Risk Assessment;
8. Provision of transportation measures which:
 - i. maximise opportunities for sustainable travel and increasing non car use;
 - ii. achieve suitable access to local facilities;
 - iii. minimise the impact of the development on the existing transport network;

These will include:

 - iv. high quality passenger transport links to Newark town centre;
 - v. safe, convenient pedestrian and cycle routes within and adjoining the development and adjacent countryside;
9. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:
 - i. landscaping and structural planting throughout the development;
 - ii. buffer zones to Barnby Road and the A1;
 - iii. creation of quality open spaces, sports and playing fields;
 - iv. a country park north of Clay Lane;
 - v. retention of Clay Lane as a pedestrian link;
 - vi. improvements to existing spaces;

- vii. links to the countryside beyond the site;
 - viii. enhancements to existing habitats and the local landscape;
 - ix. retention of important landscape features including mature hedgerows, the wooded slopes of Beacon Hill, field boundaries, ponds and features on the northern and eastern perimeter of the site;
10. Consideration of the ~~£~~ provision of on-site renewable energy schemes to help meet the energy requirements of the development;
11. Provision of flood mitigation:
- i. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;
 - ii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance ~~in PPS25~~, including re-profiling land;
 - iii. where appropriate incorporation of Sustainable Drainage Systems (SuDS);
12. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;
13. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan (IDP), for:
- i. provision of new and improved highway infrastructure;
 - ii. ~~contributions to a new secondary school in the Newark Urban Area;~~
 - iii. new and improved social infrastructure;
 - iv. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;
14. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising ~~a~~ the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6 in line with Spatial Policy 6.

Accompanying Text to NAP2B within the Core Strategy

- 6.53 Development of Land East of Newark will be within the triangular shaped area of land to the east of Newark town centre, bounded by Barnby Road to the south, the A1 to the east, and the edge of the Beacon Hill developments and the south facing slope to the north as shown on the Proposals Map. The development will create a sustainable urban extension to the Sub-Regional Centre of Newark with residential

uses and a local centre providing a new primary school, local retailing and services for new residents.

Development Requirements and Phasing

- 6.54 The development will be delivered into ~~two~~ phases to link with the existing roads serving the Beacon Hill residential development. The local centre, which will include a new primary school, local retailing and services including facilities for 2 GPs (on site if required ,otherwise through off site contribution to support expansion of existing healthcare facilities), is positioned between phases 1 and 2 to facilitate easy access from both phases and create sustainable neighbourhoods.
- 6.55 There will be no access to or from the site from Barnby Road to avoid any increased use of the 2 level crossings over the East Coast Mainline. Land south of Barnby Road has been excluded from the Strategic Site because it is not required to provide green infrastructure in relation to the scale of built development envisaged in this location within the plan period.
- ~~6.56 The SLR will need to be constructed at an early stage of the development of the 3 Strategic Sites including Land East of Newark, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers of this site are required to make to minimise congestion.~~
- 6.57 ~~The SLR and other~~ improvements to the highway network will be funded by a mixture of CIL, developer contribution, Growth Point capital and other public sector funding.
- 6.58 Open space requirements for the site will be provided in line with the ~~existing~~ Developer Contributions & Planning Obligations SPD and ~~in due course, by the Allocations & Development Management DPD.~~
- 6.59 The Council is in discussion with developers for this site who are working up detailed plans for its development with a view of submitting a planning application and masterplan for the site in 2017 ~~2010~~. As part of this developers will prepare a detailed appraisal of the site.
- 6.60 Development of this site will be carried out in ~~two~~ phases and the necessary infrastructure as set out in the IDP, will be provided in tandem with development in line with Spatial Policy 6. ~~Development can start in 2012/13, with an estimated 50 dwellings in 2012/13, increasing to 150 dwellings per annum from 2013/14-2022/23 with the final 50 dwellings in 2023/24. Build rates will be monitored closely, reviewed, and phases adjusted to ensure the figures are achieved. It is anticipated that all 1000 dwellings will be delivered within the plan period.~~

6.61 ~~The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of the consideration of individual planning applications and controlled by planning obligations.~~

6.62 ~~In addition,~~ Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.”

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

“NAP 2C Land around Fernwood

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,200 dwellings, ~~2,200 of which to be constructed in the plan period to 2026~~); employment development (15 hectares) including provision of a high quality, landscaped B1 Business Park for individual regional and national HQ and high tech businesses (~~15 hectares~~); a local centre, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 7 - Land around Fernwood.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in ~~3~~ to be accompanied by appropriate provision of ~~of between 750 and 1000 dwellings, with each phase being substantially completed and key infrastructure and facilities in place before the commencement of the next phase of house building starts,~~ and in accordance with the ~~timing of the Southern Link Road and other~~ highway improvements, which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve A-average density levels of 30-50 dwellings per hectare in line with PPS 3, with higher levels in areas of greatest accessibility in and adjacent to the local centre;
3. Affordable housing will be provided in line with Core Policy 1;

- ~~4. Incorporation of sustainable development principles and sustainable construction methods in line with the Homes and Communities Agency's recommended level in the Code for Sustainable Homes and in line with the provisions of Core Policy 9;~~

B Employment

5. Development will take place to the south of the existing B1 permission as shown on Figure 7 - Land around Fernwood;
- X. Employment (Business) uses will be preferred on the site including the development of an element of the site for a high quality, landscaped B1 Business Park for individual regional and national HQ and high tech businesses; however non B use employment opportunities will be considered where they comply with the Core Policy 6 and the other policies of the development plan and do not end up forming the majority of uses on the employment area.

C Local Centre

6. Provision of the new local centre, including provision of a new primary school and facilities for 3 GPs (if required on site), as shown on Figure 7 - Land around Fernwood shall be constructed as an integral part of residential development to ensure the creation of sustainable neighbourhoods at the earliest opportunity;

D General

7. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
- i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with surrounding countryside;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
 - v. Retail Impact Assessment, to consider the implications of the local centres on existing retail provision in Newark;
 - vi. Flood Risk Assessment;
8. Provision of transportation measures which:
- i. maximise opportunities for sustainable travel and increasing non car use;
 - ii. achieve suitable access to local facilities;
 - iii. minimise the impact of the development on the existing transport network;

These will include:

- iv. high quality passenger transport links to Newark and Balderton town centre;
 - v. safe, convenient pedestrian and cycle routes within and adjoining the development;
9. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework in line with Spatial Policy 8, including:
- i. landscaping and structural planting throughout the development;
 - ii. buffer zones to the A1, the East Coast Mainline and site boundaries with the surrounding countryside;
 - iii. safeguarding and enhancement of the protected habitat of Shire Dyke which is designated as a LWS SINC;
 - iv. creation of quality open spaces, sports and playing fields;
 - v. improvements to existing spaces;
 - vi. links to the countryside beyond the site;
 - vii. enhancements to existing habitats and the local landscape;
 - viii. measures to mitigate any detrimental impact on environmental and built heritage features on and adjacent to the site in line with Core Policy 12;
10. Safeguarding of the lines of the oil and gas pipelines and electricity pylons, and of the Hazardous Installation Protection Zone around Balderfield Depot, whilst current operations remain;
11. Consideration of the ~~P~~ provision of on-site renewable energy schemes to help meet the energy requirements of the development;
12. Provision of flood mitigation:
- i. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;
 - ii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance ~~in PPS25~~, including re-profiling land;
 - iii. where appropriate incorporation of Sustainable Drainage Systems (SuDS);
13. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;
14. Provision of necessary infrastructure in relation to the progression of the development in accordance with the IDP, for:
- i. provision of new and improved highway infrastructure;
 - ii. ~~contributions to a new secondary school in the Newark Urban Area;~~

- iii. new and improved social infrastructure;
 - iv. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;
15. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising a the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.

Accompanying Text to NAP2B within the Core Strategy

6.63 Development of land around Fernwood will be within the area bounded by the A1 to the south and west, the East Coast Mainline to the north east and the Shire Dyke to the east and west, which is also the boundary of the District's Council administration as shown on the Proposals Map. The development will, with the existing development, create a sustainable urban extension to the Sub-Regional Centre of Newark with residential and employment uses and a new local centre providing a new primary school.

Development Requirements and Phasing

- 6.64 The development will be delivered in ~~3~~ phases, ~~with the first phase consolidating the existing development. There is a requirement for a single form entry school from the existing development which is not yet built.~~ The wider development provides the opportunity to look at amalgamating the 1 form entry school requirement ~~this requirement with that~~ for the northern phase of the development with the existing Chuter Ede School. ~~and building a 2 form entry primary school. Proposals for the siting of the school will need to be considered in relation to the existing and proposed development and local facilities.~~
- 6.65 ~~Further 2~~ Further 2 ~~and 3~~ phases ~~2 and 3~~ extend the development to the south. A local centre, which will include a new primary school, local retailing and services including facilities for 3 GPs (on site if required, otherwise through off site contribution to support expansion of existing healthcare facilities), are positioned at the junction of Shire Lane and Great North Road ~~between phases 2 and 3~~, and opposite the proposed employment uses to create a sustainable neighbourhood in the southern part of the site.
- 6.66 ~~The SLR will need to be constructed at an early stage of the development of the Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments of each of the sites and the improvements developers are required to make to minimise congestion.~~

- 6.67 ~~The SLR and other~~ Improvements to the highway network will be funded by a mixture of CIL, developer contribution, ~~Growth Point capital~~ and other public sector funding. The various highway improvements have been agreed as part of a comprehensive package agreed between the District Council, the County Council and the major developers.
- 6.68 Open space requirements for the site will be provided in line with the ~~existing Developer Contributions & Planning Obligations SPD and in due course, by the Allocations & Development Management DPD.~~
- 6.69 The Council is in discussion with developers for this site and consent has been granted for the southern portion, an application for the northern portion is currently under consideration. ~~who are working up detailed plans for its development with a view to submitting a planning application and masterplan for the site in 2010. As part of this developers will prepare a detailed appraisal of the site.~~
- 6.70 Development will be carried out in ~~3~~ phases and the necessary infrastructure identified in the Infrastructure Delivery Plan (IDP) will be provided in tandem with development in line with Spatial Policy 6. ~~Development can start in 2012/13 and have an estimated average build rate of 50 dwellings in 2012/13, increasing to 150 dwellings per annum in 2013/14-2021/22, and 200 dwellings up to the end of the plan period with 1000 dwellings beyond the plan period. Build rates will be monitored, reviewed, and phases adjusted to ensure that housing figures are achieved. The additional employment land will be developed at a rate of 1 hectare per annum from 2012. It is anticipated that 2,095 dwellings will be delivered in the plan period.~~
- ~~6.71 The purpose of the phasing proposals is to ensure that the development of the Strategic Sites does not proceed in a manner that would have undue adverse impact on the amenities of existing residents. It is considered that controlled phasing, preventing a proliferation of construction sites at any one time, will minimise both the adverse visual impact in prominent open areas and also the impact in terms of noise and disturbance to local people. Phasing proposals will be assessed as part of the consideration of individual planning applications and controlled by planning obligations.~~
- 6.72 ~~In addition,~~ Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.”

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

3.4 **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.

Newark Area Employment Allocations

3.5 Whilst housing targets are set at settlement level employment targets are set at area level. The current Core Strategy contains a requirement to allocate between 80-87 hectares across the Newark Area. The requirement proposed as part of the Plan Review is for provision of 51.9 hectares and therefore not only must we be sure that the sites we have allocated are deliverable but that we continue to have sufficient employment land.

3.6 Two employment allocations were made at the Core Strategy stage as part of the strategic sites and a further five employment allocations were identified at the allocations stage. The current status of these allocations is set out in the table below:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
NUA/E/2 Newark Urban Area Employment Site 2 Stephenson Way (12.24ha)	Yes – Planning Permission granted for hatchery on central element of the site in June 2016 and is currently under construction	Yes	Residual 9.56ha element of the site to continue to be allocated.
NUA/E/3 Newark Urban Area Employment Site 3 Telford Drive (1.4ha)	Yes – southern element is now in use.	Yes	Residual 1.24ha element of the site to continue to be allocated.
NUA/E/4 Newark Urban Area Employment site 4 Former NCC Depot Great North Road (2.07ha)	Yes – the site was previously subject to an application for a Supermarket which was refused in 2016. It is again available	Yes	The allocation is flexible and allows for a range of uses on site: subject to compliance with other policies in the plan therefore -Continue to allocate
NUA/MU/1 Land North of the A17 (10.88ha)	Yes – current planning application on part of the site	Yes	Continue to allocate

NUA/MU/2 Land at Brownhills Motors (4.65ha)	The hotel permission on this site has now lapsed. Brownhills continue to operate	Yes	Given the site is within the Newark Urban Area and diversification of this site could happen without an allocation it is proposed to deallocate the site.
NUA/MU/3 Land at NSK factory	Yes	Yes	Continue to allocate
Co/MU/1 Collingham – mixed Use Site 1 (including up to 0.75ha of employment use)	Yes – the site has outline planning permission (August 2016)	Yes	Not started continue to allocated.

