



NEWARK AND SHERWOOD DISTRICT COUNCIL

CONSULTATION RESPONSES DOCUMENT:

Report on the production of the
Allocations & Development Management
Development Plan Document

JUNE 2012

1.0 Introduction

- 1.1 The Allocations & Development Management Development Plan Document (A&DM DPD) forms part of Newark & Sherwood's Local Development Framework (LDF), which will replace the Newark and Sherwood Local Plan.
- 1.2 The document, which will be used alongside the Core Strategy DPD, will be District-wide in coverage and will include site specific policies, allocations (of non-strategic sites) and designations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses. It will identify sites and areas designated for a range of environmental reasons and policies to safeguard and enhance them.
- 1.3 The document will also contain a limited number of detailed Development Management policies. The primary purpose of these will be to provide the additional detailed policies required to support the implementation of the Core Strategy and the achievement of its spatial vision, help deliver specific allocations and help in the day-to-day assessment of planning applications.

2.0 Consultation on Allocations and Development Management Policies

Allocations & Development Management Options Report

- 2.1 The first stage in the development of the Allocations & Development Management DPD was the production and consultation on an Options Report. This document set out the various choices regarding the allocation of land in those settlements where housing, employment and other uses are required and the scope of proposed Development Management Policies. The Options Report was formulated following internal consultation with Councillors during summer 2011. The work has been guided by the Local Development Framework Task Group which is made up of Councillors from Cabinet, Planning Committee and Policy Overview and Scrutiny Committee, who advise Cabinet and Full Council on the LDF. Public consultation was undertaken on the Allocations & Development Management Options Report on Monday 3rd October 2011 and lasted for a period of eight weeks until Friday 25th November 2011. Consultation was carried out in line with the Council's Statement of Community Involvement and included the following:
 - Writing to consultees and interested parties, including Statutory Consultees, Parish Councils, landowners and groups representing "hard to reach groups"
 - Holding Consultation Exhibitions in the settlements where new development will be allocated

- Publicising the consultation events and the consultation itself by placing adverts, public notices, posters and leaflets in various locations
- Placing the Options Report on deposit at Kelham Hall, the various Libraries in the District and the Council's website

2.2 There was a higher level of response than for any of the Core Strategy consultations and Officers and Members attended a number of additional consultation meetings. Additional exhibitions were held in Southwell and Newark. Results of the Consultation are summarised in the Appendices of this report. Some of the main findings were:

- Concern about the effect of new development on existing communities, particularly with reference to infrastructure
- Concern regarding the loss of Green Belt land
- Concern regarding a potential Gypsy and Traveller site in Newark
- Support for the overall methodology for site selection
- Emergence of additional sites which had not been previously considered.
- General agreement on the Scope of Development Management Policies

2.3 Members requested that officers further investigate a range of issues which emerged from the consultation so that a finalised DPD could be prepared.

Additional Sites Consultation

2.4 As noted above Additional Sites were identified during the consultation process for the Allocations & Development Management Options Report. The four new sites that had been put forward for development had not been previously considered by the District Council as part of the allocations process. The sites were in and around Newark Urban Area and Southwell. These sites were considered to have the potential to be considered as reasonable alternatives to the sites which the Council previously considered. A consultation exercise was undertaken from 20 March 2012 to 1st May 2012 which gave stakeholders and interested parties a chance to comment on them.

2.5 A summary of the results of the Additional Sites consultation is included at the end of the Summary of Consultation Responses for both Newark Urban Area and Southwell at Appendix A and D respectively. Concerns were expressed about all the additional sites and their suitability for development.

Development Management Policies Consultation

- 2.6 Following on from the comments which were received at the Options report stage members requested that Draft Development Management Policies be produced and consulted upon. This process was undertaken at the same time as the Additional Sites consultation in March and April 2012. A summary of the results of both stages of consultation is attached at Appendix M.

3.0 Preparation of the Publication Allocations & Development Management Development Plan Document

Addressing consultation issues

- 3.1 As noted below the Core Strategy adopted in March 2011 provides the foundation and basis for the development of the Allocations & Development Management DPD. Many of the consultation concerns relate to provisions of the Core Strategy, and matters which have already been approved and adopted. These include:

- Position and policy approach for settlements in Settlement Hierarchy
- Overall provision of housing for each settlement
- The need to undertake small scale Green Belt reviews
- Infrastructure delivery

Therefore in taking the decisions on this DPD, the Council has always done so in the context of the existing adopted policies in the Core Strategy.

- 3.2 Members of the Local Development Framework Task Group and relevant ward Members reviewed the consultation responses in a series of sessions in March 2012 and requested that a number of additional elements of work be undertaken to support the preparation of a Draft DPD.
- 3.3 A number of key cross-cutting issues relating to service and infrastructure provision were raised and section 4 below sets out the engagement with the various stakeholders as part of the new 'Duty to Cooperate.' Additional work was commissioned to address concerns regarding traffic generation from the Lindhurst development in Mansfield District on Rainworth, Blidworth and Clipstone to address concerns regarding the Southwell Views policy and a review of retail to help inform decisions regarding Newark retail provision.
- 3.4 Following consideration of consultation comments in many settlements the issues discussed and concerns raised could be addressed by detailed policy wording and review of specific elements of the proposals. These settlements are:
- Collingham
 - Sutton on Trent

- Farnsfield
- Edwinstowe

- 3.5 In a number of settlements alterations were made to the proposals to address issues which arose following consultation.
- Ollerton & Boughton – following discussions with various landowners’ two additional allocations were made in the town, one on the former Miners Welfare site on Whinney Lane and an employment site south of Boughton Industrial Estate.
 - Clipstone – following difficulties in securing landowner support the small housing allocation behind Clipstone Local Centre was not carried forward and the additional 16 dwellings were reallocated to the Mixed Use Site on Clipstone Colliery.
- 3.6 There have been more widespread changes in some of the other settlements in the District. These have been for a variety of reasons, public concern, new evidence, landowner issues and the change in planning circumstances. These settlements are set out in turn.
- 3.7 Bilthorpe – due to landowner issues two sites in this village were no longer considered deliverable. Therefore following a review of other potential options two other sites were proposed for allocation.
- 3.8 Blidworth – The District Council commissioned WYG (who undertook our transport study) to undertake a review of the impact of additional traffic generated by the Lindhurst Development along with the proposed allocations within Newark & Sherwood. The results concluded that whilst there will be additional traffic generated through Rainworth, Clipstone, and Blidworth the cumulative impact will not be to the detriment of highway link capacity through the villages. However WYG recommend that the impact of individual development proposals on specific junctions on the local highway network is assessed separately as part of any supporting traffic information required in connection with individual planning applications or site promotions.
- 3.9 There was great public concern about development in Blidworth Conservation Area and the Green Belt. A review was conducted and one site in the Green Belt and Conservation Area was removed (Butler Drive) and another site was reduced and is therefore no longer in the Conservation Area (New Lane). The New Lane site had a maximum limit imposed upon it as a result of further discussions with the highways authority. The allotments on Dale Lane which were considered as an alternative site at the Options Stage were included on the proviso that the Parish Council would first have to find alternative allotment provision.
- 3.10 Rainworth – Discussions with ward Members raised concerns regarding the proposals in the Green Belt, indeed Cllr John Bradbury handed in a petition at the

recent Annual Council regarding local peoples objections to additional growth. However proposals to remove land from the Green Belt have been included within the finalised proposals given the requirements of the Core Strategy. Therefore it is not proposed to amend the Rainworth proposals.

- 3.11 Lowdham – Following the finalisation of the Level 2 Strategic Flood Risk Assessment it was determined that the Mixed Use development on Southwell Road was no longer appropriate. The site to the north of the village, off Epperstone Road, was also reviewed due to ownership issues. Following these reviews it was concluded that three smaller sites (including a small portion of the Epperstone Road site) should be removed from the Green Belt and allocated for housing to support local need. Given the smaller number of dwellings being proposed Members requested that a local housing need policy be inserted.
- 3.12 Newark Urban Area – Following on from the Options Report consultation on a potential new site for Gypsy and Traveller Pitch provision, the District Council has agreed an alternative approach to the provision of Gypsy and Traveller pitches to that advocated in the Options Report. Cabinet on 12th April 2012 set out that the District Council would endeavour to bring back into use vacant sites which have permission for Gypsy and Traveller accommodation and were not included within the existing pitch provision (See Appendix P for a copy of the report). This means that no allocation will be made in the DPD.
- 3.13 A number of area policies have been developed for Newark Urban Area to reflect the complexity of planning issues in the town and the need to implement the regeneration proposals contained within the Bridge Ward Neighbourhood Study. These policy areas include:
- Yorke Drive
 - Newark Industrial Estate
 - Newark Showground
 - Northgate Station Policy Area
 - Bowbridge Road
- 3.14 Consideration was also given to the Additional Sites which came forward following the Options Report consultation. Consideration was given to concerns expressed by consultees, including Newark Councillors regarding the loss of open space however Council considered that if improvements could be achieved in any remaining open space provision on site, then this site should be included. It is proposed not to include either of the other additional sites in Newark within the finalised proposals. Following advice from retail consultants it is proposed that a decision can be made on the current planning application on Northgate without the need to allocate the site. Highway concerns continue to mean that proposals to develop land east of the Newlinc Business Park and none compliance with the Core Strategy mean that this site is not proposed for allocation.

- 3.15 Southwell- Four major issues have been addressed regarding the proposals. The impact of proposed sites on the various entrances to the town, the potential for higher densities on certain sites, the Southwell Views Policy and the need to protect the route of the Southwell Bypass. Following discussions with the County Council they are not currently prepared to review the line of the Bypass. Whilst at the present time the funding required for the provision of the Bypass is not available, recent changes to the bidding process, which will now occur at the Local Enterprise Partnership level, may provide the opportunity for a future review of identified schemes over the medium term. Therefore any alternative proposals which include the land safeguarded for the potential bypass are unfortunately not presently appropriate as the Council is required to protect the line of the Southwell Bypass which is a scheme identified in the Nottinghamshire Local Transport Plan.
- 3.16 Work was conducted to reviews site at the various entrances to the town – known as gateway sites. The Gateway review concluded that the defensible boundaries that Members requested was not possible on the land west of Allenby Road and therefore the site should not be included. This necessitated a redistribution of housing to other locations. It was proposed that the site at the Burgage be put forward as a housing site and that the alternative site on Kirklington Road be considered for housing.
- 3.17 Consideration was given to the request by a number of consultees that higher densities should be accommodated on appropriate sites. Whilst a number of sites were put forward by various consultees where density could be increased, the District Council only identified one site where is could confidently propose a higher density (former County depot site).
- 3.18 Following the strong objections raised by the National Trust and English Heritage concerning the ‘Southwell Views’ policy approach, as set out in the Options Report the Members requested that further work be undertaken. Further engagement with the two bodies has now been carried out which has sought to address their concerns and to draw on their expertise in providing for a more robust evidence base to underpin the policy approach. Drawing on support from the County Council further work has now been undertaken which has also taken account of the wider comments which were made on the approach at the Options Report stage, including the suggested amendments. This further work has resulted in a refined approach which separates the admittedly interlinked issues of ‘views’ and ‘setting’. The resulting ‘Southwell Protected Views’ policy therefore seeks to protect views of and across the principal heritage assets of the Minster Holy Trinity Church, Bishops Palace and Thurgarton Hundred Workhouse, whilst the ‘Thurgarton Hundred Workhouse’ policy is concerned with the protection and enhancement of the setting of the Workhouse.
- 3.19 Main Open Areas - As part of the consultation on the Allocations and Development Management Options Report the District Council presented a review of the various Main Open Areas which have been designated within the District, where these appear within settlements where development is being allocated they have been

dealt with alongside other proposals. However a number of other settlements also have Main Open Area designations. Only a limited number of respondents commented on the Main Open Areas (MOA). Support for MOA's was expressed by all who commented. Appendix O includes a summary of these comments.

- 3.20 A small number of proposals for additional MOAs were proposed, and LDF Task Group considered these on Friday 16 May 2012. It has therefore been proposed that alongside the MOAs contained within Appendix 3 of the Allocations & Development Management Options Report four Main Open Areas are designated within Coddington.
- 3.21 Development Management Policies – The proposed scope of Development Management Policies was included as part of the public consultation exercise on the Allocations and Development Management Options Report that ended in November 2011. The minimal changes that were required as a result of this exercise allowed work to progress on the actual wording of the policies and their reasoned justifications whilst the processing of comments on allocated sites was progressing. Public consultation was subsequently carried out on the full policies and their justifications, together with the additional allocated sites, during March and April 2012.
- 3.22 Following a review of consultation responses, minor changes have been made to the policies and their justifications. The majority of changes resulting from consultation comments have arisen from those made by statutory consultees in respect of their particular areas of interest. Also a number of changes have been made in respect to the introduction of the National Planning Policy Framework and are detailed in below.