3.7 Therefore the amount of land that remains suitable for allocation is 39.5 hectares. The employment land situation in the Newark Area is as follows:

	Hectares
Requirement	51.9
Land which has been developed since 2011	12.69
Land which has Planning Permission (as at 31 March 2016) – including Land South of Newark	59.31
Land allocated on NAP2C	15
Land which continues to suitable for allocation	39.5
Total Provision	129.18

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

Newark Urban Area

3.8 In Newark the adjusted housing figure is 5284 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of 2324 dwellings is required (as at 31 March 2016). In total as part of the allocations process 12 sites were allocated for housing development in and around the Urban Area. Of those currently one (as at the end of November 2016) has planning permission:

Site	Planning Permission Granted	Status as at November 2016
Newark Urban Area Mixed Use Site 4 (115 dwellings and Newark Sports & Fitness Centre)	Newark Sports & Fitness Centre Planning Permission granted in April 2016 for 60 self-contained extra care dwellings Residual Residential – see allocations table	Completed Under Construction

3.9 The current status of the allocations which do not have permission on their total extent following the review of sites is as follows:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Newark Urban Area Housing Site 1 - Alexander Avenue/Stephen Road (20 dwellings)	No – no recent contact with owners	Yes – if contact with owners is re-established this site could come forward.	De-allocate - within NUA Urban Boundary could be developed if site becomes available
Newark Urban Area Housing Site 2 - Land off Quibells Lane (86 dwellings)	Yes – however an element of the west of the site is no longer within the site.	Yes	Refer to paragraph 3.12 on Gypsy & Travellers Site Provision
Newark Urban Area Housing Site 3 - Land on Lincoln Road (24 dwellings)	Yes	Yes	Continue to allocate
Newark Urban Area Housing Site 4 - Yorke Drive Policy Area (230 dwellings)	Yes - The District Council is working with partners including the DCLG Estate Regeneration Team to support development of the project	Yes	Continue to allocate
Newark Urban Area Housing Site 5 – Land North of Beacon Hill Road (200 dwellings)	No – no recent contact with owners	Yes – if contact with owners is re-established this site could come forward	Site adjoins a significant active development site, and in the medium to long term the site could become available. Because of this the status should change to an Opportunity Site.
Newark Urban Area Housing Site 6 – Land between 55 and 65 Millgate (10 dwellings)	Yes	Yes	Continue to allocate
Newark Urban Area Housing Site 8 – Land on Bowbridge Road (66 dwellings)	Yes	Yes	Continue to allocate - now capable of accommodating 86 dwellings due to lapse in the previous application.
Newark Urban Area Housing Site 9 – Land on Bowbridge Road (150 dwellings)	Yes	Yes	Continue to allocate
Newark Urban Area Housing Site 10 – Land north of Lowfield Lane	Partially available	Yes – element that remains available is suitable for	De-allocate element of site no longer available – continue to allocate

(120 dwellings)		development	the remaining element (100 dwellings)
Newark Urban Area Mixed Use Site 3 – Land at NSK factory, Northern Road	Yes	Yes	Continue to allocate
Newark Urban Area Mixed Use Site 4 (115 dwellings)	Yes	Yes	Residual element remaining circa 80 dwellings

3.10 Therefore of the 12 allocations 9 continue to be suitable in one form or another and table below shows the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016)	n/a	2324
Allocation which has gained Planning Permission (or part permission) since 31 March 2016	1	60
Allocations which continue to be suitable	9	830
Residual Strategic Site Allocations (NAP2B&C)	2	2400
Total Provision	n/a	3230

The Table clearly demonstrates that residual requirement can be met and that flexibility exists if delivery of sites does not occur at anticipated rates. Furthermore a number of brownfield sites which previously had planning permission exist in Newark along with a significant site within NUA/Ho/7 Bowbridge Road Policy Area, the Tarmac Site. These sites have been identified as Opportunity Sites within Newark Urban Area along with the former NUA/Ho/5. These sites present an opportunity for development although at this time because of various impediments they cannot be allocated. In the Preferred Approach – Strategy paper the Council set out that if delivery on our allocations was not forthcoming as planned the Council would bring these sites forward. The Opportunity sites are shown along with the Allocations on the Allocations Map. They are:

Opportunity Sites	Potential number of dwellings
1) Tarmac Site – Hawton Lane/Bowbridge Road, Newark	270
2) The Bearings – Bowbridge Road, Newark	65
3) Flowserve – Hawton Lane Balderton	210
4) Land North of Beacon Hill Road (former NUA/Ho/5)	200
Total	745

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

3.11 It is proposed that NUA/Ho/7 Bowbridge Road Policy Area is amended to reflect the identification of the Tarmac site as an Opportunity Site. The proposed amendment is set out below:

Policy NUA/Ho/7

Newark Urban Area – Bowbridge 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

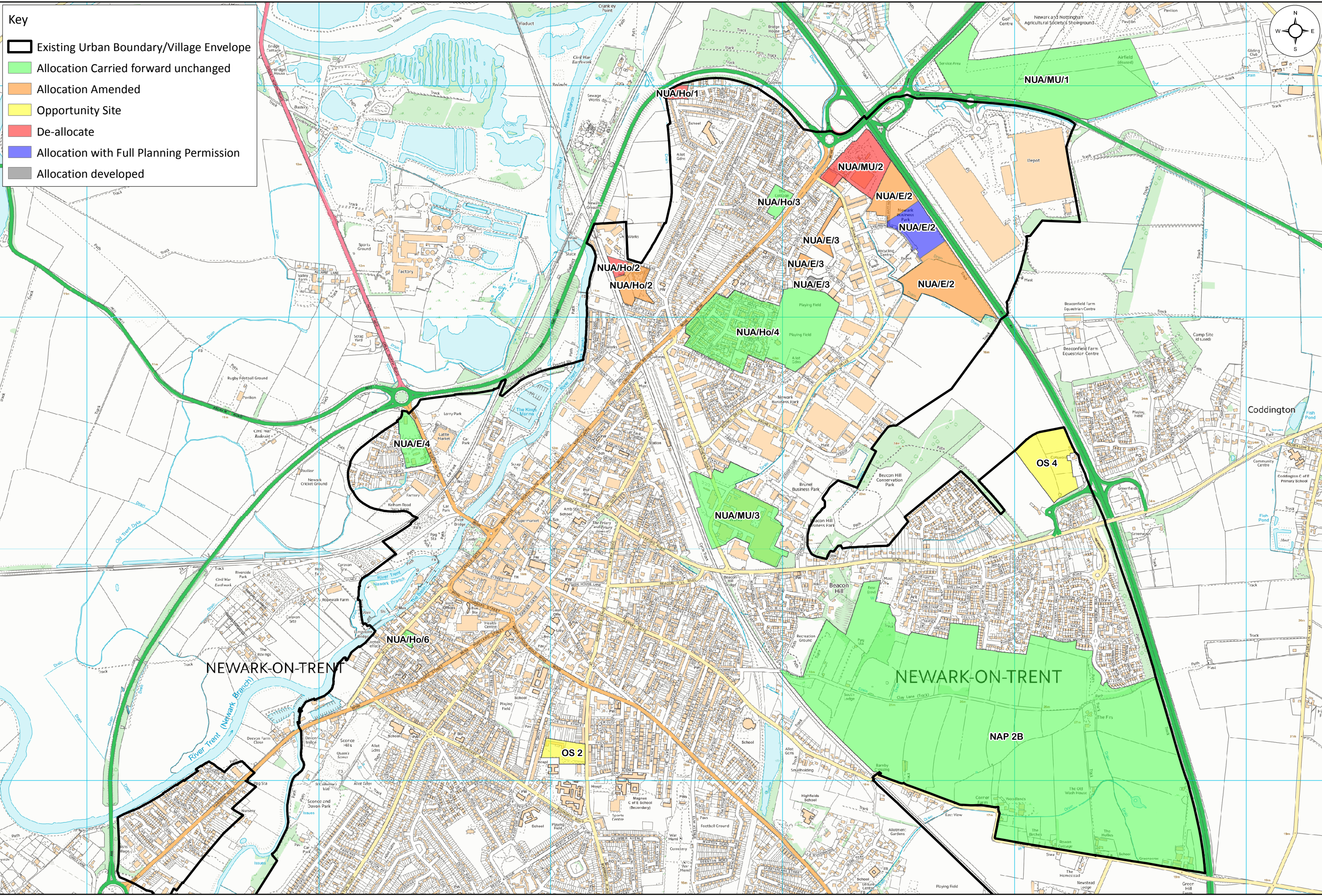
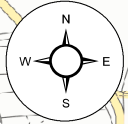
The Council will work with stakeholders to seek appropriate regeneration within the area and seek to resolve existing environmental problems which exist in the Policy Area including by the redevelopment of Opportunity Site 1 the Tarmac site. ~~Further investigation, in the form of a study will be undertaken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

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

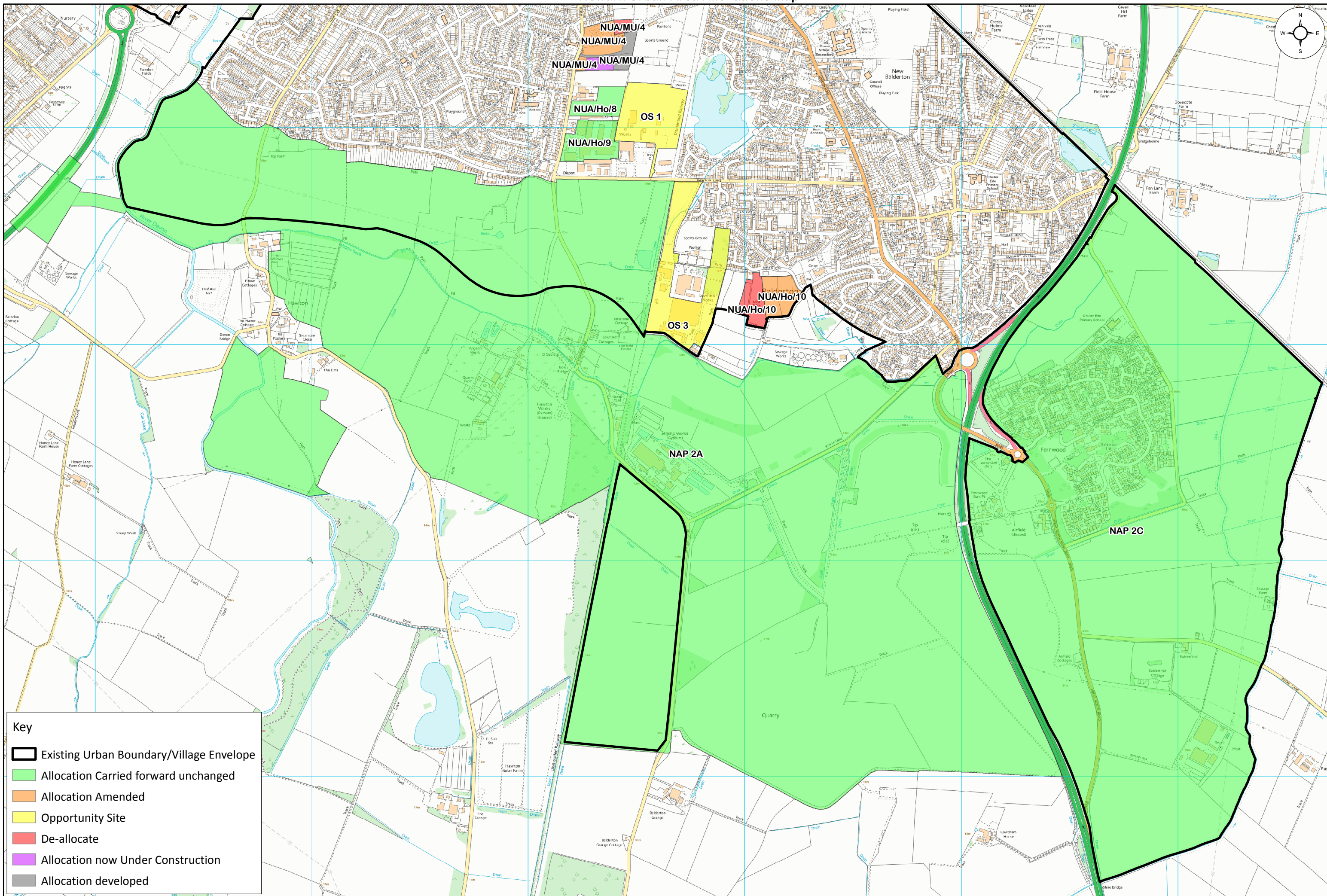
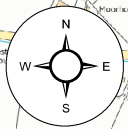
Newark Urban Area Allocations Map

Key

- Existing Urban Boundary/Village Envelope
- Allocation Carried forward unchanged
- Allocation Amended
- Opportunity Site
- De-allocate
- Allocation with Full Planning Permission
- Allocation developed



Newark Urban Area Allocations Map



Key

- Existing Urban Boundary/Village Envelope
- Allocation Carried forward unchanged
- Allocation Amended
- Opportunity Site
- De-allocate
- Allocation now Under Construction
- Allocation developed

Gypsy & Travellers Site Provision

3.12 The amended Core Policy 4 set out in the Preferred Approach – Strategy, identifies the need to provide a total of 40 Gypsy and Traveller pitches over the plan period as set out in the table below. Whilst the four permanent pitches that have already been granted planning permission go some way to meeting the requirement for the 14 pitches required in the current 5 year period, consideration needs to be given to providing the remaining 10 pitches and to maintaining a rolling 5 year supply beyond this.

Time Period	Pitch requirement	Method of delivery
2013-2018	14 pitches	Planning permission granted for 4 permanent pitches. Allocations, permanent planning permissions or availability of lawful pitches for a minimum of 10 pitches by 2018
2018-2023	15 pitches	Allocations or availability of lawful pitches to provide a minimum of 15 pitches by 2023
2023-2028	11 pitches	Provision of sites, in and around settlements central to delivering the Spatial Strategy.

3.13 The focus and need for additional pitch provision is in and around Newark Urban Area where additional sites are required to support the local Gypsy and Traveller population. In previous calls for sites no suitable sites came forward in and around Newark, and whilst provision has been made by granting planning permission elsewhere in the District we have not been able to find sites in the main location where the community lives. Therefore we have reviewed all of the allocations in Newark Urban Area to consider if sites are available. To be available sites have to be both available and deliverable and therefore sites in the District Council's ownership provide the best opportunity. The area of land adjacent to Quibells Lane is partially in the ownership of the District Council and has been allocated for housing since 2013. The site currently contains one of the Council's homeless hostels; redevelopment would need to carefully consider how future hostel provision is made just as is currently the case. It is proposed that working in partnership with others and seeking to meet local need that this site offers the best future site for delivery of new pitch provision for the community. In light of this, and to assist with maintaining a supply of pitches, it is proposed to amend Policy NUA/Ho/2 to read as follows:

Policy NUA/Ho/2

Newark Urban Area - Housing Site 2

Land south of Quibells Lane has been allocated on the Policies Map to provide sufficient Gypsy and Traveller pitches to meet identified need over the plan period.

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;
- The preparation of a Site Specific Flood Risk Assessment by the applicant forming part of any planning application. This should assess the current flood risk status of the site and seek to maximise the proportion suitable for development through mitigation measures including, where necessary, the re-contouring of the site.
- Provision of an appropriate landscaping scheme submitted as part of any planning application to screen the site from the East Coast Main Line and neighbouring residential development; 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 the whole 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.