Member consultation

- 3.23 Throughout the process ward members have been given the opportunity to comment through briefing session with officers. This involvement culminated in special meetings of the LDF Task Group with relevant ward Members putting across their views regarding finalised proposals.

National Planning Policy Framework

- 3.24 The National Planning Policy Framework (NPPF) was introduced in March 2012 and sets out the Government's planning policies and how these are expected to be applied. Its introduction revokes many Planning Policy Guidance Notes, Statements and Ministerial Letters thereby replacing over a thousand pages of policy with around fifty.
- 3.25 The NPPF retains the well established development plan led approach and consequently does not fundamentally affect the process we are following, but its

introduction during the preparation of our LDF requires an assessment of the work that has preceded and will progress following its adoption to ensure it remains in conformity both in terms of aims and application.

- 3.26 The main aim of the NPPF is the achievement of sustainable development and the presumption in favour of this is described as a golden thread that should run through both plan making and decision taking. In plan making this should be reflected in positively seeking opportunities to meet the objectively assessed development needs of the area with the flexibility to adapt to change.
- 3.27 This aim has been satisfied in the work that has taken place so far in adopting the Core Strategy. From the starting point of a robust evidence base, its translation into the Spatial Policies of the Core Strategy and their subsequent examination in public has objectively established the broad development needs of the district. Annual monitoring of development over the life of the plan will identify any need for flexibility which can be reflected through the way in which allocated sites are developed and the determination of planning applications on other sites through the application of Development Management Policies.
- 3.28 Sites allocated for development through this document have translated the broad development needs identified in the Core Strategy to a more local level. Public consultation on these proposals and subsequent consideration of responses has shaped the form in which the proposals are now presented through both the amount and location of development and the site specific considerations. The parameters for development of allocated sites allow for the maximum of flexibility, and prescriptive criteria have only been applied where they are necessary.
- 3.29 The application of the NPPF will largely take place through the determination of planning applications utilising Core and Development Management Policies. Having established the adopted Core Strategy Policies accord with the aims of the NPPF it has been necessary to ensure Development Management Policies achieve the same and that they cover all areas of policy not known included in the NPPF.
- 3.30 The method of assessment for proposals for agricultural dwellings is not covered within the NPPF and consequently this has been provided within Policy DM8 and its justification. The issue of flood risk is covered within the NPPF and its Technical Appendix and the requirement to use this method of assessment has been set in Policy DM5. A number of areas of retail assessment that were covered in PPS4 have not been carried forward to the NPPF and consequently these have been reflected in Policy DM11.

4.0 Duty to cooperate

4.1 Section 110 of the Localism Act sets out a new 'duty to co-operate'. This applies to all local planning authorities, national park authorities and county councils in England – and to a number of other public bodies. The new duty:

- relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council
- requires that councils set out planning policies to address such issues
- requires that councils and public bodies 'engage constructively, actively and on an ongoing basis' to develop strategic policies
- requires councils to consider joint approaches to plan making.

4.2 This is one of the first things that the Planning Inspectorate (PINS) will look at as part of the examination. PINs will need to see sufficient evidence to demonstrate that the 'duty to co-operate' has been undertaken appropriately for the plan being examined. Councils will need to show how they have considered joint plan-making arrangements, what decisions were reached and why. Finally, councils need to report how the duty is being taken forward on an ongoing basis through the Annual Monitoring Report.

4.3 As part of the production of the Allocations & Development Management DPD the District Council have consulted the general consultation bodies, relevant authorities and specific consultation bodies as defined in The Town & Country Planning (Local Planning) (England) Regulations 2012. In addition a number of organisations have been involved in the development of specific allocations which are proposed within the DPD e.g. Homes and Communities Agency in respect of the York Drive Policy Area (NUA/Ho/4). Through this process a number of issues have emerged in terms of delivering the proposals within the DPD. To help identify how these can be addressed either by the Council and / or these 'public bodies', a number of meetings or discussions have been held, the detail of which is summarised in the table below.

Organisation	Matters for Discussion
Coal Authority	Exploration of comments made at Options Stage in terms of identifying coal mining legacy issues in respect of site selection and ways of addressing these
English Heritage	Workshop to discuss and address concerns relating to the evidence underpinning and the spatial extents of the proposed Southwell Views Designation
National Trust	Workshop to discuss and address concerns relating to the evidence underpinning and the spatial extents of the proposed Southwell Views Designation
Network Rail	Ways of addressing issues at Hatchet's Lane

	foot crossing (North of Newark Northgate), Northgate Station area, Newark Flyover, Car parking provision at Collingham & Lowdham
Nottinghamshire County Council (Highways)	Highway / junction issues in relation to sites
Nottinghamshire County Council (Education)	Primary & Secondary education across the district including capacity, impact of development in adjoining districts, methods of delivering education infrastructure
Severn Trent Water	Water provision, sewerage capacity, infrastructure requirements and delivery timescales

4.4. Further detail, in terms of evidence which demonstrates how the Council have effectively cooperated to plan for issues with cross boundary issues will be compiled and submitted for examination alongside the DPD.

5.0 Equalities Implications

5.1 The Equality Act 2010 places a number of responsibilities and requirements on the District Council including the General Equality Duty to integrate consideration of equality and good relations into the Council's day-to-day business. In order to have due regard to the aims of the general equality duty when setting policies, an Equality Impact Assessment (EqIA) of the Newark & Sherwood Allocations & Development Management Development Plan Document (A&DM DPD) has been undertaken. The purpose of the EqIA is to highlight the likely impact of the strategy and policies on the target groups and give due consideration to taking action to improve the policies where this appropriate and achievable.

5.2 The EqIA of the Allocations & Development Management DPD includes an initial screening of the policies within the Allocations & Development Management DPD to ascertain whether they are likely to have an adverse impact on any of the equality groups which are being considered. The outcomes of this initial assessment have then been used to determine which policies needed to be further explored.

5.3 The screening process identified that the majority of policies within the DPD are likely to have an indirect-positive impact on certain groups within the District. However, policies So/HN/1 'Southwell Housing Need' and Lo/HN/1 'Lowdham Housing Need' were identified as likely to have a direct-positive impact on certain groups, within specific settlements within the District with the potential to 'exclude' other members of the community from the likely benefits of these policies being introduced.

5.4 The detailed EqIA assessment concluded that these policies have been drafted to try and create a 'level playing field' to ensure that all people, including those from recognised equality groups, have the opportunity to access the same services. These policies may appear to favour and target certain groups however, justification for

this emanates from the Council's evidence base (Housing Needs Assessment), the consultation undertaken and the framework provided by Government guidance, in particular section 6 of the National Planning Policy Framework (Delivering a wide choice of high quality homes). As identified as part of the EqIA process, these policies aim to take positive action in targeting and meeting local housing needs.

- 5.5 In addition the EqIA looked at the approach that is proposed to be taken to meet the needs of Gypsies & Travellers and Travelling Showpeople. It concluded that there will not be any negative equality impacts on this group because, whilst then approach is different to that previously proposed in the A & DM Options Report, it will still allow for the delivery of accommodation which will meet the identified needs of these members of the community.

6.0 Sustainability Appraisal

- 6.1 The plan has been subject to a Sustainability Appraisal (incorporating the requirements of Strategic Environmental Assessment – as required under European law). The overall conclusion of this process has been that the proposed DPD when considered against the Sustainability Objectives is building appropriately on the objectives of the Core Strategy.

- 6.2 As the District contains the Birklands & Bilhaugh Special Area of Conservation (a site protected under the Habitat's Directive) a Habitats Regulations Assessment has been undertaken. On the basis of the work undertaken it is concluded that an Appropriate Assessment of the DPD will not be required.

7.0 Final Proposals – Publication DPD

- 7.1 The finalised proposals make up the Publication Allocations & Development Management DPD – effectively the final draft of DPD. Please note that in some settlements substantial renumbering has occurred, therefore site numbers from the Options Report may have been reused in other locations. The following appendices contain a Summary of Consultation Responses for each settlement followed by a log sheet which identifies the previous, Allocations and Development Management Options Report, reference on the left hand side. There is then a commentary regarding any changes to the site and the column on the right hand side details the new reference in the Publication Allocation & Development Management DPD.

- 7.2 These proposals, along with various supporting documentation will be placed on public deposit for a six week period of public representation commencing on the 18th June 2012. Following the representation period a review will be conducted of the nature of the representations and Council will decide whether or not to submit the DPD to the Secretary of State for Examination by an independent Planning Inspector.

Settlement: Newark Urban Area

Summary of Conclusion:

In conclusion the consultation responses focused on a number of key points:

- The emergence of a number of additional sites in and around the town
- Support for many of the proposals in the NUA, however concern about implementation of mitigation measure on key sites e.g. traffic on Newark Industrial Estate
- Concern regarding infrastructure implementation
- Opposition to the proposed Gypsy & Traveller Site on Barnby Road
- Opposition to residential development as part of NUA/MU/1
- The need to ensure that the various boundaries are appropriately drawn

Response to Questions

Preferred Housing Approach (Question 4.2)

NUA/Ho/1 – There was limited comment on this site; however one respondent, pointed out flooding was a particular issue on the site.

NUA/Ho/2 – Respondents questioned whether the Council would be prepared to move its Homeless Hostel from part of the site and raised issues with flooding in and around the site. Network Rail stated that they would require a contribution towards the elimination of the foot crossing over the East Coast Main Line at Hatchet's Lane because use would increase with the new housing development. Nottinghamshire County Council commented that highway improvements would be required on Quibell's Lane.

NUA/Ho/3 and NUA/Ho/4 – Comments on these sites reflected concern about the impact on the road network, one consultee mentioned the unsuitability of access of the A1 slip road and Coddington Parish Council believed that any increased traffic would negatively impact on Coddington. Councillors Lloyd and Duncan were concerned that any new development would provide for much needed open space in the ward. Coddington Parish Council highlighted the fact that Coddington Primary School was at capacity and would not be able to expand.

NUA/Ho/5 – There were no issues raised regarding this site.

NUA/Ho/6 Yorke Drive Policy Area – Opinion was divided on this allocation and policy. Newark Town Council opposed the approach because of the loss of playing fields and public open space. This was the main concern of a number of other consultees. Those who supported the approach because of the benefits it would bring felt that it would be important to ensure that any remaining playing field could still meaningfully function.

Councillors Lloyd and Duncan believed that the proposal would enable the potential reconfiguration of housing, access and amenities in this area, to improve the street scene, environment and mitigate anti-social behaviour. Nottinghamshire County Council state that they would require more than one point of access to any reconfigured estate and that development will need to be linked with the highway improvement at Lincoln Road/Northern Road included in the CIL Regulation 123 list.

NUA/Ho/7 – There was support for this site however the various heritage organisations wanted to ensure that any development was sympathetic to the historic environment of Millgate.

NUA/Ho/8 – Owners of the site pointed out that permission had recently been granted for shops and a care home on the south of the site. The north of this site also has permission for 89 dwellings within the past monitoring year.

NUA/Ho/9, NUA/Ho/10 and NUA/Ho/11 – the main issue that was raised in consultation on these sites relate to the phasing of potential development. Some felt that it was a positive approach to ensure that development could be properly accommodated once the Southern Link Road is completed and satisfactory resolution of the Ash Piling issues has occurred. Others felt that such an approach was unduly restrictive and could affect implementation of the Newark Sports Hub. It should be noted that NUA/Ho/10 has now been identified as a preferred site for the Council's new Leisure Centre. The agents representing the owners of NUA/Ho/11 have stated that they think that given the current use of the site, vehicle movements will not increase greatly if the site becomes housing. Therefore they believe that the phasing should not apply to their site.

Others felt that the Council's approach to the area was confused and that it should remain an area with open space and employment. Some consultees were concerned regarding the potential loss of allotments.

NUA/Ho/12 – A number of consultees raised nature conservation concerns regarding this site. They felt that the rural nature of the area, which contained hedgerows and species, including nearby SINC, should be protected. Nottinghamshire Wildlife Trust requested that the adjacent SINC should be protected during construction and that they should be buffered by open space in the final design. The County Council want any Medieval Fields that remain to be recorded if the site is developed.

The other main concern was regarding access to the site and distance from Public Transport. One respondent wanted access to be via the Southern Link Road. Balderton Parish Council object to this site being allocated.

The sites owners also want further land included between the site and the SINC to the west which is in their ownership.

NUA/MU/1 – The majority of respondents who commented on this site felt that putting residential development on the site was not appropriate. Councillors Lloyd and Duncan state that any housing would be divorced from local amenities and with access prohibited by rail and road. This is a view shared by the Town Council and Newark Civic Trust. The Trust is also concerned, along with the County Council, about the loss of industrial heritage from the site if it is not redeveloped sensitively.

NUA/AS/1 and NUA/AS/2 – those who commented were supportive of the Council's approach on these sites.

X Sites – There was support for the Council's stance on X1, X3, and X4 which respondents felt were unsuitable. A number felt that just because the Council had identified that the site was not deliverable that should not prohibit them allocating the site and seeking its regeneration.

Potential New Sites

Three sites have been put forward as potential housing sites which the Council had not considered as part of the Allocations process. Two sites, under the same ownership, to the South of Newark are known to the Council. One of the sites is in Farndon and the agent suggests that since the A46 has been built the land could be used to expand Farndon. The second site is within the NAP2A Land South of Newark allocation.

As mentioned above, the owners of Ho/12 proposed other land to the west of the proposed allocation which could be included as well.

The Gilstap Trust has made a proposal that an element of the public open space on Lincoln Road which is in their ownership should be considered for housing. They state:

“The total site comprises some 1.7 acres and the whole of the site is currently allocated for public open space. The Trustees are of the view that the land is significantly overprovided and underutilised for public open space purposes. We are therefore of the view that a significant proportion of the 1.7 acres could be made available for residential development whilst still retaining adequate open space provision. We would suggest as a minimum that 1 acre be allocated for residential purposes with .7 of an acre being retained as public open space.”

Gypsy & Traveller Pitch Provision (Question 4.3)

The vast majority of correspondence on the NUA proposals related to the proposed approach to Gypsy & Traveller Pitch Provision. Whilst the element of bringing back into use former pitches down Tolney Lane was commented on, it was the proposal to put a site down Barnby Road which caused the most controversy of the consultation. Of those who responded, the vast majority felt that the site was totally inappropriate. The main reason related to traffic problems in the area, caused by the nature of Barnby Gate and Barnby Road and the presence of the Barnby Road Academy (School) near to the site. Many felt that due to the sites access, the generation of further traffic was not appropriate in this area. Other issues raised related to the potential flooding on the site, the impact of the East Coast Main Line to the north of the site and the sustrans cycle route to the west of the site. The site was also important for wildlife including toads using the site to migrate. Many people questioned that if the site was not suitable for normal housing why it was suitable for a Gypsy & Traveller site.

A number of comments did support the approach of accommodating Gypsy & Traveller pitches in locations other than Tolney Lane.

In the first instance the owners of the site NUA/GT/1 supported the Preferred Approach, however following the publicity they have changed their minds and do not wish to make the site available.

Preferred Employment and Retail Approaches (Question 4.4 & Question 4.5)

There was general support for the proposed employment approach as set out. However, there were a number of concerns related to the various Mixed Use Sites identified in terms of proposed uses. Therefore comments have been included together for employment and retail.

NUA/E/1 – The owners of this site feel that it should be more than just an employment site and should be considered as a mixed use site although no details have been provided in terms of what this may mean.

NUA/E/2 & 3 – Consultees provided broad support for the continued expansion of the Newark Industrial Estate although many, including the Newark Business Club, felt that the issues of traffic management need to be addressed as a matter of urgency. In terms of NUA/E/3 there was particular concern regarding the impact of further economic development on nearby homes and the need to include the findings of the Bridge Ward Study into the final proposals.

The Newark Area Internal Drainage Board note that Board drains run through or are nearby all the currently proposed NUA/E.

NUA/MU/1 – as currently proposed has employment, retail and residential proposals on it and as noted above, concern was expressed by Councillor's Lloyd and Duncan and Newark Town Council regarding this element of the proposal. The current site owners confirm that they are keen to progress a mixed use redevelopment of the site, due to the need to move to more modern facilities. The present site is no longer appropriate and the site owners are keen to stress their desire to remain in the Newark area but in a more appropriate site, potentially in one of the Strategic Sites. They also confirm they are in negotiations with surrounding site owners to include them within the site. Furthermore they write to support the proposal to accommodate proposed additional bulky goods floor space and confirm that MU/1 can accommodate the entire requirement.

A number of other site owners/representatives have commented on the ability or desirability of MU/1 to accommodate additional retail development in Newark.

Knightwood Development representing owners on Land around Fernwood – do not believe that MU/1 is appropriate in scale and location to accommodate the additional requirement proposed. They therefore submit that an additional location will be required, and propose an element of the employment allocation at Fernwood (allocated in the Core Strategy NAP2C Land around Fernwood) be proposed for out of town retail.

Roger Tym & Partners acting on behalf of owners of land on Northgate (with a current permission for approximately 200 dwellings) who wish to promote their site for retail use. They believe that the site is more appropriate in sequential terms, is in a better position than NSK and contend that residential development is not viable on the site and therefore allocating retail development will secure the regeneration of the site. This site is a new site and has not been considered as part of the allocations process, further consideration of this site will be required.

NUA/MU/2 – the owners of the site feel that the proposed 'uses' which make up the mixed use nature of the site are too restrictive. They feel that a broader range of uses should be promoted. They point to the extant Planning Permission for a hotel on part of the site and earlier identification as part of the SHLAA process mean that the site could also include residential development. Another development company interested in the site suggested that retail may be appropriate as the site is equally, if not better, suited to retail development than NUA/MU/1 because:

- it is in existing retail use
- There would be no loss of existing employment use or employment floorspace

- The site is under-utilised at present with vacant land ripe for redevelopment
- The site benefits from excellent prominence and access on to the main road network - an absolute pre-requisite for bulky goods retail warehousing.
- The site is accessible by a choice of means of travel. - The site does not have immediately adjacent residential uses which could be impacted on by commercial uses.
- Trip generating uses, including other retail uses, surround the site thereby facilitating linked trips.
- Major highway works would not be required before the site could be developed.

Councillor's Lloyd and Duncan strongly object to the idea that retail could be accommodated on the site and are pleased to see that the Council has ruled this out. One consultee was pleased to see that residential development had been ruled out on the site because of its separation from other residential areas by the road network. Concern was also raised about the need to address increased traffic generation due to redevelopment on the site and its impact on the road network. Coddington Parish Council objected to the proposal on these grounds and Winthorpe with Langford Parish Council strongly questioned the proposal for the same reason. The owners of the site would also like to see the site removed from the Newark Industrial Estate designation so that it is treated the same as NUA/MU/3 –The site promoters support the inclusion of the site. The landowner has taken the view that the opportunity to develop this site to provide a very high quality leisure and business environment that properly relates to the wider East Midlands Events Centre (aka Newark Showground) context requires careful control through the planning and design processes.

Virtually all commentators mentioned traffic as an issue with this proposed allocation. In addressing the traffic issue the site promoters state: "In traffic terms there has been concern that the existing A1/A46/A17 junction faces capacity issues that can only be fully addressed via the planned strategic investment by the Highways Agency at some point in the future. Discussion with officers from the Highways Agency and the County Council highways officers concludes that there is no such concern in relation to uses which fall predominantly out of the peak hour such as the hotel/conference centre elements of the proposed allocation." The majority of respondents were supportive, including Newark Business Club who felt that the site should promote hi-tech industry related to agri-business. A number felt that a footbridge over the A17 would assist with pedestrian links.

Coddington Parish Council believes that the traffic implications of any development cannot be addressed, particularly in relation to traffic passing through Coddington. Winthorpe with Langford Parish Council believes that development of this site for industrial purposes is not appropriate in this countryside location, that the site will cause flooding further downstream, and cause traffic chaos.

X Sites – Support was given for the Council's position on both X5 and X6 with Councillors Lloyd and Duncan both supporting protection of the current use of X6 as the town's Cattle Market.

Additional Site

A proposal for a 47.8 hectare extension to the New Link Business Park (Currys) has been received, which has not been considered as part of the Allocations process.

Town Centre, Boundaries, including Primary and Secondary Shopping Frontages

Newark Town Council believes that the proposed Town Centre Boundary and the Primary and Secondary Shopping Frontages are not comprehensive enough and they propose amendments. These are:

- Inclusion of Castle Gate, the Castle and the Town Wharf Area in the Town Centre Boundary
- Inclusion of the area around the Mount school, the Ambulance Station and Friary Court, the former Police Station and Magistrates Court, the Theatre and the Old Magnus Buildings should be included in the Town Centre Boundary
- The south side of London Road from Beaumont Cross to the entrance to the former Netto store should also be included in the Town Centre Boundary
- The Arcade should be reclassified as Primary Shopping Frontage
- Both sides of Appleton Gate and Castle Gate should be Secondary Shopping Frontage.

A range of other consultees also request additional inclusions, a number supported the inclusion of the Palace Theatre and the Old Magnus Buildings within the Town Centre Boundary. The Newark Business Club supports a wider Town Centre Boundary to reflect similar dimensions as the Town Council and would wish to see the whole of Stodman Street, Kirk Gate and Carter Gate upgraded to Primary Frontage to reflect the current retail prevalence and safeguard these properties from changes of use away from retail.

General Comments

English Heritage and others are concerned that out of centre retail will impact on the historic environment of Newark Town Centre.

Preferred Transport Allocation (Question 4.6)

There was support for the preferred transport allocations. Newark Business Club were supportive of the approach to improve rail services on the East Coast Main Line by the implementation of the Rail Flyover, however they are concerned about the degradation of the environment around the Station. This is a concern shared by Newark Civic Trust and a number of other consultees. Some fear that further parking will further detract from the environment of the area and that public transport facilities should also be improved.

English Heritage were concerned about the impact of the Rail Flyover on nearby heritage assets and wanted further assessment and justification before the allocation was taken forward.

The County Council advise that the A617 Kelham Bypass should also be a safeguarded route.

Green Spaces (Question 4.7)

Winthorpe with Langford Parish Council object to a single site for new sports and leisure facilities in the town because they believe that one location will be uneconomic.

A number of consultees identify potential additional open space for inclusion as SP8 sites, these are:

- Sconce Hills Park is not fully identified on the proposals map
- An area of public open space on Norman Avenue/Hollies Avenue

Nottinghamshire County Council highlight that two sites in their ownership are no longer public open space namely:

- Bailey's Field – behind Highfield School accessed off Barnby Road
- The open land associated with the Horticultural Unit on Main Street Balderton

Open Breaks (Question 4.8)

Consultees were supportive of the proposed Open Breaks. Farndon Residents Environment Group supported the Farndon Break as an important tool for protecting the village's identity. Winthorpe with Langford Parish Council supported the Open Break between Winthorpe and Newark. Two respondents felt that the Council should review the situation around the new A46 roundabout and the edge of Newark Urban Area as the situation had changed since the Open Breaks had originally been prepared.

Urban Boundaries (Question 4.9)

A small number of responses have been made to this question. A number of comments relate to the Urban Boundary around the strategic sites and also the Showground site. Newark Town Council comment that whilst it is accepted that the Urban Boundary should be extended to reflect the new housing developments to the South and East of Newark, the proposal to include the two areas around Fernwood, but not by way of a continuous boundary, is not supported. A continuous line is put forward. In addition any future development on land to the South of Southern Link Road should also be considered to be within the Urban Boundary. The Local Ward Members and the developer of Land around Fernwood also seek clarification over the Urban Boundary in this location.

Coddington Parish Council objects to this amended urban boundary, as its primary purpose is to accommodate the strategic housing sites at Fernwood and South of Newark. Development of both these sites would have severe and detrimental traffic implications for the village of Coddington.

Winthorpe with Langford PC totally disagrees with the boundary of the Newark Urban Area being amended to include parts of Winthorpe Parish and requests that the Newark Urban Area Map 1 be amended to show this. One comment received from a Winthorpe resident relates to site NUA/Mu/3 and notes that the Urban Boundary needs to end at the A17.

One representation requests the Tolney Lane area be included within the Urban Boundary as this operates as part of the overall town of Newark and has all the physical characteristics of the existing developed footprint, there is no justification to exclude this area from the urban boundary. A further representation notes that the whole of the NCC Depot site at Kelham Road should be within the boundary.