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

Collingham

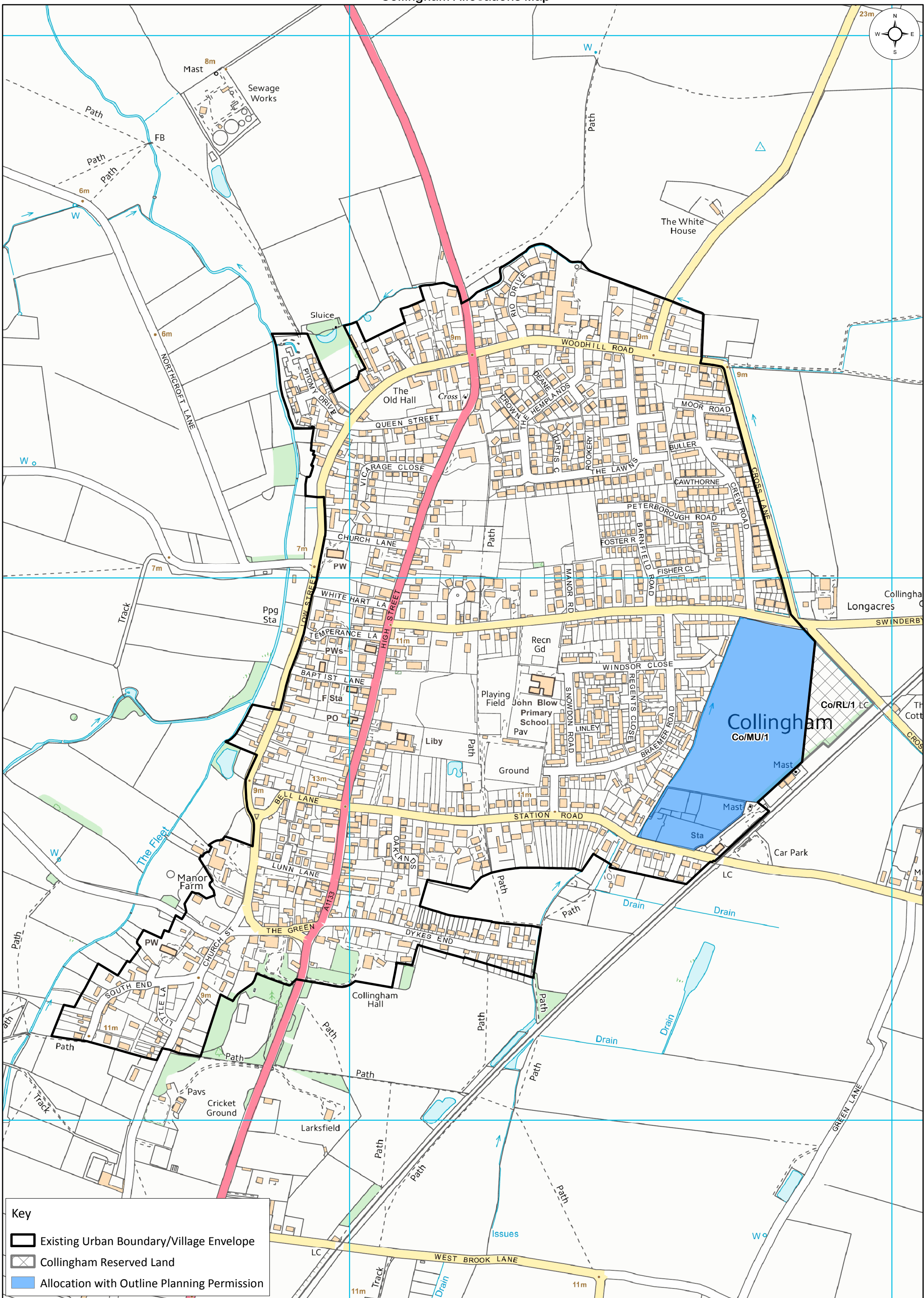
3.14 In Collingham the adjusted housing figure is 176 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of 124 dwellings is required. As part of the allocations process 1 site has been allocated for housing development in the village. The table below sets out the current status of this allocation:

Site	Planning Permission Granted	Status as at November 2016
Collingham Mixed Use Site 1 – Co/Mu/1	Outline Planning Permission for 80 dwellings, 60 self-contained extra care units and employment development	Reserved Matters applications for phase 1 (spine road) and phase 2 (40 dwellings) currently under consideration.

3.15 Therefore the development of Co/Mu/1 will more than meet the residual requirement within the village. As part of the allocations process an additional area of land alongside Co/MU/1 identified on the Policies Map as Co/RL/1 was reserved to ensure that if any of the proposed uses could not be accommodated on Co/MU/1 it could be provided on this site. The outline Planning Permission granted has demonstrated that the site can accommodate all the uses envisioned for it and therefore this land is not anticipated to be required in the plan period. However as development on this site has yet to commence and the final form of the development could still be changed before completion it is therefore considered prudent to continue to reserve this land.

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

Collingham Allocations Map



Sutton on Trent

3.16 In Sutton on Trent the adjusted housing figure is 44 dwellings. Considering houses built since 2013 and sites which have planning permission means that a residual requirement of 37 dwellings is required. As part of the allocations process 1 site has been allocated for housing development in the village. The table below sets out the current status of this allocation:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Sutton on Trent Mixed Use Site 1 Land east of Hemplands Lane ST/MU/1	Yes – the site currently has a pending planning application for 50 dwellings, surgery car park and public open space	Yes	Continue to allocate

3.17 Therefore the development of ST/Mu/1 will more than meet the residual requirement within the village.

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

4.0 Southwell Area

4.1 The Southwell Area of the district covers the Service Centre of Southwell and the surrounding communities along with the Principal Village of Farnsfield. The Core Strategy contains two area policies SoAP1 Role and Setting of Southwell and SoAP2 Brackenhurst Campus. The aims and focus of these policies remain broadly relevant to the current situation but it is proposed to amend SoAP1 to reflect the proposed changes to Town Centre policy set out in the Preferred Approach – Town Centres & Retail currently under consultation. Also the policies were written before the more detailed Allocations and Development Management Policies it is proposed to amend SoAP1 to include reference to, So/DC/1 Southwell District Centre, So/PV Southwell Protected Views and So/WH Thurgarton Hundred Workhouse. The policy as amended reads:

“SoAP1 - Role and Setting of Southwell

Promote Southwell’s role as a Service Centre for the town and the surrounding area, protecting and enhancing the existing historic environment which makes the town attractive to residents and visitors. In order to achieve this the District Council and its partners will seek to:

- Encourage the retention of existing, and development of new, community facilities;
- Encourage the development of new business, local employment and housing, including affordable housing, to ensure Southwell is a sustainable place to live and work in line with the Spatial Strategy of the plan and the Southwell Neighbourhood Plan. Sites will be allocated to help meet this requirement in line with the requirements of Spatial Policy 9 with a particular requirement to consider the impact on the town’s landscape setting;
- ~~Protect and enhance the retail offer of the town by designating a Town Centre boundary and primary shopping frontages and encourage retail and other Town Centre uses within it.~~ Promote a competitive and healthy Town Centre which is host to an appropriate composition of main Town Centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:
 - Managing retail and other main Town Centre use development in line with Core Policy 8, So/DC/1 and Policy DM11;
 - Promoting the re-use of vacant and underused shops and other buildings within the Town Centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses;

- Supporting the opportunities to deliver additional leisure uses within the Town Centre, particularly those falling within the A3 ‘restaurant and café’ and A4 ‘drinking establishments’ use classes;
 - Seeking to secure additional car parking capacity which is either able to directly serve the Town Centre or alternatively relieve pressure on existing Town Centre parking facilities; and
 - The District Council using the development management process and working proactively to attract and deliver new investment and/or development to realise the above.
- Protect and enhance the historic character of Southwell Conservation Area, ensuring that new development respects the form and function of the town and addresses the findings of the Southwell Conservation Area Character Appraisal SPD;
 - Identify, protect and enhance the setting of Southwell, including the views of Southwell Minister, the ruins of the Archbishop's Palace and the Workhouse in line Policy So/PV Southwell Protected Views and So/WH Thurgarton Hundred Workhouse;
 - Promote the town as a destination for tourism and leisure activities encouraging events and festivals which attract visitors; and
 - Seek to resolve traffic issues in the town and secure improved public transport provision including developing access to the ‘Castle Line’ rail services.”
- 4.2 It is proposed to amend the text that supports SoAP 2 to make reference to the Memorandum of Understanding agreed between the District Council and Nottingham Trent University which seek to deliver the aims of the policy.
- 4.3 The Southwell Neighbourhood Plan has also recently been made and so it is appropriate to reference this in the new plan review.

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

- 4.4 Whilst housing targets are set at settlement level employment figures are set at area level and the current Core Strategy sets a target of 7-8 hectares to be provided with a requirement to allocate between 6-7 hectares across the Area. The requirement proposed as part of the Plan Review is for provision 4.5 hectares and therefore not

only must we be sure that the sites we have allocated are deliverable but that we continue to have sufficient employment land.

4.5 Three employment allocations were made as part of the allocations process. The current status of these allocations is set out in the table below:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
So/E/2 Southwell - Land East of Crew Lane (2.71 ha)	Yes	Yes – partially - an element to the north of the site is affected by flood risk – it is proposed to deallocate this portion	Continue to allocate the element that is not subject to flood risk – see below paragraph on Southwell Bypass
So/E/3 Southwell – Land to the south of Crew Lane (2.18)	Yes	Yes	Continue to allocate – see below paragraph on Southwell Bypass
Fa/MU/1 Farnsfield Mixed Use Site 1 (including 0.5 ha of employment land)	No – Whilst the site does have permission for employment use as part of a wider permission on the site. The authority has resolved to grant planning permission (subject to legal agreement) for the development for housing development on the site	N/a	As the rest of Fa/MU/1 is currently under construction and the same developers intend to develop the employment element it is intended that no further action is taken.

4.6 **Southwell Bypass** – Employment sites So/E2 and So/E3 are affected by the saved route of the Southwell Bypass. It has been confirmed by Nottinghamshire County Council that due to the imposition of a weight restriction on roads in and out of Southwell and more traffic being carried on the new duelled A46 that there is no longer a requirement to provide a bypass for Southwell and therefore no need to protect a route. Both the Allocations & Development Management DPD and the Southwell Neighbourhood Plan require a review of the Crew Lane Industrial Area and the two Allocations if the Bypass route is no longer saved.

4.7 The removal of the bypass protected increases the size of both sites and also resolves the issue of their development being hampered by having to make provision for it in the access arrangements. In general terms we have resolved not to remove allocations simply because there is a sufficient supply of housing and employment land, however in terms of the requirement in this particular case some thought could be given to alternative uses. It is proposed that So/E/2 is reduced in size to reflect flood risk and this is shown on the allocations map for Southwell. The Urban Boundary will be amended accordingly. Residential development on So/E/3 has been promoted by Southwell Town Council in the past however; currently there is no requirement to provide additional residential development as set out at 4.11 below, nor could the site be considered for residential development in isolation as access would still be through the wider industrial estate with all the potential traffic conflicts which would ensue. Therefore it is proposed that So/E/3 be reduced in size to 1.85 hectares (reflecting the field boundaries on site) as shown on the allocations map for Southwell. The Urban Boundary will be amended accordingly.

4.8 Therefore the amount of land that remains suitable for allocation is 5.04 hectares. The employment land situation in the Southwell Area is as follows:

	Hectares
Requirement	4.5
Land which has been developed since 2011	2.56
Land which has Planning Permission (as at 31 March 2016) – not including Fa/MU/1	0.84
Land which continues to suitable for allocation	5.04
Total Provision	8.44

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

Southwell

4.9 In Southwell the adjusted housing figure is 264 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of 151 dwellings is required (as at 31 March 2016). In total as part of the allocations process 8 sites were allocated for housing development in the town. The table below sets out those allocations which at the end of November 2016 had planning permission and whether or not those sites are now being built out:

Site	Planning Permission Granted	Status as at November 2016
Southwell - Housing Site 3 (So/Ho/3) Land at Nottingham Road	Full Permission granted in July 2015 for 34 dwellings	Under construction
Southwell - Housing Site 5 (So/Ho/5) Land of Lower	Outline Permission granted in October 2016 on part of	Not Started

Kirklington Road	the site for 12 dwellings	
Southwell - Housing Site 6 (So/Ho/6) Land at The Burgence	Full Permission granted in October 2015 for 32 dwellings	Under construction

4.10 The current status of the remaining allocations which do not have permission on their total extent following the review of sites is set out below. All Southwell sites have been reviewed as part of the work on the Strategic Flood Risk Assessment, using the latest information available to the District Council and its consultants and have fed into the site assessment process.

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Southwell – Housing Site 1 (So/Ho/1) Land east of Allenbury Road (65 dwellings)	Yes	Yes – no new constraints have been identified. Following assessment as part of the Strategic Flood Risk Assessment the site was found to be still capable of development. An additional clause on flood risk is proposed see 4.12 below	Continue to allocate
Southwell – Housing Site 2 (So/Ho/2) Land south of Halloughton Road (45 dwellings)	Yes – The authority has resolved to grant planning permission (subject to legal agreement) for the development for housing development on the site for 35 dwellings	Yes – no new constraints have been identified. Following assessment as part of the Strategic Flood Risk Assessment the site was found to be still capable of development. An additional clause on flood risk is proposed see 4.12 below	Continue to allocate
Southwell – Housing Site 4 (So/Ho/3) Land East of Kirklington Road	Yes	Yes – no new constraints have been identified.	Continue to allocate

(45 dwellings)		Following assessment as part of the Strategic Flood Risk Assessment the site was found to be still capable of development. An additional clause on flood risk is proposed see 4.12 below	
Southwell - Housing Site 5 (So/Ho/5) Land of Lower Kirklington Road (60 dwellings)	Yes – whilst Outline Permission granted on part of the site for 12 dwellings this can successfully be developed without prejudicing wider site delivery	Yes – no new constraints have been identified. Following assessment as part of the Strategic Flood Risk Assessment the site was found to be still capable of development. An additional clause on flood risk is proposed see 4.12 below.	Continue to allocate
Southwell - Housing Site 7 (So/Ho/7) Southwell Depot (15 dwellings)	Yes	Yes – no new constraints have been identified. Following assessment as part of the Strategic Flood Risk Assessment the site was found to be still capable of development. An additional clause on flood risk is proposed see 4.12 below	Continue to allocate the route of the Southwell Bypass has been deleted. Therefore the site area and capacity can be increased to 18 dwellings. The Urban Boundary will be amended accordingly.
Southwell - Mixed Use Site 1 (So/Mu/1) Land at the former Minster School (13 dwellings and enhanced open space)	No – the site has been gifted to Southwell Minster to be used for open space	N/a	Deallocate the site, amend policies map to reflect the site's open space status.

4.11 Therefore 5 of the remaining allocations continue to be suitable and the table below show the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016)	n/a	151
Allocations which continue to be suitable	5	224
Total Provision	n/a	224

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








4.12 Following review of the latest flood information available to the Council in relation to surface water through the Newark & Sherwood Strategic Flood Risk Assessment it is proposed to include a paragraph in each of the remaining Southwell Housing and Employment Allocations to read;

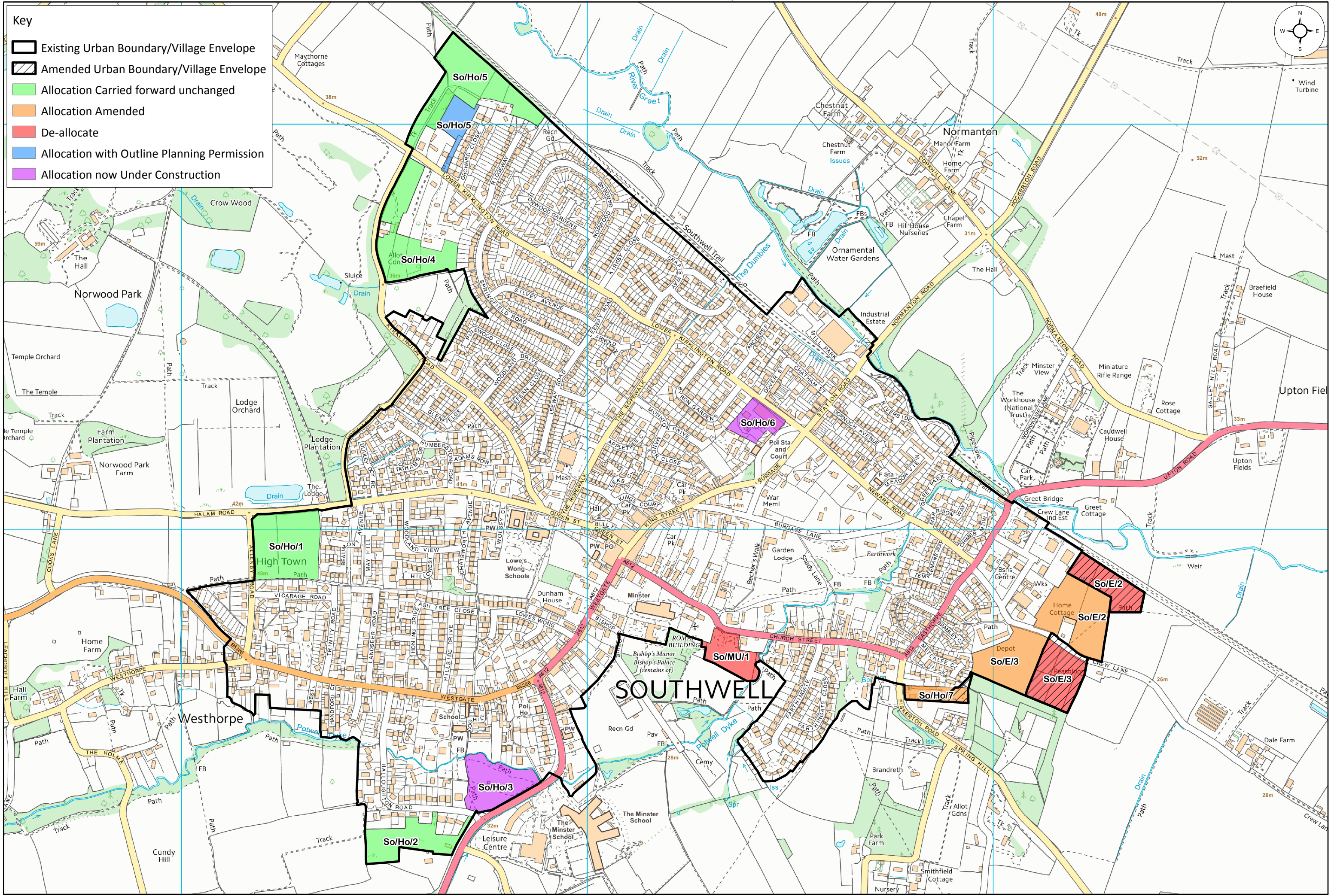
“The positive management of surface water through the design and layout of development to ensure that there is no detrimental impact in run-off into surrounding residential areas or the existing drainage regime. Areas of the site at risk of flooding (under a 1 in 20 year flood event) from surface water conveyance routes, or flood pools associated with surface water conveyance routes should be kept free from built development or appropriately compensated for where development is proposed.”

It is also proposed that a local drainage policy be adopted for the District with specific reference to the Southwell and Lowdham areas, please see section 8.

Southwell Allocations Map

Key

-  Existing Urban Boundary/Village Envelope
-  Amended Urban Boundary/Village Envelope
-  Allocation Carried forward unchanged
-  Allocation Amended
-  De-allocate
-  Allocation with Outline Planning Permission
-  Allocation now Under Construction



Farnsfield

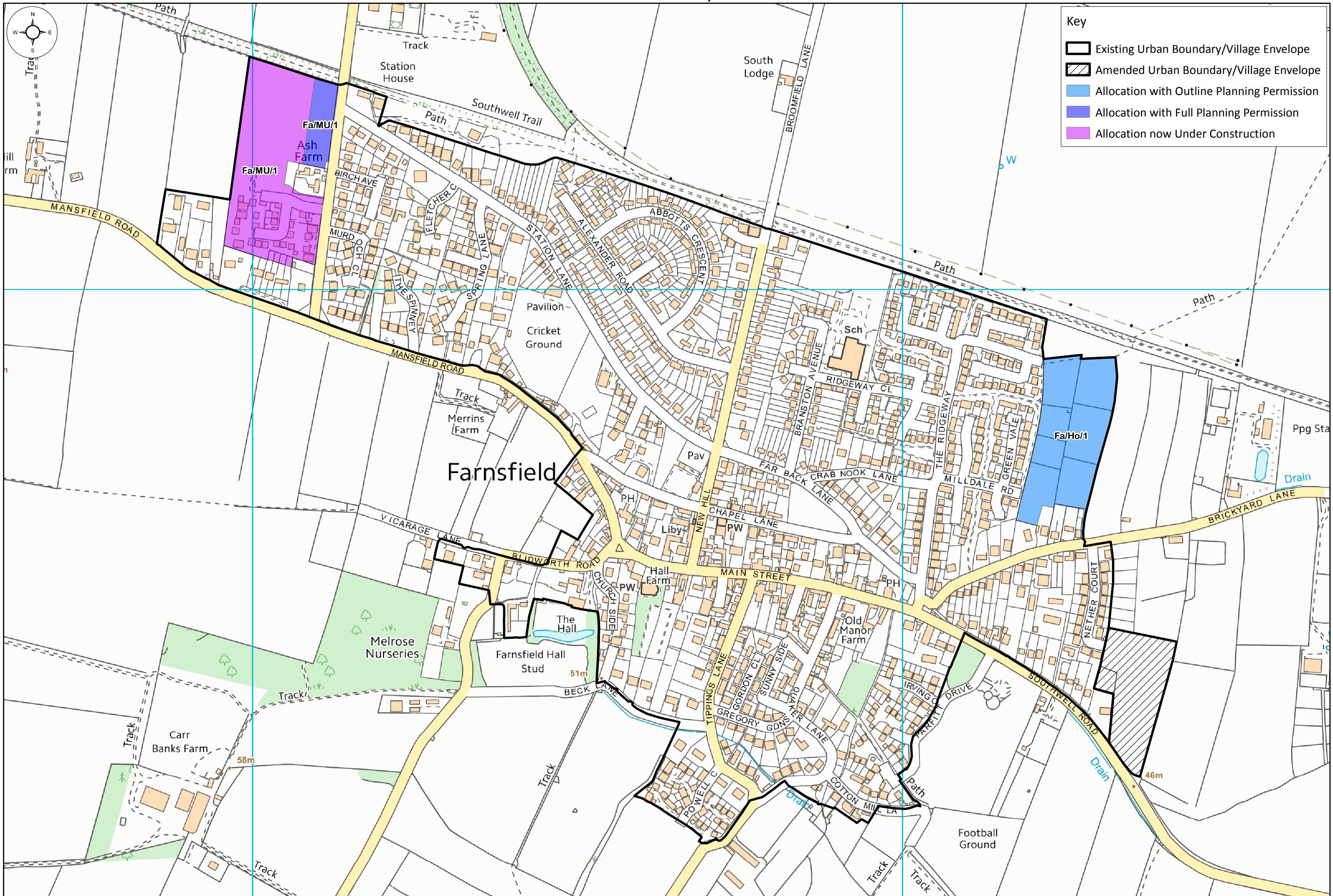
4.13 In Farnsfield the readjusted housing figure is 211 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of -4 dwellings is required. In total as part of the allocations process 2 sites were allocated for housing development in the village. The table below sets out those allocations which at the 31 March 2016 had planning permission and whether or not those sites are now being built out:

Site	Planning Permission Granted	Status as at November 2016
Farnsfield Mixed Use 1 Fa/MU/1	Outline permission granted in December 2013 – reserved matters approved for the housing element of the site	Under construction
Farnsfield Housing Site 1- Fa/Ho/1	Outline Permission granted in 2015 60 dwellings	Not started

4.14 Significantly planning permission was granted on appeal for a 48 dwelling scheme on Southwell Road. It is proposed that the village envelope be amended to include this scheme as shown on the Farnsfield Allocations Map.

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

Farnsfield Allocations Map



Key

- Existing Urban Boundary/Village Envelope
- Amended Urban Boundary/Village Envelope
- Allocation with Outline Planning Permission
- Allocation with Full Planning Permission
- Allocation now Under Construction

5.0 Nottingham Fringe Area

5.1 The Nottingham Fringe Area lies in the south west of the District and development in this area is constrained by the policies of the Nottingham-Derby Green Belt. As recognised through national policy an essential characteristic of the Green Belt is its permanence, with boundaries only being altered in exceptional circumstances, through the Development Plan process. In reviewing boundaries there is the expectation that regard shall be had to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. Taking account of this, the fact that the proposed new plan period (2013 – 2033) overlaps with the existing (2006 – 2026) and that Green Belt boundaries were only recently amended, in 2013, the Council does not intend to further review Green Belt boundaries.

5.2 It is proposed that in future Lowdham be included within the list of settlements where consideration will be given to the development of ‘Rural Affordable Housing Exceptions Sites.’ This approach will allow for any sites which subsequently emerge to be considered around the edge of Lowdham to help address local housing need.

Employment

5.3 Given the nature of the Nottingham Fringe Area only limited employment was envisaged to come forward as part of the Core Strategy, up to 1 hectare. Subsequently at the allocations stage no sites were allocated. The requirement proposed as part of the Plan Review is for provision 0.1 hectares of employment land. Since 2011, 0.88 of a hectare of employment land has been delivered. There is therefore no need to allocate additional employment land.

Lowdham

5.4 In Lowdham the adjusted housing figure is 9 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of 3 dwellings is required. These figures reflect the fact that the earlier target contained within the Core Strategy could not be met by the available suitable housing sites which did not positively contribute to meeting the aims of the Green Belt.

5.5 In total as part of the allocations process two sites were allocated for housing development in the village. The table below sets out those allocations which at the 31 March 2016 had planning permission and whether or not those sites are now being built out:

Site	Planning Permission Granted	Status as at November 2016
Lowdham Housing Site 2 Land adjacent to 28 Epperstone Road (Lo/Ho/2)	Planning Permission granted in April 2015 for 4 dwellings	Not started however currently a pending application for 5 dwellings is under consideration.

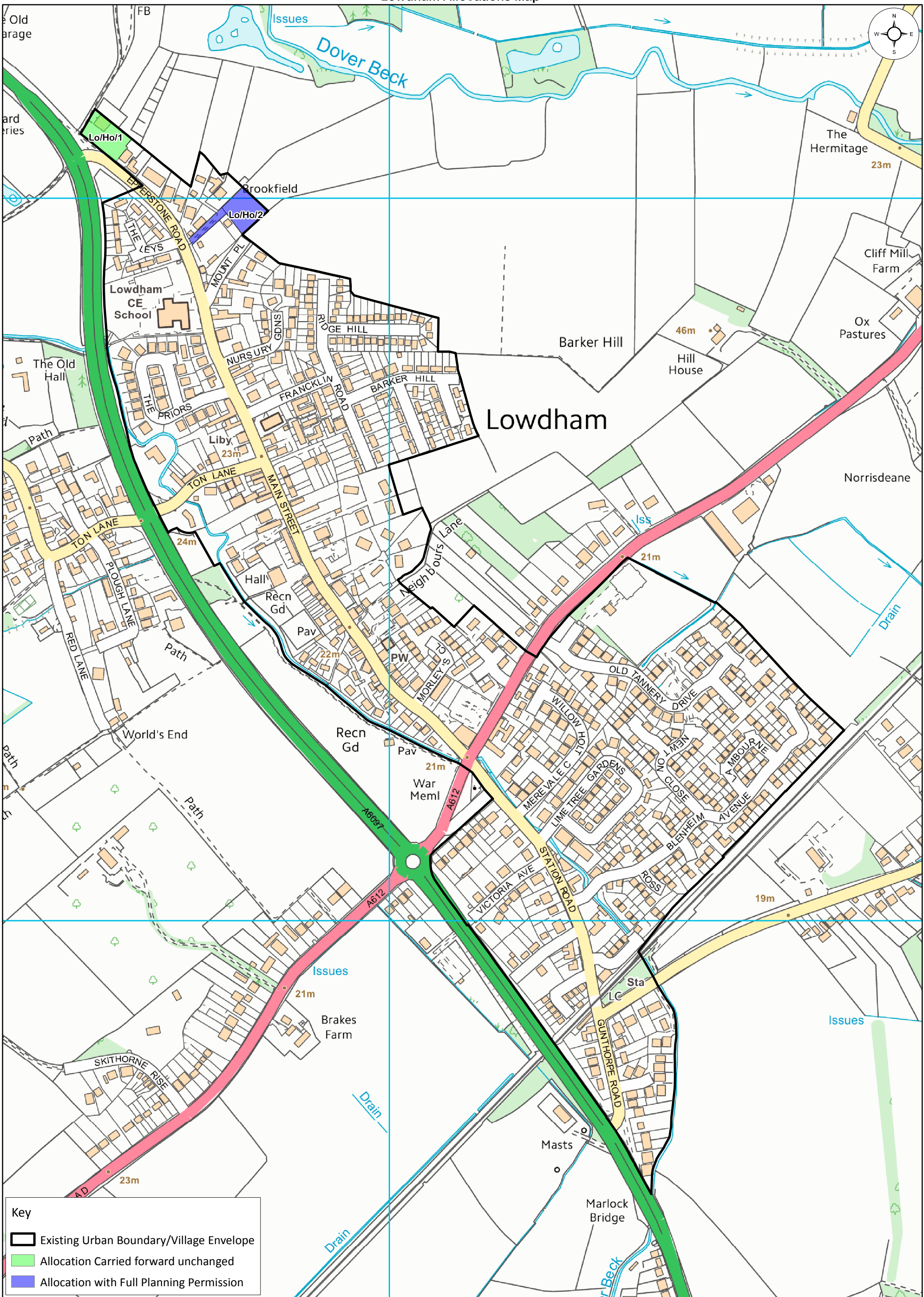
5.6 The current status of the remaining allocation which does not have permission following the review of sites is as follows:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Lowdham Housing Site 1 Land to the south east of Brookfield Epperstone Road (Lo/Ho/1)	Yes	Yes	Continue to allocate

It is not proposed to make any changes to the allocations in Lowdham although as noted above changes will be made to Green Belt policy to include reference to rural affordable housing exceptions sites around Lowdham. It is also proposed that a local drainage policy be adopted for the District with specific reference to the Lowdham and Southwell areas, please see section 8.