One submission seeks the provision of an Open Break between Balderton (Newark) and Fernwood to provide this area with its own identity. Others object to the amended Boundary around Balderton noting that once sites allocated for housing within the present urban area have been taken into account, only another 31 are needed. By the latter stages (2020's) of this plan, surely enough new (perhaps even brownfield) land will come onto the housing market to accommodate 31 dwellings within the present urban area.

Conclusion (including Overall Approach Question 4.10)

A number of consultees felt it was important to stress that economic growth needed to accompany housing growth.

The Highways Agency wish to ensure that the impact of future development of the sites identified in the Options Report is properly considered in relation to its impact on the Strategic Road Network (SRN). They believe that the analysis of individual sites should consider their impact on the SRN. The County Council is keen to ensure that all potential future transport projects are identified and protected within the Allocations & Development Management DPD.

Newark Business Club concludes: The significant and unprecedented level of growth in the Newark urban area is both an opportunity and challenge. The opportunity for the town to step up the hierarchy and attract new businesses, people and ideas to the area, ultimately depends upon the challenge of securing the necessary infrastructure and services to sustain such growth. For this reason a holistic approach to growth in the town is needed and one which gives certainty to potential investors. Progress has been made to identify infrastructure requirements, however there remain many issues that are impacting on the town now, before any large scale development has commenced. Issues such as congestion on Brunel Drive, the deteriorating state of secondary schools in the town and the downgrading and closure of local services are having a real impact on the lives of people and local businesses and affect the ability to attract new businesses to the town. The Council through the LDF and other channels should work to address and turn around the growing infrastructure and service deficit, as a priority, whilst also planning for future pressures from an expanding population.

Seven Trent Water make the following comments

- Sewerage Comment: The impact on Sewage Treatment Works will depend on the location of development within the broad growth area and the receiving works. It is likely that some capacity improvements will be required at the receiving works to accommodate the level of the proposed development. There are known capacity issues in parts of the sewerage network in Newark and the surrounding area. Particular areas with capacity constraints are in the south of Newark and just north of the town centre. To accommodate this level of development, it is likely that significant investment in the sewerage network will be required. Once there is more certainty over the location of development, hydraulic modelling will be required to determine the impact on the receiving sewerage network and any requirements.
- Sewerage Infrastructure Impact Comment: Medium/High - known capacity issues, investment likely to be required, subject to hydraulic modelling.

In conclusion the consultation responses focused on a number of key points:

- The emergence of a number of addition sites in and around the town
- Support for many of the proposals in the NUA, however, concern about implementation of mitigation measures on key sites e.g. traffic on Newark Industrial Estate
- Concern regarding infrastructure implementation
- Opposition to the proposed Gypsy & Traveller Site on Barnby Road
- Opposition to residential development as part of NUA/MU/1
- The need to ensure that the various boundaries are appropriately drawn

Issues to be Addressed

- 1) The District Council will need to re-address its approach to Gypsy & Traveller site provision in Newark Urban Area.
- 2) A number of additional sites have come forward in the Newark Urban Area and these will need to be considered, and where appropriate consulted upon, including consideration of the impact on NUA/MU/1.
- 3) Further investigation of NUA/Ho/5 due to ownership issues.
- 4) The status of NUA/Ho/8 has changed due to the granting of Planning Permission which will need to be reflected in any future document.
- 5) Need to amend this proposal to reflect the Council's decision to locate a new Leisure Centre on a portion of NUA/Ho/10. Also review the wider context of the site and neighbouring proposals (NUA/Ho/9 and NUA/Ho11) in the context of environmental concerns in the vicinity.
- 6) A review of the comment put forward regarding the Town Centre Boundaries, Primary and Secondary Shopping Frontages, Open Breaks and Newark Urban Area Boundary.
- 7) Review of potential additional open spaces to be identified as Spatial Policy 8 protected.
- 8) Consideration to be given to the potential for regeneration around Newark Northgate Station.

Analysis of consultation comments from the Allocations & Development Management: Additional Site Consultation Paper

Introduction

The District Council is in the process of producing its Allocation & Development Management Development Plan Document [DPD] which will allocate new land for housing, employment and other development in the main settlements of the District. It will also contain a range of Development Management Policies for use in the consideration of planning applications.

The first stage in the production of the DPD took place in the autumn of 2011 with public consultation on the Allocations & Development Management Options Report. Representations received on the Options Report put forward a number of new sites which had not previously been considered as part of the allocations process. These new sites have the potential to be considered as reasonable alternatives to the sites which the Council previously considered.

The Council therefore prepared an Additional Sites Consultation Paper which was published and comments invited in the period 20th March 2012 until 5:15 p.m. on 1st May 2012.

A number of representations on the Consultation Paper were received and these are summarised in this paper. There are four additional sites and the Council also included on the representation form a box for any other comments. Three sites are within the Newark Urban Area and one is at Southwell.

Response to questions

Additional Sites Newark Urban Area

Additional Site 1 – Public Open Space off Lincoln Road/Cedar Avenue

The site has been put forward by the owners of 'The Gilstrap Trust' for a mixed use site for housing and open space. The site is approximately 0.9 of a hectare in size and the proposal is for two-thirds of the site to go for housing. The Council concluded that at the present time, "the site cannot be considered as a preferred site but it could be an 'Alternative Site'.

Question 1 "Do you agree with the Council's Assessment of Alternative Site 1?"

Four representations were made on this site.

Sport England

Sport England had concerns regarding the loss of open space arising if the majority of the site was taken for housing. They consider that the loss of open space at the site should be judged with the wider open space issues in the area. They ask whether the evidence base to the green space or playing field strategies identified any shortfalls in the area which could be accommodated on this site.

Newark Town Council

The Council objected to this proposal on four grounds

- loss of valuable open space/play facilities
- further housing would lead to unacceptable traffic movements on already congested local roads and exacerbate parking problems
- concern on community safety
- negative impact on the character of the local area.

Nottinghamshire County Council

Commented that vehicular access to the residential proposal should be from Cedar Avenue only and there should be no direct vehicular access will be permitted from the Lincoln Road.

An individual raised objections to housing on the site stating that it should be retained as public open space if at all possible. The electricity sub-station on the site should be fenced / walled off.

Additional Site 2 Land off North Gate

This site was not proposed for allocation in the Allocations & Development Management Options Report, however, it was identified as a housing site with planning permission for 180 dwellings. The site owners have made representations that the site is not presently viable for such a use and propose that it be allocated for retail use for which there is a current planning application. The Council concluded that whilst the site could accommodate retail it is not presently the Council's preferred choice and therefore is an alternative site.

Question 2 "Do you agree with the Council's Assessment of Alternative Site 2?"

There were seven representations on this site.

Newark Property Developments Ltd

This consultee owns the site and made the original representation on the Allocations & Development Management Options Report and supports the allocation of this site for retail development. The company considers this site is in market terms more preferable to retail developers than the Council's preferred NSK site and would also be more conducive to linked trips to the nearby Town Centre. There is an identified requirement for retail development. A detailed analysis of the merits and demerits of the NSK site to Additional Site 2 has been made and retail development of the site would be compliant with the sequential and impact test of the National Planning Policy Framework. The site is deliverable in terms of meeting retail floorspace requirements whereas the situation for the NSK site is not known.

NSK Europe Ltd

The consultee considers that the development of Additional Site 2 for retailing would not be in line with the Redevelopment Strategy for the area identified by the Council and objects to the proposal. Unrestricted retail development on the site (involving convenience goods retailing) would be contrary to the advice contained in the 2010 Newark and Sherwood Retail and Town Centres Study. Additional Site 2 abuts the Conservation Area and the format of bulky goods retailing would not be visually in keeping with the design policies for the Conservation Area. The North Gate area is not edge-of-centre and individual sites for retailing within it are not necessarily favoured by National planning guidance. A key element of the Core Strategy is to deliver regeneration and the NSK Site is better suited to meeting this strategy than Additional Site 2. Whilst the removal of NSK's industrial presence on the site has not yet been finalised, the Company is reviewing options and notes that the requirement for additional comparisons goods retail floorspace in the Newark area is skewed towards the latter half of the plan period.

Newark Town Council

The Council objects to the proposal on the grounds that the site lies outside the defined Town Centre boundary and should not be allocated for retail uses, and that any retail development would significantly and adversely increase traffic flows in this part of the town.

Nottinghamshire County Council

The Council does not object and states that no highway objections are raised subject to details of access and the submission of, and agreement to a Transport Assessment. Substantial site investigation may be required given the significant archaeological and industrial commercial history. The development of the site may assist in the resolution of any potential industrial contamination liabilities inherent in the site.

Woodland Estates

The consultee considers that the previous residential planning permission on the site was well considered in terms of its urban design and the wider planning benefits it would have delivered. The consultee feels that the Council is best placed to consider whether the principle of retailing on the site is acceptable in terms of the retail policy context as regards this sensitive site.

An individual objects to the allocation of the site for retail stating that this would undermine the Town Centre. He considers that it is not a concern of the planning process if the site's developers paid too much for the land at the height of the housing market. Another individual (*Mr Daniel Sellers*) agreed with the Council's suggestion that retail development would not be the preferred choice for the site and made other suggestions for the general area of this site.

Additional Site 3 – Land East of Newlinc Business Park (Currys / DSG Distribution Centre)

This site has been put forward by the owners of the Newlinc Business Park as a 47.8 hectare employment use extension to the existing site. The Council concluded that given the Highways Agency's objection to this proposal and the fact that as currently proposed the site is contrary to the Core Strategy, this site is judged not suitable.

Question 3 “Do you agree with the Council's assessment on Alternative Site 3?”

Nine respondents agreed with the Council's assessment that this site is not suitable and two representations were received objecting to the assessment, one of which was from the owner of the site. There was agreement between the supporting representations made in relation to a number of points and the key issues can be summarised as follows:

- the site is unsuitable due to lack of capacity at the two roundabouts at the A1 / A46 / A17 junctions;
- the over allocation of employment land would conflict with the Core Strategy;

- the Core Strategy identifies sufficient employment land without the need for a further 47.8 hectares, including taking flexibility into account;
- the allocation of the site would undermine the ability of sites properly supported through the LDF process to deliver the benefits planned;
- consideration must be given to the impacts on infrastructure and the Highways Agency do not support it; and
- the land forms part of an important separation zone from Coddington Conservation Area and development would have an adverse impact on it. The site should be retained as open space.

In addition to this, one respondent raised concerns that the site would conflict with Spatial Policies 2 and 9 of the Core Strategy because it lies outside the Newark Urban Area, is not well related to existing facilities and services and is not capable of being served by public transport.

One local resident suggested that the focus for employment should be on higher skilled work in manufacturing and emerging sectors and that further B8 distribution should be resisted so that Newark is not perceived as a low cost distribution base but a dynamic centre for innovation, ideas and production.

Coddington Parish Council

Totally concur with the assessment that the site is unsuitable resulting in the over-allocation of employment land and conflicts with the Core Strategy. It would also lead to the coalescence of the Newark urban area with Coddington and there would be further unacceptable noise and light intrusion for the residents of Coddington, particularly those living in close proximity to the site.

The development would also adversely affect the setting of the adjoining Conservation Area and of footpaths 4, 4A and 5.

The road network is totally inadequate to serve the proposed development with the A46, A17 and A1 roundabouts already being over capacity.

Highways Agency

Raise concerns regarding this site. The A46 / A1 junctions (junctions east and west of the A1) are already under pressure and the committed and allocated developments in Newark will significantly increase traffic demand at these junctions. Recent work in relation to the adopted Core Strategy and Community Infrastructure Levy has provided a greater understanding of the cumulative impacts of committed and allocated development across the District and has demonstrated that there are impacts on the A46 around Newark, particularly at the junctions with the A617 and A1 / A17.

In response to this investigations are underway for improvements to the A1 / A46 / A17 junction and A1 / A46 / B6166 Lincoln Road junction which will be brought forward through a combination of Community Infrastructure Levy and Highways Agency funding. However, constraints on the

level of funding that may be available will limit the nature of these improvements to improved at-grade junctions rather than any major improvement involving further grade separation or new carriageway / over-bridges.

A new 47 hectare employment site has the potential to generate in excess of 800 two way vehicle trips in the AM and PM peak hours most of which may be expected to use the A46 / A1 junctions. Additional traffic of this magnitude would be difficult to accommodate within the scope of junction improvements currently being considered. If future traffic demand cannot be effectively managed this will lead to increased queuing at the A1 / A46 junctions which could impact on the A1 mainline carriageway as well as causing significant delays to traffic using the A46.

Comments are also included regarding recent discussions relating to development at the Showground site. In this respect it is concluded that employment development on the Showground site should not be implemented until works have been completed by the Highways Agency at the A46 / A1 junction.