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

Lowdham Allocations Map



Key

- Existing Urban Boundary/Village Envelope
- Allocation Carried forward unchanged
- Allocation with Full Planning Permission

6.0 Sherwood

6.1 The Sherwood Area covers much of the north west of the District and has seen significant change over the past thirty years, due to the closure of coal mines and the growth of major tourist facilities and attractions due the areas location in the heart of Sherwood Forest. The Core Strategy currently contains two area policies:

- ShAP 1 – Sherwood Area
- ShAP 2 – Role of Ollerton & Boughton

It is proposed that ShAP1 remains fit for purpose save for the need to include reference to Policy DM8 Biodiversity & Green Infrastructure and Policy DM9 Development in the Open Countryside within the policy.

6.2 It is proposed to update ShAP2 – Role of Ollerton & Boughton to reflect the most up-to-date infrastructure information and reflect the proposed changes to Town Centre policy set out in the Preferred Approach – Town Centres & Retail currently under consultation. The policy as amended reads:

ShAP 2 Role of Ollerton & Boughton

The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Ollerton & Boughton as a sustainable settlement for its residents and the wider Sherwood Area. This will be achieved by:

- Promoting new housing and employment opportunities within the town;
- Providing new and improved community infrastructure appropriate to the size and function of the town, including additional primary and secondary school places and healthcare facilities; and
- Securing the resolution of traffic and transport issues in and around the town including those identified within the IDP such as:
 - A614/A6075/A616 Ollerton Roundabout junction;
 - A614 Link capacity (B6030 to A6075/A616 Ollerton Roundabout); and
 - A614/B6030 junction (south of Ollerton)

The District Council will work with partners to ~~strengthen the role of Ollerton Town Centre~~ by promote a competitive and healthy town centre which is host to an appropriate composition of main town centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:

- ~~• Protecting and enhancing the retail offer of the town by designating a District Centre boundary and primary shopping frontages and encouraging retail and other town centre uses within it;~~

- ~~Encouraging the re-use of vacant and underused shops and other buildings and the redevelopment of vacant sites for appropriate town centre uses, including community facilities;~~
- ~~Encouraging high quality designed new buildings and streetscapes to enhance the town centre; and~~
- ~~Securing improved public transport linkages between Ollerton town centre and the surrounding Sherwood Area.~~
- Managing retail and other main town centre use development in line with Core Policy 8 and Policy DM11;
- Seeking to improve comparison retail representation within the town centre, promoting a healthier balance between convenience and comparison retail uses. Proposals which would contribute towards achieving this balance will therefore be supported;
- Supporting the creation of improved linkages between the Tesco and Asda sites and the town centre. In line with its site allocation policy the Masterplan for OB/Re/1 should consider how the site can contribute towards improved linkages between Tesco / Forest Road and Sherwood Drive / Forest Road. The potential for the allocation to form part of a comprehensive redevelopment of the wider area should be explored, incorporating the underused Forest Centre and land within the ownership of Ollerton Town Council.
- Promoting the re-use of vacant and underused shops and other buildings within the town centre, and
- Supporting the delivery of improvement schemes which enhance the quality of the town centre's offer and environment. In order to assist the identification, planning and delivery of schemes the production of a Ollerton Town Centre Strategy will be explored; and
- The District Council using the development management process and working proactively to attract and deliver new investment and/or development to realise the above.

6.3 The Preferred Approach – Strategy has proposed that the Plan Review should accommodate the proposed redevelopment of Thoresby Colliery. In order to do so it two additional Area Policies are proposed; one to reflect the impact on Edwinstowe and one to manage development on the Strategic Site.

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

Role of Edwinstowe

6.4 Edwinstowe has a role both as an important service centre for local people and as a tourist centre within Sherwood Forest – identified as the location of Robin Hood and Maid Marian's wedding, and of the Sherwood Forest National Nature Reserve which contains the legendary 'Major Oak.'

ShAP3 Role of Edwinstowe

The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Edwinstowe as a sustainable settlement for its residents, visitors and tourists. This will be achieved by:

- Promoting new housing and employment opportunities within the existing village and comprehensive mixed used development on the former Thoresby Colliery in line with ShAP 4;
- Providing new and improved community infrastructure appropriate to the size and function of the town, including additional primary and secondary school places and healthcare facilities;
- Supporting the development of sustainable tourist facilities and attractions in line with ShAP 1, Core Policy 7 and Core Policy 12;
- Protecting and enhancing the biodiversity and nature conservation assets around Edwinstowe;
- Securing the resolution of traffic and transport issues in and around the town including those identified within the IDP such as the A614/A6075/A616 Ollerton Roundabout junction; and
- Ensuring that the provision of new retail and other Main Town Centre uses included as part of the Thoresby Colliery development do not undermine the vitality and viability of existing centres. The scale and function of any new retail development should therefore be restricted to that necessary to meet the day-to-day needs of the development.

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

Thoresby Colliery Redevelopment

6.5 The proposal for the former Thoresby Colliery will see the redevelopment of the former pit head and the fields between it and Ollerton Road with a mixed use scheme for housing, employment and leisure uses along with the necessary infrastructure, both on and off site to support the sustainable development of the site. As currently conceived the scheme will contain:

- 800 dwellings
- 10 hectares of employment land
- A redeveloped pit head area which will be the focus of new leisure facilities
- Provision of a new primary school
- Public Open Space and Green Infrastructure

There are numerous considerations in relation to the allocation of the site.

6.6 Firstly the **nature conservation** aspects must be considered. The site lies close by the Birklands and Bilhaugh Special Area of Conservation and the Sherwood Forest National Nature Reserve alongside the Cockglode Wood Local Nature Reserve. The developer promoting the scheme is engaged in significant restoration of the area to the north of the pithead, which will see the 140 hectares of reclaimed spoil heaps returned to heathland and other natural habitats.

6.7 Developments within this area should not put additional strain on the Special Area of Conservation (SAC)/National Nature Reserve (NNR). The Council's Developer Contributions & Planning Obligation SPD states that in the context of the Birklands and Bilhaugh SAC the terms SANGS refers to:

- Sites that are freely accessible to people living within 5km of the SAC that provide an alternative to the SAC for regular (i.e. more than once a week) walking and dog walking;
- Sites that provide natural space (using the definition above);
- Sites should include some provision for car parking but also be accessible on foot.
- Sites provide the opportunity for multi-functional sites that also enhance biodiversity

Wherever possible emphasis will be placed on the provision of such open space within the development site.

6.8 Therefore the provision of Sustainable Alternative Natural Green Space (SANGS) will be required alongside and in addition to the restored heathland to provide a network of green infrastructure which exists to serve day to day recreation needs e.g. dog walking.

6.9 The area suitable for redevelopment is restricted by the already agreed restoration plan of the spoil heaps. New built development will be restricted to the core area around the pit head and the fields to the south.

6.10 The restoration of the spoil heaps to a range of natural habitats including heathland means that ground nesting birds will be attracted to the area. Therefore measures will need to be included within the proposals to manage pet predation. The proposal along with all other elements of the plan will be subject to a Habitat Regulation's Assessment Screening Process. As part of any application an assessment of the impact on the SAC will be required.

Character, Setting and Heritage

6.11 The site sits on the edge of the village of Edwinstowe on the main road to Ollerton. Until recently the site and indeed the immediate area was dominated by a fully

operational Thoresby Colliery, both the pit head area and the spoil heaps which are to the north of the site.

- 6.12 The Thoresby site is an early 20th century colliery; the first shafts were sunk in 1925-8. It was the first all-electric mine, the first to have fully mechanised coal production and also the first to achieve an annual saleable output of more than a million tons of coal. Historic England note that “A large number of its original buildings survive and this includes the large brick-built group surrounding the shaft mouths”
- 6.13 Currently in progress as part of the restoration project the spoil heaps are being reshaped and restored to heathland. The area around the pit head is identified as the heart of the new community and as such a number of the colliery buildings are proposed to be reused for community and leisure uses. It will be important to ensure that a proper assessment and recording of the historic value of the buildings is carried out both to inform the process of identifying which buildings should be retained and to provide a comprehensive historic record.
- 6.14 Heritage Assets in the wider area are principally the two conservation areas of Edwinstowe and Ollerton, and the listed buildings within them; including in Edwinstowe the Grade I St Mary’s Church and the Grade II* Ollerton Hall in Ollerton. An assessment of the anticipated impact of the proposed development and the extent of affect to the two Conservation Areas, and the listed buildings or their settings will be required. It should be noted that Thoresby Hall and Historic Park & Garden (both Grade 1 Listed) lie to the north of the site, however significant re-profiled former spoil heaps restored as natural habitats will lie between it and the area which is to be developed. Furthermore two heritage assets (a local interest building opposite the site and a Grade II Listed Farm House further down the Maun valley will need to be considered as part of any submission.
- 6.15 As part of the process of site assessment the Council has sought landscape and visual impact advice from Via East Midlands (Nottinghamshire County Council Highways as was) they note that “The proposal would result in a substantial change to existing landscape character and landscape character anticipated from the completion of the consented restoration scheme. The mixed use development will result in a substantial impact on landscape character and is likely to be visually intrusive, particularly to users of Ollerton Road and recreational users of the restored tip site.”
- 6.16 A number of recommendations are proposed to mitigate against the magnitude of the impact of the new development. These are:
- The retention and potential enhancement of some existing landscape elements (shelter belt north of Ollerton Road, tree and scrub along former mineral line) to mitigate against visual impact
 - The maintenance and reinstatement of former field hedge boundaries

- The setting of the new development within a woodland matrix with substantial buffering of existing and proposed restored semi natural landscapes.

6.17 The provision of SANGs compliant open space, alongside the strategic planting and woodland required to mitigate the impact of the new development will require a strategic landscape & green infrastructure framework to be drawn up to accompany any planning application.

Infrastructure

6.18 The Infrastructure Delivery Plan (IDP) identifies a range of infrastructure requirements to support the development of the site.

- **Green Infrastructure** – as mentioned in the character, setting and heritage above the strategic framework must be prepared to set out the landscape and green infrastructure approaches to be used on site. This will include the provision of SANG compliant open space alongside the more traditional play areas for children and young people. Increased provision of sports pitches will also be required as part of this development.
- **Education** – the provision of a 1 form entry primary school on site.
- **Healthcare** – The requirement to provide for additional healthcare will either be on site or a contribution to expanding the existing Major Oak Health Centre within Edwinstowe.
- **Highways Infrastructure** – detailed transport impacts will need to be considered as part of a Transport Assessment to accompany any application, but a substantial upgrade will need to be made to the junction of the A614, A616 and the A6075 - Ollerton Roundabout

Access

6.19 Via the main Colliery entrance and the secondary employment led entrance. Providing linkages through the site via green infrastructure and making the provision for a link road to provide access to the Sherwood Forest National Nature Reserve Visitor Centre and car park. The site needs to facilitate access to existing natural and semi-natural green space that surround it.

Housing

6.20 It is proposed by the developers to deliver 800 houses on the site. A scheme of this size will be required to reflect the identified housing need in this part of the District. This would include an element of supported living accommodation, which is proposed by the developers.

6.21 The Council would expect the development to meet the requirements of Core Policy 1 which if amended as part of the Plan Review as set out in the PA-Strategy document would result in a requirement for 20% starter homes and 10% other forms of affordable housing.

6.22 Clearly viability will be a key issue in the consideration of the deliverability of affordable housing and required infrastructure. The Developers are clearly delivering significant remediation as part of the requirement of the Colliery permissions, but the Council is clear that this should not be counted in the viability of the scheme unless it can be demonstrated that the costs are additional to what they are required via the remediation permissions.

Employment & Community Centre

6.23 The site will contain two distinct elements of employment use:

- 10 hectares of commercial development at the south east corner of the site via the secondary access onto Ollerton Road; and
- a mixed use 'heart of the community' or 'community centre' which will be the principal focus for community facilities and leisure provision within the new development around the former pit area.

6.24 In retail terms the 'community centre' should not compete in function and scale with the nearby district centres of Edwinstowe and Ollerton and should be restricted to that which is necessary to meet the day-to-day needs of the development.

6.25 The 10 hectares of commercial development is anticipated to be within the B used class of development, other uses will be permitted within this area however leisure uses should normally be located in the 'community centre.'

Conclusions

6.26 Redeveloping the Colliery site will bring much needed jobs and housing; however careful consideration of the impact on Edwinstowe and the wider Sherwood Area will be required. Significant nature conservation and infrastructure requirements will need to be addressed as part of any planning application and taking all these considerations into account the following policy is proposed:

ShAP 4 Land at Thoresby Colliery

This area, as shown on the Policies Map, is identified as a strategic site for housing (in the region of 800 dwellings); employment land uses (B uses: 10 hectares); a 'community centre', comprising leisure and community uses along with retail to meet local needs ; and associated green, transport and other infrastructure. The distribution of proposed uses is

indicatively illustrated on Figure 8 - Land at Thoresby Colliery. Built development will be focussed on the core development area illustrated on Figure 8.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in phases to be accompanied by appropriate provision of infrastructure, and also in accordance with the timing of the completion of improvements to Ollerton Roundabout and other highway improvements which will be influenced by the detailed Transport Assessment for the site;
2. Seeking to achieve density levels which strike a balance between efficient use of land and the green infrastructure and nature conservation requirements of the site;
3. Affordable housing will be provided in line with the Core Policy 1;

B Employment & 'Community Centre'

4. Development of 10 hectares of B use employment will take place in the south east corner of the site as shown on Figure 8 - Land at Thoresby Colliery. Other appropriate uses will be permitted within this area however leisure uses should normally be located in the 'community centre';
5. A mixed use 'community centre' which will be the principal focus for community facilities and leisure provision within the new development around the former pit head area. In retail terms the 'community centre' should not compete in function and scale with the nearby district centres of Edwinstowe and Ollerton and should be restricted to that which is necessary to meet the day-to-day needs of the development.

C Nature Conservation

6. Consideration of the impacts of the proposals on the nature conservation assets of Sherwood Forest through a Habitat Regulations Screening Assessment and an Environmental Impact Assessment.
7. Provision of Sustainable Alternative Natural Greenspace within the core development area as part of the provision of green infrastructure.
8. Measure to address potential pet predation on restored heathland to the north of the core development area.

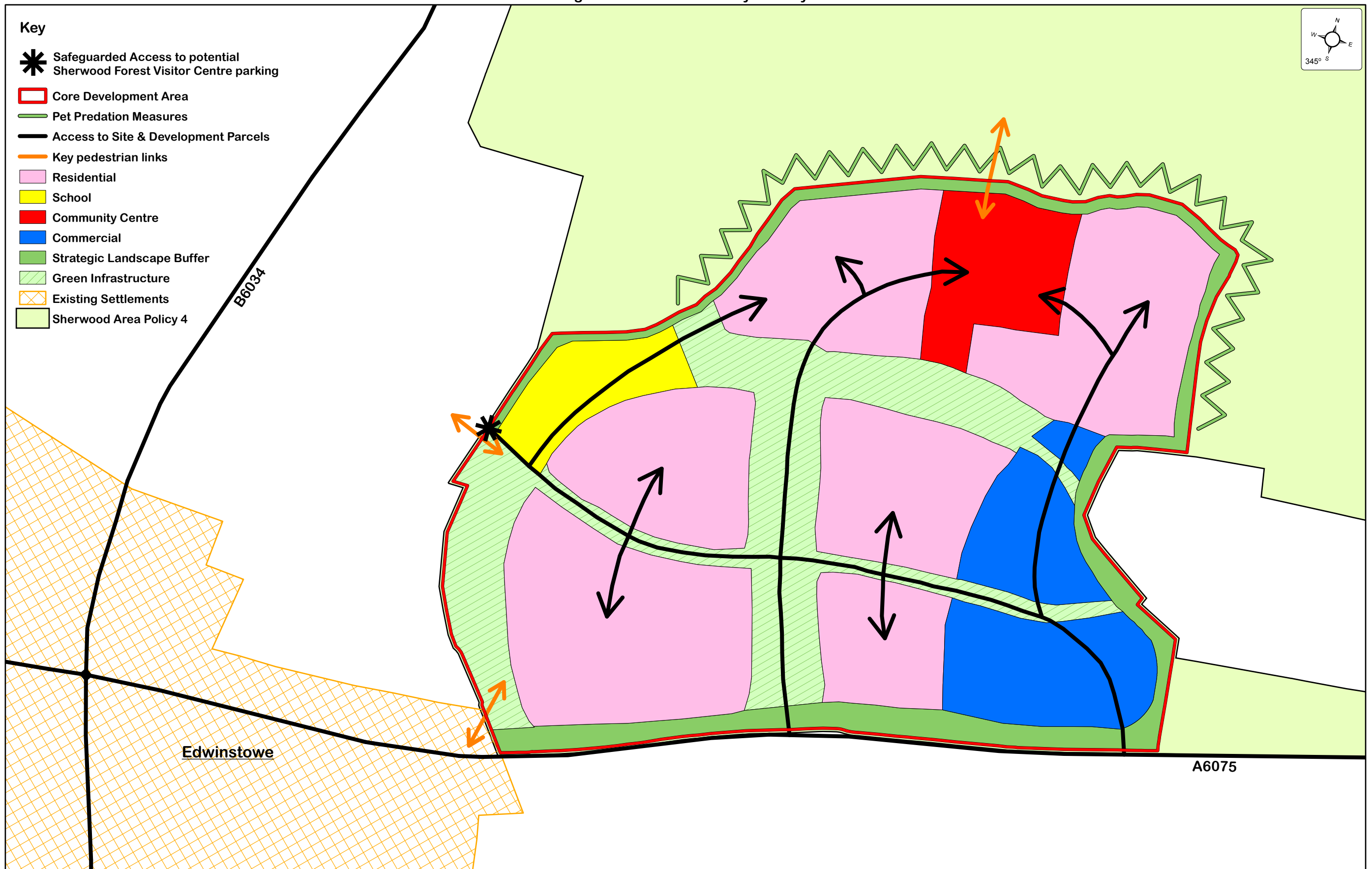
D General

9. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:
- i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing and consented development in Edwinstowe and its relationship with surrounding countryside;
 - ii. Transport Assessment;
 - iii. Environmental Impact Assessment;
 - iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;
 - v. Retail Impact Assessment, to consider the implications of the proposed retail element on the existing District Centres of Edwinstowe and Ollerton if the scheme proposals are greater than the retail impact thresholds in Core Policy 8;
 - vi. Flood Risk Assessment;
 - vii. Heritage Impact Assessment
10. The Master Plan and Green Infrastructure Framework will set design principles for the site which will:
- i. seek to maintain and where possible reinstate former field hedge boundaries;
 - ii. set development within a woodland matrix with more substantial buffering of existing and proposed restored semi natural landscapes;
 - iii. secure the necessary Sustainable Alternative Natural Greenspace.
11. Provision of transportation measures which:
- i. maximise opportunities for sustainable travel and increasing non car use;
 - ii. achieve suitable access to local facilities;
 - iii. minimise the impact of the development on the existing transport network;
- These will include:
- iv. improvements to passenger transport links to nearby communities;
 - v. safe, convenient pedestrian and cycle routes within and adjoining the development;
 - vi. Safeguarding of a route for alternative access to the new Sherwood Forest Visitor Centre;
12. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:
- i. landscaping and structural planting throughout the development;

- ii. creation of quality open spaces, sports and playing fields;
 - iii. improvements to existing spaces;
 - iv. links to the countryside beyond the site;
 - v. enhancements to existing habitats and the local landscape;
 - vi. measures to mitigate any detrimental impact on environmental and heritage features on and adjacent to the site, including listed buildings, scheduled ancient monuments other archaeological features and designated biodiversity areas;
13. Consideration of the provision of on-site renewable energy schemes to help meet the energy requirements of the development;
14. Provision of on-site water management including where appropriate incorporation of Sustainable Drainage Systems (SuDS);
15. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;
16. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan, for:
- i. provision of new and improved highway infrastructure;
 - ii. new and improved social infrastructure including the provision of a primary school on site and enhancement to local primary healthcare either on site or as part of the expansion of existing local facilities;
 - iii. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;
17. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.

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

Figure 8 - Land at Thoresby Colliery



Employment in the Sherwood Area

6.26 Whilst housing targets are set at settlement level employment figures are set at area level and the current Core Strategy sets a target of 29 hectares to be provided however due to commitments no allocations were required. Never the less it was recognised that limited allocations should be made to reflect requirements on the ground. The requirement proposed as part of the Plan Review is for the provision of 16.2 hectares and therefore not only must we be sure that the sites we have allocated are deliverable but that we continue to have sufficient employment land.

6.27 Three employment allocations were made as part of the allocations process. The current status of these allocations is set out in the table below:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
OB/E/3 - Ollerton & Boughton Employment site 1 South of Boughton Industrial Estate (3.78 ha)	Yes	Yes	Continue to allocate
Bi/E/1- Bilsthorpe Employment site 1 Land South of Brailwood Road (2.39 ha)	Yes	Yes	Continue to allocate
Bi/E/2 - Bilsthorpe Employment site 1 Land North of Brailwood Road (0.35ha)	No – the site has been developed out	N/a	Remove site from Development Plan

Therefore the amount of land that remains suitable for allocation is 6.17 hectares.

The employment land situation in the Sherwood Area is as follows:

	Hectares
Requirement	16.2
Land which has been developed since 2011	7.17
Land which has Planning Permission (as at 31 March 2016)	15.96
Land which continues to suitable for allocation	6.17
Land proposed at ShAP4 Thoresby Colliery	10
Total Provision	39.3

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

Ollerton & Boughton

6.28 In Ollerton & Boughton the adjusted housing figure is 793 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of 206 dwellings is required (as at the 31 March 2016). In total as part of the allocations process 5 sites were allocated for housing development in and around the town. Of those currently two have planning permission:

Site	Planning Permission Granted	Status as at November 2016
Ollerton & Boughton Housing Site 1 - OB/Ho/1 – North of Wellow Road	Planning permission granted in March 2014 with reserved matters agreed for 147 dwellings in Feb 2015	The site is currently under construction
Ollerton & Boughton Housing Site 3 - OB/Ho/3 – Land at the former Ollerton Miners Welfare	Planning permission granted in December 2014 for 88 dwellings	The site is currently under construction

6.29 The current status of the allocations which do not have permission on their total extent following the review of sites is as follows:

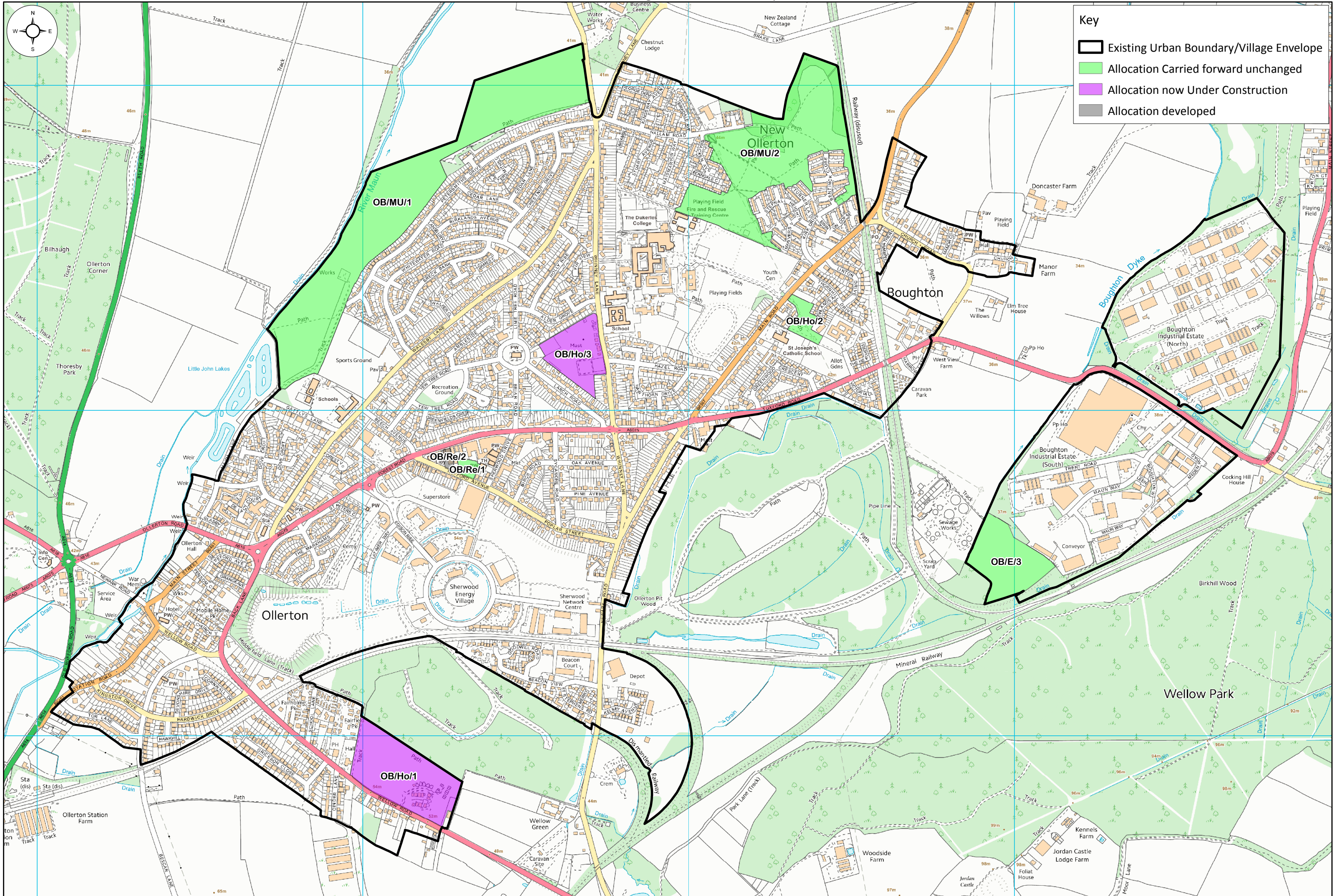
Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Ollerton & Boughton Housing Site 2 - OB/Ho/2 Land adjacent to Hollies Close (25 dwellings)	Yes – the site is within the Council's 5 year building programme	Yes	Continue to allocate
Ollerton & Boughton Mixed Use Site 1- OB/MU/1 Land at the rear of Petersmiths Drive (225 dwellings)	Yes	Yes	Continue to allocate
Ollerton & Boughton Mixed Use Site -OB/MU/2 Land Between Kirk Drive, Stepnall Heights and Hallam Road (120 dwellings)	Yes – the site is included within a neighbourhood study for the area which will include a masterplan for the allocation	Yes	Continue to allocate

6.30 Therefore all of the remaining allocations continue to be suitable and the table below show the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016 including OB/Ho/1 & OB/Ho/3)	n/a	206
Allocations which continue to be suitable	3	370
Total Provision	n/a	370

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

Ollerton & Boughton Allocations Map



Key

- Existing Urban Boundary/Village Envelope
- Allocation Carried forward unchanged
- Allocation now Under Construction
- Allocation developed

Edwinstowe

6.32 In Edwinstowe the proposed introduction of the Strategic Site at Thoresby Colliery has significantly changed the housing requirements for the settlement. The Core Strategy required provision for 121 dwelling to be developed in the village and subsequently two sites were allocated for housing development. Of those currently one has planning permission:

Site	Planning Permission Granted	Status as at November 2016
Edwinstowe Housing Site 1 Ed/Ho/1 Land East of Rufford Road	Outline Planning permission granted in June 2015	Reserved Matters application currently under consideration.