Nottinghamshire County Council

There are likely to be significant highway network capacity issues which may be difficult to overcome.

Natural England

Support the approach used to assess each site but unable to comment on each individual preferred land allocation.

Nottinghamshire Wildlife Trust

Surveys would be needed to assess the ecological value of the site and for the presence of protected species.

Trent Valley Internal Drainage Board

The site is located within the Board's district and although there are no Board maintained watercourses located within the site it is understood the site drains into the Board's drainage system and as such the Board's consent will be required before any alterations to the surface water drainage take place. The Board is also aware of past flooding complaints on the north side of the A17 carriageway and suggest surface water is attenuated on site using sustainable drainage systems.

Newark Town Council

Strongly support the allocation of this site for employment and consider that it has the potential to become a regional logistics hub. It is considered that this should be an additional allocation and

not a replacement for those sites identified in the Allocations & Development Management Options Report.

It is considered that Newark is ideally placed to become a transport hub with the existing and improved road network, with its east / west as well as north / south links. Acknowledge that there are significant traffic congestion problems in this area particularly at the two existing roundabouts when there are events held at the adjacent Newark Showground.

Dixons Retail Plc

The owner and promoter of this site has submitted representations objecting to the assessment of this site and has included a Transport Statement to accompany their representations. The following key points are made:

- allowing an oversupply of employment land within the district would be a sensible policy measure, given the Inspector's report into the Core Strategy which recognised the potential risk of losing up to 100 hectares of employment land over the plan period and the publication of the National Planning Policy Framework making this likely to be an underestimate;
- paragraph 22 of the National Planning Policy Framework directs LPAs to avoid long term protection of sites allocated for employment where there is no reasonable prospect of them coming forward and to review and allow release for other uses if necessary, which in the current economic climate is likely to be the case;
- this site is ideal for distribution related employment as strategically located on the road network and proven to be very attractive to a major operator and likely to be highly attractive to others in a variety of sectors;
- the site is not suited for any other type of development, including residential;
- when viewed as a whole, it is clearly compatible with the aims of the Core Strategy and will free up other sites for housing, enabling Growth Point targets to be met;
- it would act as an incentive for improving public transport links between the site, Sutton-on-Trent and Newark Urban Centre, which is a stated aim of the Core Strategy;
- any increase in traffic will not exceed the traffic flow cap already in place in the planning permission for the existing warehouses adjacent to the site, so there would be no detrimental impact on the highway network;
- the development would be likely to attract s.106 contributions which could be used towards the proposed highway improvements at the A1 / A46 / A17 junction, freeing up CIL receipts for other projects; and
- paragraph 32 of the National Planning Policy Framework has a presumption in favour of sustainable development unless traffic impact is severe and the traffic generated by such development should not be seen as an impediment to the development.

Newark Urban Area Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
NUA/Ho/1	Flooding was identified as an issue by consultees however this affects a neighbouring field and does not affect this site Site allocated for around 20 dwellings	NUA/Ho/1 Land at the end of Alexander Avenue and Stephen Road
NUA/Ho/2	Further discussion with Network Rail clarified the requirements regarding contributions towards the elimination of the foot crossing over the East Coast Main Line at Hatchet's Lane. Further discussion with Nottinghamshire County Council clarified the highway requirements on Quibell's Lane. Both incorporated into policy wording. Site allocated for around 86 dwellings	NUA/Ho/2 Land south of Quibell's Lane
NUA/Ho/3	The site has since gained planning permission for residential development – no need to allocate. Site not taken forward for allocation	N/A
NUA/Ho/4	No specific issues identified requiring further investigation. Site allocated for around 200 dwellings	NUA/Ho/5 Land north of Beacon Hill Road and the northbound A1 slip road
NUA/Ho/5	Ownership/deliverability has not been confirmed. Site no longer pursued. Site not taken forward for allocation	N/A
NUA/Ho/6	Policy wording addresses concerns regarding the need for the retention of a viable playing field. Site allocated for around 230 dwellings (net increase)	NUA/Ho/4 Yorke Drive Policy Area
NUA/Ho/7	Policy wording addresses concern regarding heritage issues including preparation of a brief. Site allocated for around 10 dwellings	NUA/Ho/6 Land between 55 and 65 Northgate

NUA/Ho/8	The site has since gained planning permission for a mix of uses – no need to allocate. Site not taken forward for allocation	N/A
NUA/Ho/9	Concerns expressed regarding environmental issues on this site. See also new NUA/Ho/7 below which provides an overall context to addressing environmental concerns in the area and covers this site. Site allocated for around 86 dwellings	NUA/Ho/8 Land on Bowbridge Road
NUA/Ho/10	The site has been identified as the preferred location for the District Council’s new leisure centre for the town. This has led to the redefinition of this site as Mixed Use and a reduction in housing numbers. Site allocated for around 115 dwellings and a new Leisure Centre	NUA/MU/4 Land at Bowbridge Road
NUA/Ho/11	Concerns expressed regarding environmental issues on this site. See also new NUA/Ho/7 below which provides an overall context to addressing environmental concerns in the area and covers this site. Site allocated for around 150 dwellings	NUA/Ho/9 Land on Bowbridge Road
NUA/Ho/12	Concerns expressed regarding nature conservation and archaeology have been addressed in policy wording. The site is larger due to landowner clarifying land holdings. Site allocated for around 120 dwellings	NUA/Ho/10 Land north of Lowfield Lane
NUA/MU/1	Concerns expressed regarding industrial archaeology and suitability for residential have been addressed in policy wording. Site allocated for a mixed use scheme for around 150 dwellings, employment provision and retail provision of up to 10,000 square metres (net)	NUA/MU/3 Land at the current NSK factory on Northern Road
NUA/MU/2	Concerns expressed regarding identification of site as exclusively ‘employment and the existing business’ have been addressed in the policy wording. Site allocated for mixed use development. Employment development, roadside services (including Hotel) and the current business.	NUA/MU/2 Land at current Brownhills Motor Homes site
NUA/MU/3	Further discussion was undertaken with the Highways Agency regarding proposed mix of uses on the site. Final policy wording has included specific wording to control future development in line with the Highways Agency’s requirements. To ensure that future land uses are across the wider ‘Showground’ area of which this site is a part an overall policy has been proposed (please see NUA/SPA/1 below) Site allocated for mixed use development. Hotel/Conference facility, restaurant facilities and employment uses	NUA/MU/1 Land North of the A17

NUA/AS/1	See NUA/Tr/1 below	N/A
NUA/AS/2	No current scheme to redevelop existing Council housing on site Site not taken forward for allocation	N/A
X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X4	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X7	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X8	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X9	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X10	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X11	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X12	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X13	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X14	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X15	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X16	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
NUA/GT/1	Ownership/deliverability issues emerged along with highway concerns. Site no longer	N/A

	pursued. The District Council is making alternative arrangements to secure Gypsy & Traveller sites in and around Newark Urban Area as set out in 3.12 and Appendix P Site not taken forward for allocation	
NUA/E/1	No specific issues identified requiring further investigation Site allocated for 2.7 hectares of employment development	NUA/E/4 Land at Nottinghamshire County Council Highways Depot on Great North Road
NUA/E/2	Matters raised as part of the Bridge Ward study, relating to accessibility and connectivity to and from the wider Newark Industrial Estate, were raised in the context of these proposals. See new policy NUA/E/1 for proposed approach to this issue. Site allocated for 12.24 hectares of employment development	NUA/E/2 Land west of A1 on Stephenson Way
NUA/E/3	Matters raised as part of the Bridge Ward study, relating to accessibility and connectivity to and from the wider Newark Industrial Estate and impact on neighbouring residential areas, were raised in the context of these proposals. See new policy NUA/E/1 for proposed approach to this issue. Site allocated for 1.54 hectares of employment development	NUA/E/3 Land off Telford Drive
X5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
Additional Site 1 Public Open Space off Lincoln Rd Cedar Ave	Concerns regarding loss of open space addressed through policy wording. Site allocated for around 24 dwellings	NUA/Ho/3 Land on Lincoln Road
Additional Site 2 Land off Northgate	Site is currently subject to a planning application – no need to be included within the DPD process. Site not taken forward for allocation	N/A
Additional Site 3 Land east of Newlinc Business	Constraints continue to mean site not suitable for allocation Site not taken forward for allocation	N/A

Park		
NUA/Tr/1	Following comments made regarding various environmental and connectivity issues in and around Northgate Station a wider policy area has been proposed to address issues including parking. Wider area allocated as Northgate Station Policy Area	NUA/Tr/1 Northgate Station Policy Area
N/A	New Policy on Open Breaks inserted	NUA/OB/1 Open Breaks
Paragraph 4.48	Matters raised as part of the Bridge Ward study, relating to accessibility and connectivity to and from the wider Newark Industrial Estate, were raised as part of the consultation process. In order to address these issues and support the future development of the Industrial Estate an overarching policy has been developed. New Policy inserted to cover Newark Industrial Estate Policy Area	NUA/E/1 Newark Industrial Estate Policy Area
Paragraph 4.48	The need to coordinate future development on the wider showground area led to the development of a specific policy. New Policy inserted to cover Showground Policy Area	NUA/SPA/1 Newark Showground Policy Area
N/A	Concerns expressed regarding environmental issues in the area. New policy provides an overall context to addressing environmental concerns in the area and covers new NUA/Ho/8 and 9 as well. New Policy inserted to cover Bowbridge Road Policy Area	NUA/Ho/7 Bowbridge Road Policy Area
N/A	New Policy inserted to cover phasing	NUA/Ph/1
N/A	New Policy inserted to define Newark Town Centre, Primary Shopping Area, Primary and Secondary Shopping Frontages	NUA/TC/1
N/A	New Policy inserted to define the Local Centres in Balderton	NUA/LC/1 and NUA/LC /2

Settlement: SUTTON ON TRENT

Summary of main conclusion:

There was overall agreement with the level of planned growth and in particular the need for an identifiable village centre but significant differences in opinion as to how this should be delivered. There was approximately equal support for the preferred mixed use site and alternative sites on Grassthorpe Road in between the current village envelope and the sports ground.

Response to Questions

Housing

Question 4.11 'Do you agree with the selection of the preferred housing allocation?'

ST/MU/1

The majority of respondents agreed with the selection of this site and Persimmon Homes confirmed a legal interest and the deliverability of the site. Sutton on Trent Sports and Community Centre Project Committee considered the site in an ideal location for a mixed use development that could provide a community centre for local groups. They refer to a 2010 local consultation which favoured a village centre site for such a facility rather than one on the periphery at Grassthorpe Road.

Councillor Rose agreed with the allocation and in particular recognised the need for larger food store, car parking, expansion land for doctors and requested part of the site allocated as a village centre.

A consortium of local residents promoting an alternative site, as set out below, considered the site is in the wrong place due to dangerous access, loss of important footpaths, wildlife habitat and biodiversity and being insufficient size to accommodate level of development proposed.

Others that disagreed also considered the site had inadequate access and warranted continued protection as a Main Open Area.

A lesser number of respondents agreed with the need for doctor's surgery to expand and a larger retail store but did not consider the allocation is necessary to achieve this.

Sutton on Trent Parish Council

Sutton-on-Trent Parish Council supports the proposal to develop site ST/MU/1 to incorporate retail, housing and additional car parking for the doctor's surgery and hopes that it will increase the stock of affordable housing in the village. It was noted that earlier plans for the development of this site included the provision of sheltered housing. The Parish Council believes that this is an ideal site for the relocation of the Village Library and for the building of a Village Centre and that space should be made available for this and for a possible extension to the doctors surgery. The Parish Council would like to see some or all of the developer's contribution used to fund the Library/Village Centre. Clearly there is not enough room on site ST/MU/1 to accommodate these additional facilities as well as those included in the report. The Parish Council suggests that the site

is increased in size by using the northern part of site ST/AS/1. This could be accessed via site ST/MU/1 thus removing the issues which would arise if the site were to be accessed from Great North Road close to its junction with Hemplands Lane.

Newark Area Internal Drainage Board

The Boards records indicate that flooding has occurred in the village of Sutton on Trent. Please see Comment 1 below. The site is within the Boards District. The Boards consent will be required prior to any increases in surface water drainage from the site being made to any watercourse, other than designated main river.