6.33 The current status of the allocations which does not have permission following the review of sites is as follows:

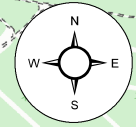
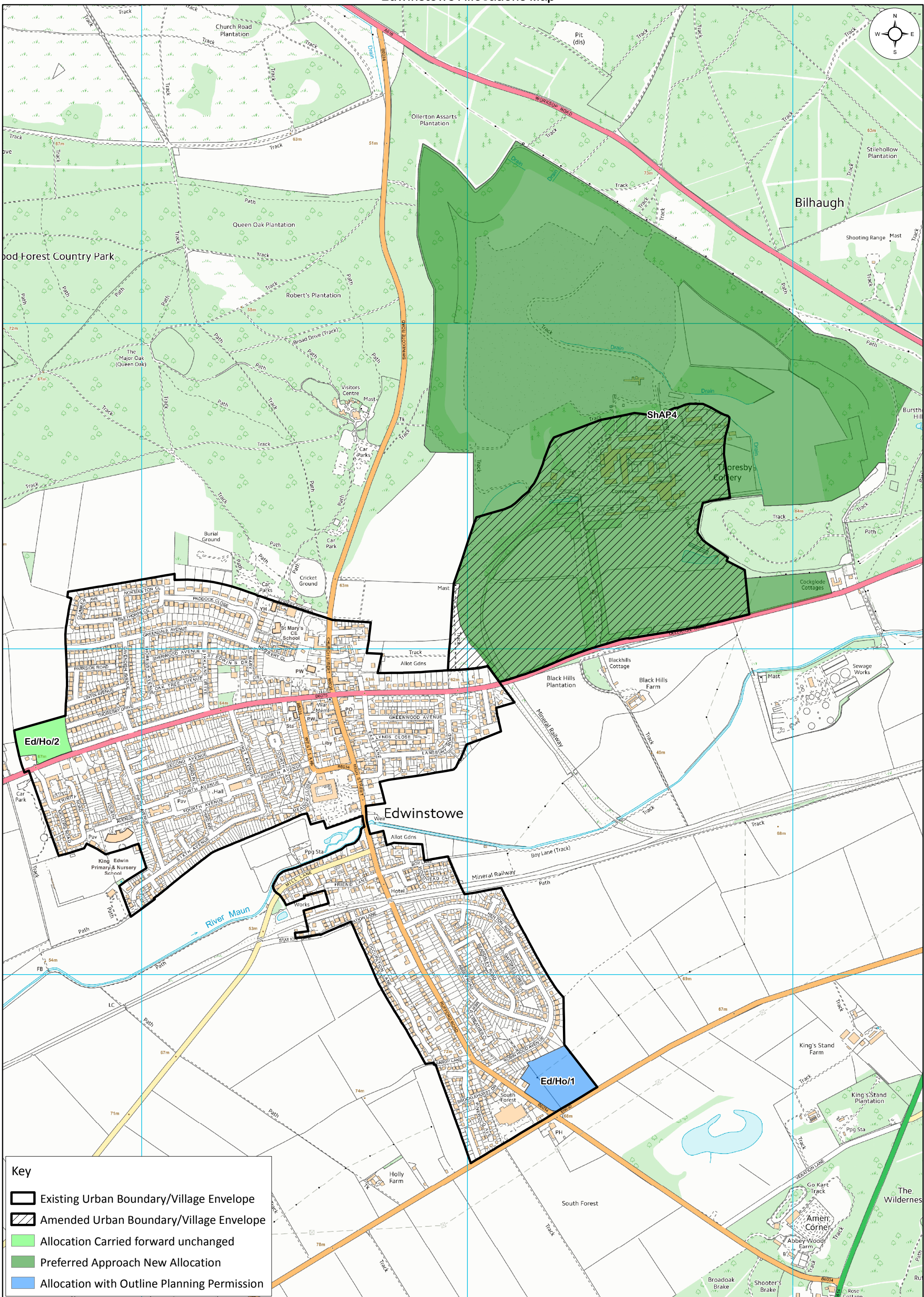
Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Edwinstowe Housing Site 2 -Ed/Ho/2 Land North of Mansfield Road (50 dwellings)	Yes	Yes	Continue to allocate

6.34 Significantly it is proposed that ShAP 4 Land at former Thoresby Colliery will deliver 800 dwellings, the table below sets out that taking into account the adjusted housing target and the existing permissions and suitable allocations that more than sufficient housing is identified for Edwinstowe.

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016 including Ed/Ho/1)	n/a	545
Allocation which continues to be suitable	1	50
Thoresby Colliery Strategic Site Allocation	1	800
Total Provision	n/a	850

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

Edwinstowe Allocations Map



Key

- Existing Urban Boundary/Village Envelope
- Amended Urban Boundary/Village Envelope
- Allocation Carried forward unchanged
- Preferred Approach New Allocation
- Allocation with Outline Planning Permission

Bilsthorpe

6.35 In Bilsthorpe the adjusted housing figure is 264 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of 121 dwellings is required (as at the 31 March 2016). In total as part of the allocations process 3 sites were allocated for housing development in and around the village. The current status of the allocations following the review of sites is as follows:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Bilsthorpe Housing Site 1 - Bi/Ho/1 Land North of Kirklington Road (20 dwellings)	The site has had permission for 8 assisted care living units (which has since lapsed). The site is not likely to be developed for market housing as envisaged in the policy.	Yes	The site should remain within the Village Envelope however given that 20 dwellings will not be developed the site should be deallocated.
Bilsthorpe Housing Site 2 - Bi/Ho/2 Land North of Wycar Leys (55 dwellings)	Yes - the site has had permission for residential development which has since lapsed alongside the neighbouring factory site (in the same ownership). It is proposed that both sites are to be brought forward for development together.	Yes	Enlarge allocation to encompass both the current Bi/Ho/2 and the neighbouring factory site as a new allocation with a total of 135 dwellings.
Bilsthorpe Mixed Use Site 1 - Bi/MU/1 Land East of Eakring Road (75 dwellings)	Yes	Yes	Continue to allocate

6.36 Therefore two of the remaining allocations continue to be suitable and the table below show the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016)	n/a	121
Allocations which continue to be suitable	2	210
Total Provision	n/a	210

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

7.0 Mansfield Fringe Area

7.1 The settlements in the Mansfield Fringe are all closely related to the town of Mansfield, in terms of jobs, public transport and other facilities. The Area Policy MFAP 1 seeks to promote the sustainable development of the area, the policy remains fit for purpose.

Employment in the Mansfield Fringe Area

7.2 Whilst housing targets are set at settlement level employment figures are set at area level and the current Core Strategy sets a target of 24-25 hectares to be provided with a requirement to allocate between 10-11 hectares across the Area. The requirement proposed as part of the Plan Review is for provision of 10.4 hectares and therefore not only must we be sure that the sites we have allocated are deliverable but that we continue to have sufficient employment land.

7.3 Three employment allocations were made as part of the allocations process. The current status of these allocations is set out in the table below:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Rainworth Employment Site 1 - Ra/E/1 Land West of Colliery Lane (5.50 ha)	Yes	Yes	Continue to allocate
Clipstone Mixed Use Site 1- Cl/MU/1 Land at former Clipstone Colliery (12 ha)	Yes	Yes	Continue to allocate
Blidworth/Employment Site 1 - Bl/E/1 Land on Blidworth Employment Park (1 ha)	Element of allocation on Leach Way is completed Element on Gilbert Way gained planning permission for industrial use in July 2015	N/a Yes	Remove Leach Way element from Policies Map Gilbert Way element to remain allocated.

7.4 Therefore the amount of land that remains suitable for allocation is 17.5 hectares. The employment land situation in the Mansfield Fringe Area is as follows:

	Hectares
Requirement	10.4
Land which has been developed since 2011	7.17
Land which has Planning Permission (as at 31 March 2016)	0.66
Land which continues to suitable for allocation	17.5
Total Provision	25.33

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

Rainworth

7.5 In Rainworth the adjusted housing figure is 264 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of 77 dwellings is required (as at 31 March 2016). In total as part of the allocations process 3 sites were allocated for housing development in and around the village. Of those currently one allocation has planning permission:

Site	Planning Permission Granted	Status as at November 2016
Rainworth Housing Site 2 - Ra/Ho/2 Land East of Warsop Lane	50% of the site (on the road frontage side) granted outline planning permission in January 2014 for 130 dwellings. A reserved matter application was agreed in August 2015. A re-plan of an element of this half of the site is currently under consideration which would result in an additional 30 dwellings.	50% of site granted planning permission for currently under construction.

7.6 The current status of the allocations which do not have permission on their total extent following the review of sites is as follows:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Rainworth Housing Site 1 Ra/Ho/1 Land North of Top Street (54 dwellings)	Yes	Yes	Continue to allocate
Rainworth Housing Site 2 - Ra/Ho/2 Land East of Warsop Lane (190 dwellings)	Yes	Yes	Residual 4.8 ha element of the site to continue to be allocated for 100 dwellings.
Rainworth Mixed Use Site 1 Ra/Mu/1 Land at Kirklington Road (6 dwellings)	No	Yes	Deallocate - The site is no longer required for retail development, it is within the Urban

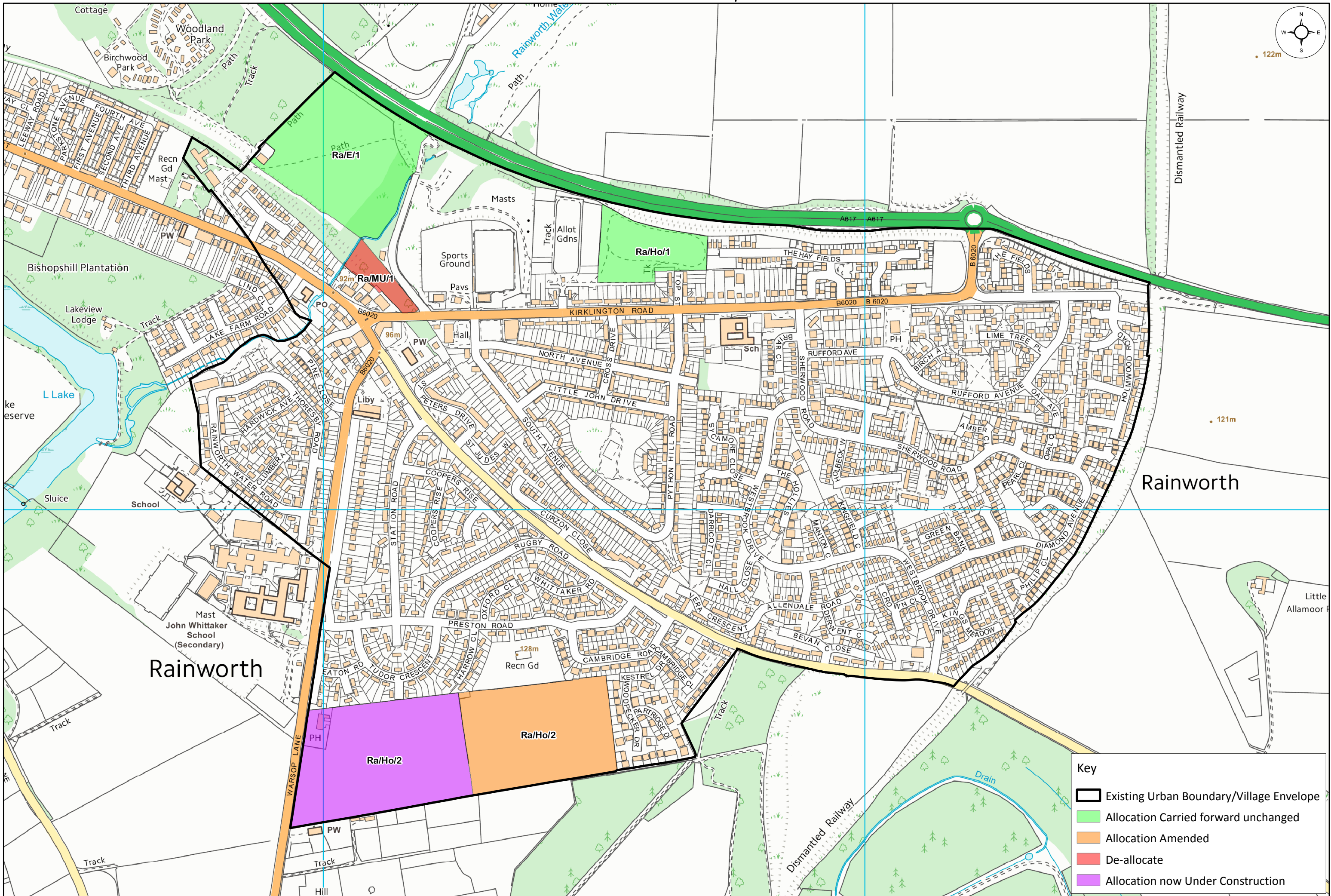
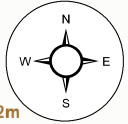
Residential development and retail use			Boundary could be developed if site becomes available
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7.7 Therefore two of the remaining allocations continue to be suitable and the table below show the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016)	n/a	77
Allocations which continue to be suitable	2	154
Total Provision	n/a	154

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

Rainworth Allocations Map



Clipstone

7.8 In Clipstone significant housing development is ongoing at the Cavendish Park development, as part of the Core Strategy the District Council sought to secure the redevelopment of the Clipstone Colliery site in the heart of the village. In making the mixed use allocation CI/MU/1 the council aimed to provide the required development to achieve this aim, including 120 dwellings. The District Council, the sites owners, Heritage England, the County Council and a local community group are involved in detailed discussion relating to the redevelopment of this site and therefore it is proposed to continue allocating this site. It should also be noted that redevelopment of the site at the levels proposed in the allocation continue to be deliverable with the headstocks in place.