Comment 1 - Sutton on Trent : The Boards records indicate that 22 properties in Sutton on Trent reported flooding from the flooding event of June 2007. The main areas reportedly affected areas around Bulham Lane Drain, Palmer Road, Mill Close, High Street and Station Road although other isolated incidents of flooding were also reported. Future developments in Sutton on Trent should only be considered where a robust Flood Risk Assessment demonstrates that all aspects of flood risk have been adequately assessed and appropriately mitigated. Newark Area Drainage Board are currently working with flood risk partners to explore opportunities for reducing flood risk to the village of Sutton on Trent.

ST/AS/1

Nottinghamshire County Council

This site contains the remains of historic ridge and furrow strip farming in the form of earthworks. It is within the conservation area and as such I would question whether the proper consideration of the heritage importance of the ridge and furrow was considered at the time of the SHLAA. I suspect this site is unsuitable for development.

X5(St)

Newark Area Internal Drainage Board

As ST/AS/1

X7(St)

Newark Area Internal Drainage Board

The Boards records indicate that flooding has occurred in the village of Sutton on Trent. Please see Comment 1 below. The site is within the Boards District and has a Board maintained watercourse adjacent to the north west corner of the site. The Board will seek to establish an easement strip alongside this watercourse. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river. Comment 1 - Sutton on Trent. The Boards records indicate that 22 properties in Sutton on Trent reported flooding from the flooding event of June 2007. The main areas reportedly affected areas around Bulham Lane Drain, Palmer Road, Mill Close, High Street and Station Road although other isolated incidents of flooding were also reported. Future developments in Sutton on Trent should only be considered where a robust Flood Risk Assessment demonstrates that all aspects of flood risk have been adequately assessed and appropriately mitigated. Newark Area Drainage Board are currently working with flood risk partners to explore opportunities for reducing flood risk to the village of Sutton on Trent.

Proposed alternative mixed use site

A consortium of local residents request consideration of alternative mixed use sites to form a village centre on the eastern and western side of Grassthorpe Road in between the current extent of the village envelope and the sports ground. They consider that this would reflect the wishes of residents and in addition to the benefits of site ST/MU/1 could provide greater opportunities for a library and post office, form a link to the sports ground and mask the harsh edge to the village formed by the employment site. These sites could also cater for the shortfall of 37 dwellings.

Employment

Question 4.12 'Do you agree with the Councils approach to employment?'

There was unanimous agreement with the approach.

Retail

Question 4.13 'Do you agree with the preferred site for retail?'

A number of the responses to this question were duplicates of those on site ST/MU/1 – there being approximately equal support and objection on grounds that the Grassthorpe Road alternative site would be more suitable.

Persimmon Homes considered only the retail element of the allocation is not justified, not in an appropriate location and unlikely to be commercially viable. Refer to the 2010 Town Centre Study in support and conclude that such an allocation would be likely to have a potential detrimental impact on existing retail units.

Nottinghamshire County Council

Nottinghamshire County Council provides a public library service in Sutton on Trent as part of its duty as a library authority. The adoption of 'A Strategy for Nottinghamshire Libraries - December 2011' highlights an ongoing commitment to provide access to the library and information service in all its current 60 locations. The use of co locating services within libraries or libraries with other community or retail spaces is supported within the new strategy. Consideration of library service needs in the development of mixed use spaces is a required consideration in any development.

Sutton on Trent Surgery

Although we have no objections to the development of the site for housing and would welcome the Health Care infrastructure contribution for additional car parking spaces and land for expansion, we are concerned that retail development could seriously affect the current services provided by the GP Surgery. We are currently a dispensing practice which generates income to contribute to the overall service we provide to Sutton-on-Trent and the surrounding villages. If a Pharmacy (or retail outlet with a pharmacy within it) were to occupy the new retail space, the surgery would lose its dispensing contract and as a result, current employment levels at the surgery would decrease and consequently services currently offered would be discontinued.

Green Spaces

Question 4.14 'Do you agree with the selection of sites to protect under Spatial Policy 8?'

There was equal support and objection to the selected sites. Objection was on grounds that there would be insufficient open space in the settlement, reliance on the countryside to provide this is not acceptable and that sites ST/MU/1 and ST/AS/1 either remain designated as a Main Open Area or be protected under SP8.

Main Open Area

Question 4.15 'Do you agree with the extent of the Main Open Area as shown on the Sutton on Trent Map?'

The majority of respondents were owners or promoters of sites who commented in order to promote their sites.

Persimmon homes considered there is the opportunity to remove the southern part of site X8(St) from the Main Open Area designation and thereby include it as part of ST/MU/1 to provide an opportunity for a comprehensive development of the area.

The consortium of local residents promoting alternative mixed use sites on Grassthorpe Road considered the MOA designation should be retained to site ST/MU/1. Some comments from disinterested parties also considered site ST/MU/1 should be retained as MOA and that a mixed use site would be better placed on Grassthorpe Road.

Owners of site ST/AS/1 support the removal of MOA designation from their site but consider it should be retained to sites ST/MU/1 and X8(St)

Nottinghamshire Wildlife Trust

We ask that consideration be given to incorporating ST/MU/1 into the Main Open Area (MOA) for Sutton on Trent. This area of green space is used for informal recreation by the local community and is clearly valued by the number of desire lines crossing the site. From a wildlife perspective it is likely to currently provide opportunities for ground nesting bird species that will be displaced by residential development. The overall value of the site for wildlife is likely to be greater if ST/MU/1 be incorporated into the MOA designation, resulting in a larger, more robust habitat that is more capable of withstanding impacts from the presence of nearby residential dwellings.

Village Envelope

Question 4.16 'Do you agree with the extent of the village envelope?'

There was a greater level of objection than support to the proposed village envelope. On a general level it was considered short sighted not to extend the envelope to allow for future development and this would result in a cramped environment.

Two specific requests were made to extend the envelope to include the curtilage of a single dwelling to the north west of All Saints Church, numerous sites on the periphery of the current

village envelope and detached sites to the south and west. Both were accompanied by detailed planning statements.

Councillor Rose agreed with the village envelope as proposed.

Infrastructure

Sewerage Comments: Given the small scale of proposed development, Cromwell STW should be able to accommodate the flows arising from new development. There are some records of flooding and known capacity issues, particularly in the north of the village. Dependent upon the location of new development in Sutton on Trent, some localised upsizing of the sewer network may be required. Sewerage Infrastructure Impact Comments: Low - subject to hydraulic modelling.

Consideration of a one way traffic system was requested.

Overall Approach

Question 4.17 'Do you agree that the overall approach is deliverable?'

There was general support for the overall approach and specifically from Councillor Rose and the Sutton on Trent Sports and Community Centre Project Committee.

Site owners and promoters re-iterated their submissions on specific sites as the best way to deliver the required growth.

Natural England

Natural England expect positive planning for all development, in line with the key principles of PPS 9 there should be no net loss of biodiversity through development and opportunities for enhancement should be pursued. We consider that where the selection of sites for development will lead to a loss of green space, enhancement measures should be implemented as part of the development in order that there is no net loss of biodiversity or detrimental impacts on the integrity of the GI network.

Issues to be addressed

Whilst a number of local residents put forward a potential alternative site this was not accompanied by an exact location plan, nor were the site owners identified, therefore it cannot be considered as a reasonable alternative to the options already considered. Therefore the only issue to be addressed is set out below:

1) Consider requests for extensions of village envelope.

Sutton on Trent Area Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
ST/MU/1	Site may not be of sufficient size to deliver the level of planned growth and community facilities. Provision made within site allocation policy for development extending onto the adjacent Main Open Area where it can be demonstrated this is necessary to deliver community facilities.	ST/MU/1
ST/AS/1	No specific issues identified requiring further investigation Site not taken forward for allocation	
X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X4	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X7	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X8	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X9	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
N/A	New Policy inserted to cover phasing	ST/Ph/1
N/A	New Policy inserted to define the Local Centre	ST/LC/1

	Need for policy to guide development within the Old Great North Road employment area identified.	
N/A	New Policy inserted to designate Existing Employment Area	ST/EA/1
N/A	New Policy inserted to designate Main Open Areas	NUA/MOA

Settlement: COLLINGHAM

Summary of main conclusion:

The majority of responses received were from site owners who wished to promote their sites above others by setting out their benefits and/or objecting to other sites suitability. Responses from residents were generally accepting of the level of growth proposed and constructively made in respect of particular issues on individual sites.

Response to Questions

Housing

Question 4.18 'do you agree with the selection of the preferred housing allocations?'

Co/MU/1

A small number of respondents unconditionally supported this site. Specific consideration of the impact on the Grade II listed Station House was requested.

The promoters of this site confirmed its availability through a detailed planning statement and supporting information which also requested the inclusion of site X13(Co) as an extension to it. In addition to the delivery of the required amount of housing the main benefits set out were the deliverability of the site, the possibility that its development may help facilitate the closure of Cross Lane level crossing & improve the efficiency of Lincoln to Newark train services, improved parking facilities at Collingham station and new publicly accessible space.

One respondent objected to residential development outside the village envelope but supported employment uses and a car park for the station.

Those who objected to the site regretted the loss of an attractive & undisturbed green field forming wildlife habitat; considered that the existing sewerage system was inadequate to accommodate more development; increased vehicle movements generated by proposed dwellings, particularly during the construction process would increase traffic congestion and make roads more dangerous, in particular for school children. Specific concern was raised over the possible impact on access arrangements for Horseshoe Cottages off Station road and the possibility of the employment part of the site generating night time anti-social behaviour. Some considered that there were better alternative sites, although these were not specified.

The promoters of AS/2 objected to the allocation on the grounds that their site was preferable by being within the existing built up area of village.

Newark Area Internal Drainage Board

The site is within the Boards District and has a Board maintained watercourse along its north and western boundaries. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of bank top, or, where the watercourse is culverted, the outside edge of the pipe. The

Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

Network Rail

The provision of a car park on the northern side of the railway is noted and supported as a solution to the problems of indiscriminate car parking on the approach road to the station. In view of the on-going difficulties with the proposed car park scheme on the south side of the railway we suggest that this option should continue to be pursued. The link route through the site is again supported as helping to facilitate the closure of Cross Lane crossing.

English Heritage

Site Co/MU/1 contains a Grade II listed building (Station House), which would need to be retained and not harmed. Site Co/AS/2 adjoins Collingham Conservation Area with the potential to affect its significance and setting. Without further information it is difficult to assess the impacts of both sites, but any development should aim to preserve and enhance the above heritage assets. Further assessment and justification of these sites would be necessary in order to take them forward as allocations. If taken forward, appropriate development criteria would need to be set.

Co/AS/1

The owners of this site considered it should be a preferred option due to being a sustainable site within walking distance of all facilities and transport links within village. They state its development would have negligible impact on the landscape setting of the village due to surrounding development, is not at risk of flooding, not within conservation area and has good access which could serve more than 25 dwellings. The site is deliverable and preferable to other sites on the periphery of the village.

A small number of respondents objected to this site as it was outside the village envelope and considered it had inadequate access due to the junction between Dykes End and the A1132 being sub-standard.

Collingham Parish Council

State this site would not be supported for development.

Newark Area Internal Drainage Board

The site is within the Boards District and has a Board maintained watercourse along its eastern boundary. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of either the bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

Co/AS/2

The two sets of owners/promoters of this site considered it preferable to Co/MU/1 and therefore that it should be a preferred site. They considered it is centrally located, bounded by modern residential development, has direct access to the footpath and highway network and consequently easy access to village facilities, its current designation as a Main Open Area has minimal amenity value and overall has greater advantages and fewer disadvantages than Co/MU/1.

One set of owners made a case for allocation as a preferred option in conjunction with Site X11(Co) which is summarised under this heading.

One disinterested respondent considered it was an obvious site with good access and another requested specific consideration of the impact on the conservation area if it was allocated.

Owners of site Co/MU/1 objected to loss of main open area status, on grounds that X13 should be developed prior to open areas which make an important contribution to character and amenity.

A small number of other objectors considered that the site has inadequate access and site X11 is more suitable due to its brown field status.

Newark Area Internal Drainage Board

The site is within the Boards District. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

Collingham PC

State this site would be their second choice for development.

X1

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

The site lies outside the Boards District but within the catchment. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X2

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

The site lies outside the Boards District but within the catchment. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X3

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

The site is within the Boards District and has a Board maintained watercourse along its north western boundary. The Board will seek to establish an easement strip alongside the watercourse. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X4

One respondent agreed with the sites unsuitable status.

The site owners considered it more suitable than Co/MU/1 as a preferred option mixed use site. In support of this they cite its location near to one of the main gateways into Collingham negating the need for vehicles to pass through the village, its closeness to services and facilities in the centre of the village, that it could be designed to preserve the character and appearance of the conservation area and that it would be a natural extension to the built form of the village in compliance with Policy SP9.

Newark Area Internal Drainage Board

Part of the site is within the Boards District. There is a Board maintained watercourse along the eastern boundary. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of either the bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X5

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

The site lies outside the Boards District but within the catchment. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X6

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

The site is within the Boards District and has a Board maintained watercourse along its western boundary. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of either

the bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X7

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

Part of the site is within the Boards District. There is a Board maintained watercourse along the northern boundary. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of either the bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X8

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

Part of the site is within the Boards District. There is a Board maintained watercourse along the northern boundary. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of either the bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river

X9

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

The site is within the Boards District and has a Board maintained watercourse along its southern boundary. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of either the bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river

X10

There was unanimous agreement with the sites unsuitable status and in particular its need was questioned in light of brownfield sites in Newark.

Newark Area Internal Drainage Board

The site is within the Boards District and has a Board maintained watercourse along its southern and western boundaries. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of either the bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X11(Co)

The owners of this site and partial owners of site Co/AS/2 consider it is a preferable site to Co/MU/1, it should therefore be a preferred option and have submitted a detailed planning statement in support of their case. They dispute the Main Open Area Review of July 2011 and consider that other than the north west corner, it has little value as a MOA and therefore its designation as such is flawed – it does not positively contribute to the form and structure of the settlement. They request consideration of the site as an entity without the north western corner but would not object to inclusion of land to the east forming remainder of Co/AS/2. They disagree with the partial inclusion of the site within the Collingham Conservation Area, other than the north western part referred to above and frontage buildings to High Street. They consider the 2006 conservation area appraisal does not justify its inclusion and some areas of the site are harmful to it. State that other than two footpaths, there is no public access to the site. Consider the western and eastern parts can be developed without detriment to public access which could be enhanced as part of development proposals. Development of the site would bring community benefits in the form of 0.7 hectares of publicly accessible open space, the potential to include specific facilities within this, including enhanced biodiversity, enhanced foot path and cycle way linkages to north, east and south of the site, high quality residential development that would cater for a mix of residential needs, the site is in a sustainable location with access to local facilities and transport links. Conclude that the site selection process has not applied suitable emphasis to development of this site within the village envelope before selecting a preferred site comprising grade 3 agricultural land outside the envelope. Development of the preferred site in full would deliver only the minimum amount of housing required and not the additional 20% advocated by NPPF.

Following a consultation event organised by the site owners, independently of our own consultation process, 145 respondents have so far supported the sites retention as a Main Open Area and objected to the site being a preferred option of the grounds of:

- Being environmentally unsustainable.
- Possible changes required to footpaths passing over site.
- Increase in traffic and consequent implications for highway safety.
- Inadequacy and adverse impact on water supply, foul and surface water drainage.
- Loss of Main Open Area.
- Adverse impact on conservation area and general character of the village.

- Loss of biodiversity.
- Reduction in quality of life for existing village residents.
- Adverse impact on electricity supply.
- Adverse impact on existing residents car parking.

Newark Area Internal Drainage Board

Part of the site is within the Boards District. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X12

There was unanimous agreement with the sites unsuitable status.

Newark Area Internal Drainage Board

The site lies outside the Boards District but within the catchment. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

X13

The site owners considered it suitable for employment development.

Newark Area Internal Drainage Board

The site is within the Boards District and has a Board maintained watercourse along its north eastern boundary. The Board will seek to establish an easement strip alongside these watercourses. The Boards consent will be required prior to any works in, over, under or within 9.0 metres of either the bank top, or, where the watercourse is culverted, the outside edge of the pipe. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

Employment

Question 4.19 'Do you agree with the selection of the preferred employment allocation?'

The site owners support the allocation and state the site is well located to the station and existing employment uses, there are no alternative sites within existing village envelope and therefore its expansion is justified. An uninterested respondent in particular supported the extension to the station car park.

The owners of sites X11(Co) and Co/AS/2 did not object but considered the residential development of their site would strengthen the existing facilities and thereby sustain local employment.

Local Centre Boundary

Question 4.20 'Do you agree with the selection of recommended boundary for Collingham Local Centre?'

The owners of site Co/MU/1 questioned the need for the boundary if it is linked to a policy that is restrictive towards retail development. Consider this should not be at the expense of stifling any other retail opportunities that may come forward on High Street.

The owners of site X11 support the boundary and consider their proposal would support this designation through the retention and enhancement of historic thoroughfares and enabling sustainable access.

Collingham Parish Council

The Collingham Local Centre boundary is acceptable. Again, pedestrian access to both sides of the High Street cause concern to residents, especially with the volume of traffic now being experienced.

Transport

Question 4.21 'Do you agree with the selection of the preferred transport allocation?'

The owners of site Co/MU/1 supported the principle of the allocation but object until detail of the proposed link road is clarified. They submit their own proposed alignment and junction arrangement for consideration.

Collingham Parish Council

Co/MU/1 This would be the preferred site for a mixed use development. There are concerns about the access road replacing Cross Lane. The types of vehicles which use Cross Lane would not be suitable for an access road through such a development. Increased traffic from this development could also cause problems within the village especially for pedestrians at the Swinderby Road/High Street junction. This junction provides access to Collingham Pre-School (open throughout the week) and John Blow Primary School. We would query that Collingham needs more allotments.

Nottinghamshire County Council/Collingham Parish Council

Para. 4.77 refers to Cottage Lane level crossing; this is in fact Cross Lane level crossing.

Green Spaces

Question 4.22 'Do you agree with the selection of sites to protect under Spatial Policy 8?'

There was unanimous agreement with the selection of sites with a specific request to include the historic footpath network as well.

The incorporation of a field to the rear of the medical centre which has been granted permission for retail development was questioned.

Main Open Area

Question 4.23 'Do you agree with the extent of the Main Open Area as shown on the Collingham Map?'

There was equal agreement and disagreement over the extent of the Main Open Area. Support was unconditional.

The owners of site X11 and part owners of site Co/AS/2 disagree with the extent of the MOA on grounds of insufficient justification for its retention as a whole.

Owners of site Co/AS/2 object to designation on their site because it has minimal visual value, is contained by development not readily accessible or useable for recreation purposes and is underused by the public. Support other MOA designations.

Collingham Parish Council

Agree with the extent of Main Open Areas.

Village Envelope

Question 4.24 'Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?'

There was a majority of support for the proposed village envelope and in particular commendation of the way the essential size of the village had been protected.

The owners of site X11 agreed, but considered that appropriate and sustainable locations within the existing envelope should be developed first.

Those that disagreed considered there was no need to extend the village envelope to provide more housing land as there is sufficient within the existing envelope to accommodate the need up until 2026.

Owners of site Co/MU/1 objected on grounds that it should include site X13 as well for rural scale B1 and C2 use.

Collingham Parish Council

The Village Envelope changes support the general intention to keep Collingham as an attractive, largely self-sufficient village. Although all but one of the many farms has relocated their houses, the surrounding land remains productive and well used. We welcome CO/AS/1 as a productive field. The maize crop went well.

Collingham Co/MU/1 is outside the village envelope but the railway line at the edge of it provides a natural boundary. Other sites outside the village envelope do not have this boundary. The Parish Council could not identify any other small infill sites.

Infrastructure

Severn Trent Water

Sewerage Comments: Capacity improvements may be required at Collingham STW to accommodate the proposed new development. There are no significant capacity issues in Collingham and, dependent upon the location of the proposed development, if any sewer or pumping station capacity improvements are required they are likely to be localised. Sewerage Infrastructure Impact Comments: Low - subject to hydraulic modelling.

Collingham Action for Reducing Traffic

CART is in agreement with the expansion of the Collingham Village envelope and the proposed developments with the following reservations. We are most concerned that the plan does not address existing or future traffic problems in the village of Collingham, particularly along the High St. For many years CART has been in dialog with Newark and Sherwood District and Notts County Council about excess speed and traffic along the High St, including a large number of lorries which use the A1133 as an alternative to the A1 or the A46. The High St was not designed to take this volume of traffic and cannot tolerate any further increase. We have proposed, over many years, a series of measures to ameliorate this problem but all our proposals have been ignored. There remain 3 options on the table:

1. Weight restriction through the village of Collingham
2. 20mph limit throughout the High St
3. Improvement of the road surface to reduce noise and vibration.

We would be grateful if you would review your proposed plan with the above in mind.

One respondent considered there was a need for 2 or 3 zebra crossings on High Street.

Overall Approach

Question 4.24 'Do you agree that the overall approach is deliverable?'

The majority of responses were from site owners and promoters who did not agree that the overall approach is deliverable:

Part owners of site Co/AS/2 considered one individual site allocation in the form of Co/MU/1 is not deliverable – more sensible to develop in a piecemeal manner that can reflect local development patterns whilst providing a gradual increase in the population.

Owners of site Co/MU/1 agreed that the approach was deliverable.

A disinterested respondent considered the approach was not reflective of local peoples wishes.

Owners of site X/11/Co and part of Co/AS/2 questioned the viability and deliverability of the range of benefits and infrastructure through the 80 dwellings proposed for Co/MU/1.

Collingham Parish Council

We support the need for additional infrastructure requirements as detailed on page 61. One of the main concerns of residents is the volume of traffic through the village, making life very difficult for pedestrians. There is no pedestrian crossing on the High Street. The A1133 is seen as a link road to the A46 and A17 from the A1. Commercial traffic is generated by agricultural developments close by in Lincolnshire, over which Nottinghamshire residents have no control.

Issues to be addressed

- 1) Consider inclusion of site X13 within Co/MU/1.

Collingham Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
Co/MU/1	No specific issues identified requiring further investigation. However the site has been extended to incorporate part of site X13 for Employment purposes Allocate for mixed use development providing around 80 dwellings, allotments, employment uses in the north eastern part of the site, public open space and the potential for a station car park.	Co/MU/1 Land in between Swinderby Road and Station Road
Co/AS/1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
Co/AS/2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X4	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X7	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X8	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A

X9	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X10	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X11	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X12	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X13	Investigate allocation of part of this site as an extension to Co/MU/1 for employment purposes: Site forms a natural extension to Co/MU/1, and the railway line forms a natural termination to its eastern boundary. It is confirmed as within the same ownership as Co/MU/1 and deliverable. Allocate part of site as part of Co/MU/1 (See above)	Co/MU/1 Land in between Swinderby Road and Station Road
N/A	New Policy inserted to cover phasing	Co/Ph/1
N/A	New Policy inserted to define the Local Centre	Co/LC/1
N/A	New Policy inserted to designate Main Open Areas	Co/MOA

Settlement: Southwell

Southwell Preferred Housing Approach Question 5.2

Main Conclusion

In broad terms significant concerns are expressed over development in gateway locations referring in particular regard to So/Ho/1, So/Ho/3, So/Ho/6 and So/AS/2-X5(So) which are generally viewed negatively. In terms of gateway locations So/Ho/2 and So/Ho/4 appear to have been received more positively and suggested as appropriate by local Members and the Town Council. The need for development to be sensitive in such locations is however consistently stressed.

A theme throughout the comments received is that there are concerns over local infrastructure and the supporting of further growth. The majority of these focus on surface water management and how excess surface water is managed across the Town. The importance of phasing development is also a strong theme emerging from the comments. The concerns appear to be particularly acute with regards to phasing development in edge of settlement locations and in allowing for infrastructure improvements to be made to accommodate growth.

Summary

So/Ho/1 and So/Ho/2:

With regards to site So/Ho/1 (west of Allenby Road) specific concerns were raised by a number of consultees regarding the important gateway location of the site and the negative visual impact which could occur from the development of a prominent and open location. These concerns were also echoed by Councillor Handley, the Southwell Civic Society and Halam Parish Council.

In addition to concerns over visual impact many of the responses, including those from Southwell Town Council, Halam Parish Council, Councillor's Harris and Handley and the Southwell Civic Society, also referred to fears over urban creep towards Halam. The general consensus appeared to be that Allenby Road provides a natural barrier to growth in this area of the settlement. Halam Parish Council went further in suggesting that the land should be designated as part of a strategic landscape buffer between the two settlements.

The matter of surface water management in the location was also expressed by a range of consultees, including Southwell Town Council and the Civic Society, who considered that development would worsen current conditions particularly when the perceived inadequacy of the Norwood Park balancing pond is taken into account.

In terms of So/Ho/2 the response was generally more positive than that to So/Ho/1 with the site being viewed as having less visual impact and subject to adequate screening being provided. In addition to screening of the site it was also emphasised that the sites appropriateness was further dependent upon adequate management of surface water.