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Clipstone Mixed Use Site 1 - CI/MU/1 Land at former Clipstone (120 dwellings)	Yes	Yes	Continue to allocate

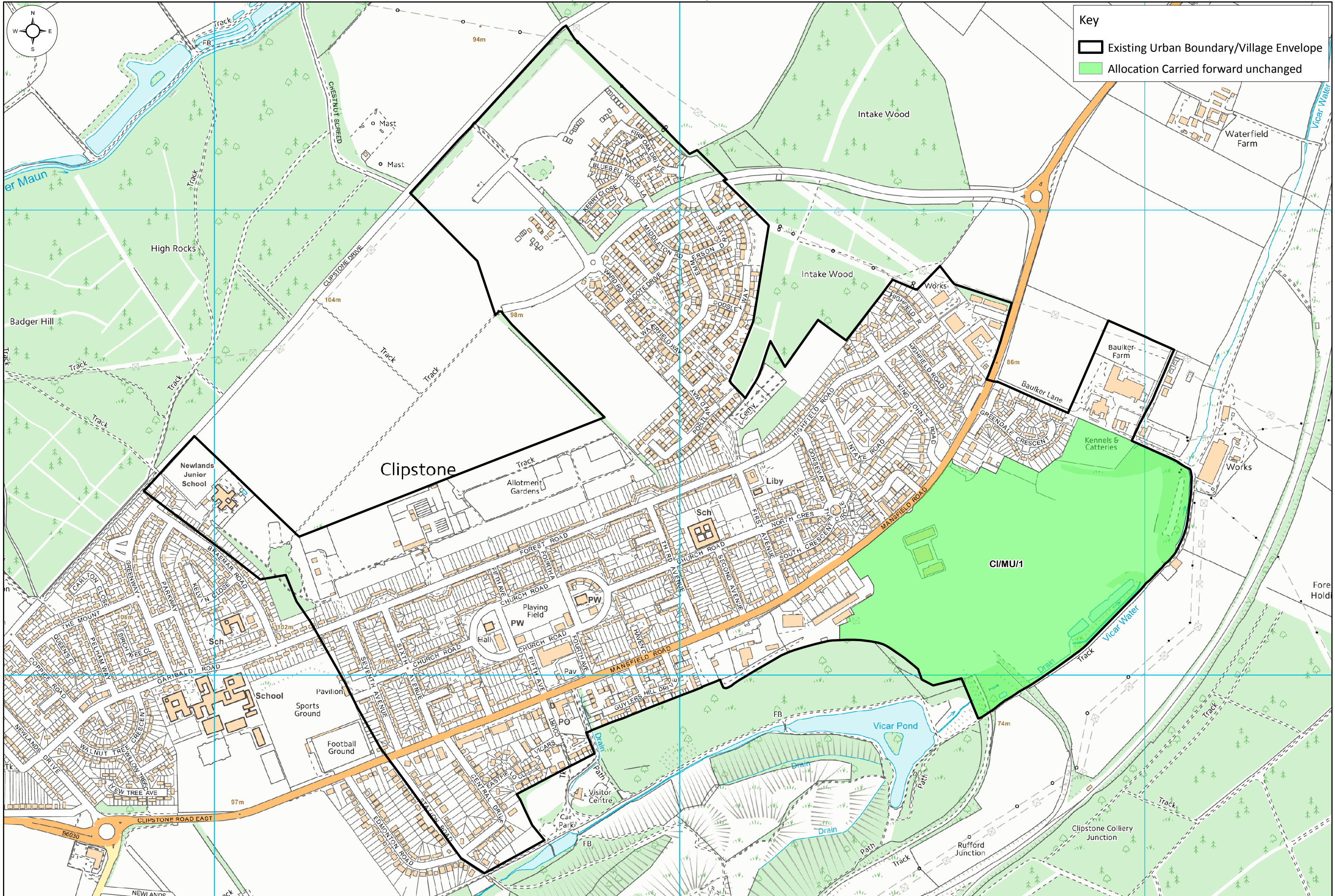
7.9 The table below shows the impact of this assessment on the housing supply:

	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016)	n/a	-21
Allocations which continue to be suitable	1	120
Total Provision	n/a	120

It is proposed that whilst there is no residual requirement for Clipstone we should continue to allocate the Colliery site to support regeneration in the settlement.

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

Clipstone Allocations Map



Key

- Existing Urban Boundary/Village Envelope
- Allocation Carried forward unchanged

Blidworth

7.10 In Blidworth the adjusted housing figure is 176 dwellings. Considering houses built since 2013 and sites which have planning permission this means that a residual requirement of 138 dwellings is required (as at the 31 March 2016). In total as part of the allocations process 3 sites were allocated for housing development in and around the village. Of those currently one allocation has planning permission:

Site	Planning Permission Granted	Status as at November 2016
Bl/Ho/2 Land at Belle Vue Lane	The site gained planning permission for 13 dwellings in June 2014.	Currently considering an application for 21 dwellings on the site.

7.11 The current status of the allocations which do not have permission on their total extent following the review of sites is as follows:

Site Allocation	Deliverability		Action
	Continues to be available?	Continues to be suitable?	
Blidworth Housing Site 1 Bl/Ho/1 Land at Dale Lane (55 dwellings)	Yes	Yes	Continue to allocate
Blidworth Housing Site 3 Bl/Ho/3 Land South of New Lane (100 dwellings)	Yes	Yes	Continue to allocate
Blidworth Housing Site 4 Bl/Ho/4 Land at Dale Lane Allotments	No – the Parish Council no longer wish to see the site re-developed.	N/a	Deallocate the site, amend proposals map to reflect the sites open space status

7.12 Therefore two of the remaining allocations continue to be suitable and the table below shows the impact of this assessment on the housing supply:

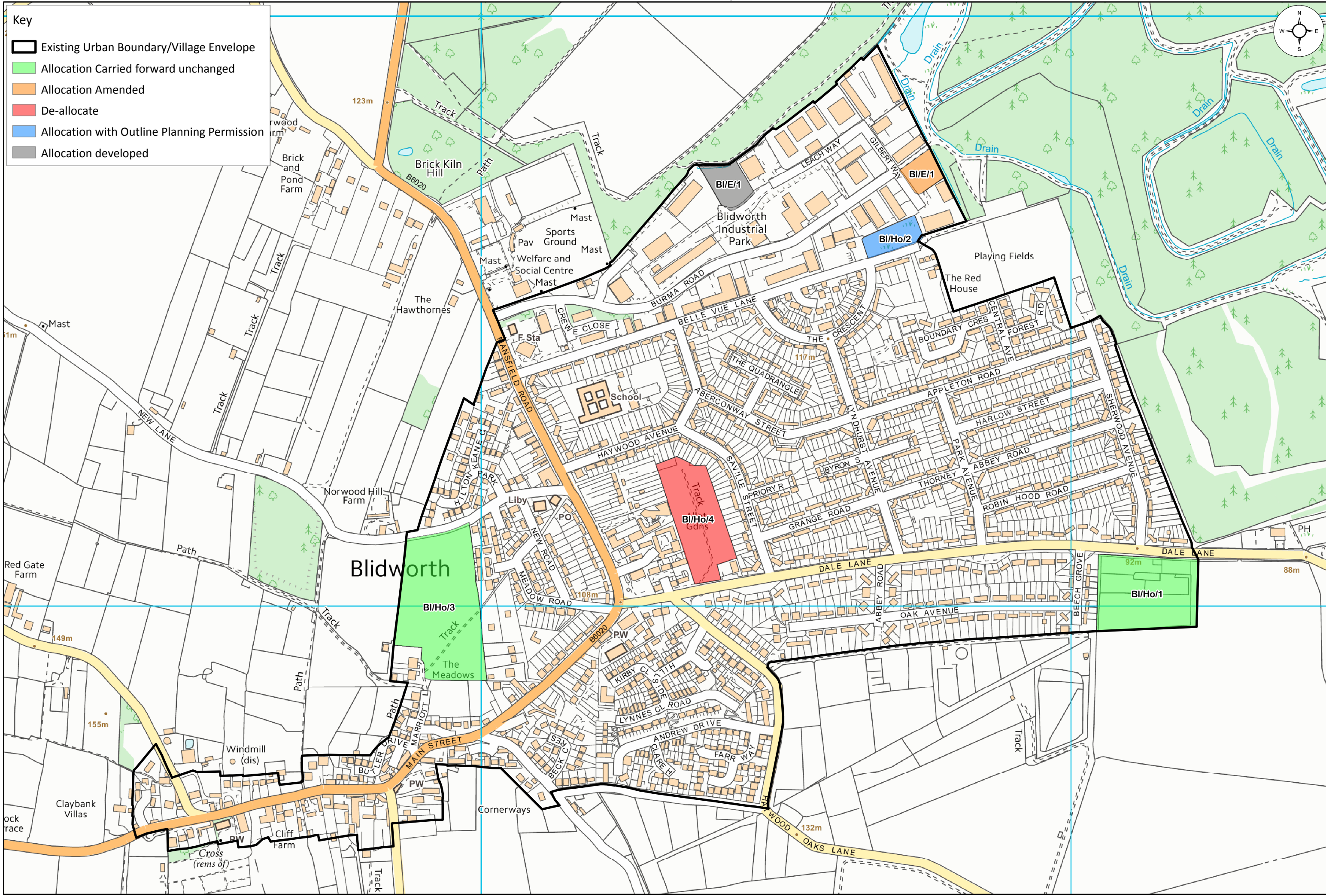
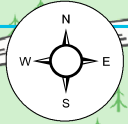
	Number of Sites	Number of Dwellings
Residual Requirement (taking into account completions and Planning Permissions as at 31 March 2016)	n/a	138
Allocations which continue to be suitable	2	155
Total Provision	n/a	155

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

Blidworth Allocations Map

Key

- Existing Urban Boundary/Village Envelope
- Allocation Carried forward unchanged
- Allocation Amended
- De-allocate
- Allocation with Outline Planning Permission
- Allocation developed



8.0 Local Drainage Designations & Sustainable Development

Local Drainage Designation

- 8.1 As a result of recent flood events across the District, most significantly in the Lowdham and Southwell areas in July 2013, the introduction of Critical Drainage Areas (CDA) has been considered through the review and updating of the Strategic Flood Risk Assessment (SFRA). The purpose of a CDA would be to increase the number of planning applications which would require the support of a Flood Risk Assessment – widening this to all proposals for new development (including minor development and change of use). Drainage standards that proposed development would need to meet would also be defined through the designation. The Environment Agency would be the regulatory body for the designation.
- 8.2 The SFRA Steering Group (on which the Environment Agency, Lead Local Flood Authority (NCC) and the drainage boards all sat) considered the issue and concluded that in this instance whilst the increased requirement to consider flood risk in a CDA can have benefits, it would nevertheless result in disproportionate burden on the regulatory authorities from applications that have no flood risk implications.
- 8.3 Whilst it has been concluded that formal CDA designations would not be appropriate for the Southwell and Lowdham areas, the SFRA does nonetheless recommend the development of Local Drainage Designations (LDD). In respect of Southwell this should take account of Neighbourhood Plan policies concerning the management of flood risk.
- 8.4 Although the need for these designations can be clearly evidenced as a result of the severity of recent flood events, and the ongoing work of both the Environment Agency (in respect of the Lowdham area) and the Lead Local Flood Authority (with regards to Southwell), there will still need to be further investigation and consideration given to the following before they can be made:
- The geographic area to be covered by the designation, taking account of topography, the network of watercourses, hydrological processes, ground conditions and existing drainage infrastructure;
 - The forms of development that would be subject to the designations; and
 - The local drainage standards which would apply.
- 8.5 This evidence is not presently available and the two aforementioned flood management bodies are involved in ongoing works in the areas. Consequently the preferred approach is that a strategic high level policy be included within the Development Plan, supporting the subsequent introduction of local drainage standards in the two areas. This would be done via the introduction of a

Supplementary Planning Document defining the specific details for the two designations.

Preferred approach to Local Drainage Designations

Core Policy 10a

Local Drainage Designations

In order to ensure the appropriate management of flood risk as part of new development, the District Council will work with partners to develop Local Drainage Designations in the following locations:

- Lowdham; and
- Southwell

These designations will set local drainage standards which specified forms of new development will be required to meet. This is to ensure that development positively manages its surface water run-off through the design and layout of new development, in order that there will be no unacceptable Impact from run-off on surrounding areas or the existing drainage regime.

The geographic extent, forms of development which will be subject to the designation and the specific standards that proposals will need to meet will be defined through a Local Drainage Designations Supplementary Planning Document.

Where the evidence to support the development of additional Local Drainage Designations in other locations emerges then the District Council will work with partners, to secure their introduction and subsequent implementation, in line with the above.

QUESTION 27: Do you agree with the proposed new Core Policy10a Local Drainage Designations? If not please explain why.

Sustainable Design

8.6 It is proposed that in order to improve the sustainability of new development and ensure that homes are fit for purpose over there whole life that the Council will prepare a Supplementary Planning Document (SPD) setting out guidance to developers on best practice on issues relating to life time homes, connections to broadband and the sustainable management of water. It is proposed that Core Policy 9 Sustainable Design is supplemented by an additional line which states:

The District Council will prepare an SPD which provides guidance to developers on the sustainable design of development and the consideration of making homes fit for purpose over there lifetime including ensuring adaptability and provision of broadband.

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

APPENDIX A – Plan Review Timetable

First Stage – October - November 2015

- Review the Policies of the Core Strategy to ensure consistency with the NPPF including housing, employment and retail targets.
- Commission Evidence Base updates to assist in the review of the Plan.
- Review the deliverability of the Allocations.
- Consult on the Issues Paper and IIA Scoping Report

Second Stage- July – September 2016 / January – February 2017

- Consider results of consultation and the results of evidence base work
- Prepare amendments to policies
- Propose deallocations of undeliverable allocations and where necessary propose replacement options for allocations
- Prepare new Gypsy and Traveller policy and allocation options
- Consult on the Preferred Approach alongside the Integrated Impact Assessment of Options and HRA of Options

Third Stage- April/May 2017

- Prepare formal amendments to Policies and Allocations
- Prepare additional policies and allocations as required (including for Gypsy & Traveller matters).
- Seek Representations on these and IIA and HRA

Fourth Stage- June 2017-September 2017

- Submit amendments, new policies and allocations to the Planning Inspectorate for formal examination.
- Inspector examines amendments to the Plan and any additional policies and allocations and prepares a report on the soundness and suitability of them.

Fifth Stage – October 2017-November 2017

- Inspector publishes their report the District Council consider its recommendations including any proposed modifications
- Council Adopts Plan Review proposals and represents all the DPDs in a composite consolidated Newark & Sherwood Local Plan.