The Town Council and Councillors Harris and Handley consider the site suitable for lower density development of 65 dwellings comprising 3 bedroom house and bungalows subject to adequate surface water management being provided and the scheme being sensitive to the gateway location providing buffering to the West and the retaining of trees covered by Preservation Orders. The Civic Society however set out that the site should be a 'low priority alternative site'

pointing the landscape setting and gateway location of the site. However should the site be allocated the Civic Society echo the need for adequate surface water management, screening and the retention of mature trees. In terms of delivery the site owner of So/Ho/2 supports the allocation of the site and highlights that supporting work has been carried out in respect of bringing the site forward.

In considering the sites either side of Allenby Road alongside one another a number of the consultees, including Southwell Town Council and Councillor Harris expressed the view that the allocation of both would be an over concentration of development. These concerns drew particular attention to the impact on supporting infrastructure. The general view however appears to be that So/Ho/2 is preferable and that this would allow for drainage upgrades to be undertaken.

So/Ho/3 and So/Ho/4:

A large number of objections were received regarding the possible future allocation of So/Ho/3. In particular concerns were focussed on the ability of the surrounding highway infrastructure to accommodate the site. The Town Council and Civic Society as well as many other respondents cited specific concerns regarding the capacity of Halloughton Road, the narrow access onto Westgate, inadequate visual splays onto Nottingham Road and pedestrian safety.

In addition the potential visual impact of the site on the southern approach to the town with its important views of the Minster and Holy Trinity Church was also identified by a significant number of responses, including the Town Council Civic Society and Councillor Harris, many of which also referenced a previous appeal decision on the site within which the Planning Inspector upheld the refusal of planning permission on the basis of loss of visual amenity.

Surface water management was again an issue which many consultation comments, including those from the Town Council, Civic Society and Councillor Harris mentioned. These comments particularly sought to draw attention to the drainage conditions of the land and presence of natural springs which lead to a high water table prone to rapid inundation which due to the elevated state of the land leads to the flooding of adjacent areas including properties on Halloughton Road and areas of Nottingham Road and the Minster School. Doubts were also expressed as to whether local drainage infrastructure could cope with the demands of current residential areas and further growth.

Councillor Handley however whilst recognising the sensitive gateway location felt that the site was well screened and would not impeded views, though the drainage and highways issues would require addressing before development could take place.

Large numbers of the comments received including those of the Town Council, Civic Society and Councillors Harris and Handley expressed concerns at So/Ho/3 being utilised in order to bring So/AS/1 forward.

In terms of the delivery of the site evidence submitted by an adjacent landowner shows that part of the site as identified in the Options Report had recently been sold and was not available for development.

In addition to the views expressed regarding the merits of So/Ho/3 as a potential allocation a further issue became apparent from many of the responses. The issue concerns the possible provision of accommodation for the Southwell Care Project. Indeed many consultation responses were made in support of such provision; however significant numbers of consultees, including the Civic Society, also stressed the need for the site to be assessed solely on the suitability of its planning merits.

With regards to So/Ho/4 the response, though referencing similar concerns to So/Ho/3, was generally more positive. Southwell Town Council and Councillors Harris and Handley as well as significant numbers of others again referred to the important gateway location, though many also felt that the site could be more readily integrated into the town framework than So/Ho/3 subject to a sensitive scheme was pursued. In making these comments the Town Council and Councillors Harris and Handley all recommend a medium density be applied to the site to deliver between 50 to 60 dwellings which should comprise smaller houses, apartments and bungalows

The perceived cumulative impact on the local highway infrastructure of So/Ho/3 and So/Ho/4 was highlighted by many consultees who included the Town Council, Civic Society and Councillor Harris. These concerns again focussed on the capacity of Halloughton Road and related issues with West Gate and Nottingham Road. As a result the Civic Society state that they would accept the site as an alternative whilst Councillor Harris feels that this is the only site which should be allocated within this part of the settlement.

In addition to the views outlined above a number of comments were received regarding the Potwell Dyke SINC and its biodiversity value. Nottinghamshire County Council consider that the site is inappropriate for allocation due to the level of development and the nature of the SINC which make it unclear how the proposed mitigation could take place. The County Council suggest the site should rather be allocated as a Main Open Area. Nottinghamshire Wildlife Trust also believes the site to be inappropriate for development with the Potwell Dyke Meadow (Local Wildlife Site 2/731) notified for its 'species rich grassland'. The National Trust however note the nature conservation value and suggest it to be essential that should the site be allocated that appropriate safeguards are provided.

Finally in terms of So/Ho/4 English Heritage provide an advisory comment citing the Southwell Conservation Area location and suggest that further information and justification would be required to assess likely impacts. But that sites should aim to preserve and enhance the Conservation Area and that it may not be possible to allocate the site in its entirety.

So/Ho/5:

The comments received on So/Ho/5 were generally supportive subject to a sensitive approach to the gateway location. Comments from Southwell Town Council, Southwell Civic Society and Councillors Harris and Handley advocate the removal of the protected line for the Southwell Bypass the increase site capacity and believe it to be suitable for a low density development (similar to but less than Abbey Mews) of 25 dwellings.

So/Ho/6:

The site received a mixture of positive and negative comments. The issue of the site occupying a gateway location was again a common theme throughout the comments with some feeling that through adequate screening development could take place without detrimental visual impacts occurring. In contrast many consultees including, Southwell Town Council, Southwell Civic Society and Councillors Harris and Handley, felt that the location was too sensitive and that development in this location would constitute urban sprawl endangering the settlement of Maythorne. However a response from the Maythorne Residents Association raised no objection subject to retention of current rights of way, provision of affordable housing and buffering of the Southwell Trail.

In terms of impacts upon the Southwell Trail a number of consultees, including the Southwell Civic Society and Councillor Harris, raised concerns believing that the Nature Reserve Trail should be protected to avoid the loss of a significant wildlife corridor. The Civic Society would however accept the site as an alternative should the land adjoining Lower Kirklington Road and the wildlife triangle to the north west be retained along with the provision of buffering to the Southwell Trail.

Southwell Town Council and Councillor Harris also both highlight that the site is known, locally, to be the subject of flooding issues arising from surface water management. Whilst the Newark Area Internal Drainage Board offer the advisory comment that part of the site is within the Board's District and that consent will be required prior to increases in surface water discharge into watercourses other than the designated main river taking place.

On the subject of highway access Nottinghamshire County Council raise specific concerns that the site does not offer adequate visibility or sufficient junction separation to meet highway standards.

With regards to delivery of the site a representative acting on behalf of the site owner puts forward the case for the site being a logical extension outside of any sensitive landscape setting. With full adoptable highway access and visibility splays possible and surface water management being able to be provided for within the site due to previous drainage improvements which have been undertaken. In addition the landowner signals their willingness to bring the site forward over a phased period.

So/MU/2:

A significant level of response was received in particular regard of So/MU/2 which consistently emphasised the importance of the recent archaeological finds and the need to preserve what the community regards as an outstanding heritage asset as open space. In addition a number of consultees were of the opinion that the visual impact of developing the site would have a detrimental impact upon the Conservation Area and Southwell Minster, and that the site should be included within the policy approach to protection of the views of the Minster. Southwell Town Council, Southwell Civic Society, Southwell Community Archaeology Group, the Campaign to Protect Rural England, the Southwell Conservative Association and Councillors Harris and Handley all objected to the allocation of the site along these grounds.

English Heritage acknowledge the site location as sensitive in its position close to the historic core of Southwell. In doing so it is advocated that the site requires a bespoke approach balancing

respect for the character of the Conservation Area and the need to ensure mitigation of impacts upon the archaeological interest of the site. Further assessment and justification is advocated in order to take the site forward which would require the detailing of appropriate development criteria. The National Trust echo the comments of English Heritage in noting the heritage value of the site and recommending the development of detailed policy wording and mechanisms to secure heritage benefits.

The site owner supports the identification of the site as part of the preferred development approach and considers it to be one of the most sustainable locations within the settlement for development. In tackling the constraints identified within the Spatial Policy 9 assessment of the site the owner considers the site to be subject to limited on-site constraints which can be addressed.

As part of the site owners representation it is identified that the Scheduled Ancient Monument affects a small proportion of the site and that this could be integrated into the sites layout. The site owner also notes that the previous scheme considered as part of a planning application in 2003 was approved by the District Council and that neither English Heritage or the Archaeology team at Nottinghamshire County Council objected in terms of impact on the SAM. With regards to the recent archaeological finds the owner advises that these have also been assessed by the two aforementioned bodies who do not consider the findings to impact on the development potential of the site.

In response to the concerns expressed over impacts upon the Conservation Area and the proximity to the Minster the site owners representation again refers to the planning permission granted in 2003. Stating that in granting permission the District Council was satisfied that the development of the site would not adversely impact upon the Conservation Area or setting of the Minster. In addition to this the representation refers to the Southwell Conservation Area Character Appraisal SPD which advises that serious consideration be given to the sensitive redevelopment of the site.

In terms of flood risk the site owner refers to the planning application (08/02639/FULM) which proposed the utilisation of the areas within the Flood Zones which both the District Council and Environment Agency accepted. The respondent also puts forward that the planning application also demonstrated the site to be sequentially appropriate and suitable for development ahead of other sites in the settlement.

The final comment made by the site owner refers to the level of development identified for the site which they believe to be taken from the 2003 planning permission, and which would ultimately reflect larger higher value properties. The respondent believes this to be out of line with the approach within the Core Strategy which aims to provide for a housing mix, type and density which reflects local housing need. The respondent therefore suggests that the level of development identified for the site be raised accordingly to provide the opportunity for a balanced mix of housing to be brought forward reflecting the local need of the settlement.

So/AS/1:

A considerable level of objection to the inclusion of So/AS/1 within the preferred development approach was levied. These objections mainly focussed on the visual prominence of the site due to

its elevated position and location within an important gateway to the Town which is essential to the rural setting of the settlement. Furthermore it was also considered that the assessment of the site has not adequately recognised the views of the Minster from the site, which should be incorporated into the Southwell Views policy designation. The potential impact upon the Westhorpe Conservation Area was also a common theme with the fear being that development would detrimentally impact upon its setting and overbear the Conservation Area. In addition to this it was felt important that the Westhorpe Dumble/Potwell Dyke natural corridor was protected from encroachment.

The Town Council, Southwell Civic Society and Councillors Harris and Handley all object along these grounds and support the inclusion of the area into the Southwell Views policy designation.

A number of the comments also highlighted biodiversity issues. The Nottinghamshire Wildlife Trust point to the site abutting the Westhorpe Dumble which is a Local Wildlife Site (2/524). The Trust believe that development would encourage additional pressure upon the site and that if it was to be brought forward buffering, new habitat creation and Sustainable Alternative Natural Greenspace would need to be provided. Southwell Civic Society identify the presence of a local Biodiversity Action Plan habitat within the site (Orchard), medieval ridge and furrow feature and that increased use of the Westhorpe Dumble would have a detrimental effect on biodiversity.

Nottinghamshire County Council further add to the comments regarding the potential impact on biodiversity. The County Council identify that the northern area of site abuts a SINC and covers an Orchard mapped as part of a national inventory of traditional orchards and so qualifies as a UK Biodiversity Action Plan priority habitat. The suitability would therefore be dependent upon whether the orchard could be adequately retained and protected as part of development and how potential impacts on the SINC would be mitigated. In addition the County also view that access would need to be via So/Ho/3 which itself has limited access restricting the number of dwellings which could be accommodated.

Further concerns were also expressed regarding the ability of surrounding highway infrastructure to support the site with references made to the capacity of Halloughton Road and issues with access to Nottingham Road and Westgate. Whilst surface water management and flooding arising from run-off were again identified by many respondents and were perceived to have the potential to further exacerbate problems on Nottingham Road and the entrance to the Minster School during periods of inundation.

So/AS/2:

A mixture of supportive and objecting comments were received on So/AS/2. Those in support focussed on the perceived low visual impact that development would have. In contrast those comments which objected to the inclusion of the site within a revised preferred development approach centred on the importance of the location as a sensitive gateway to the settlement and the detrimental impact on visual amenity which development would have. The Town Council and Councillors Harris and Handley all objected to the inclusion of site on this basis in addition to viewing the site along with X5(So) as being an inappropriate extension to the town.

The loss of allotments was also a frequent issue raised by consultees and the Civic Society strongly objected to development on the allotments and traditional orchard areas. The Society did however accept the remainder of the site as an alternative site but stressed the need for a sensitive approach to development in this location.

Nottinghamshire Wildlife Trust view development of the site to be inappropriate due to the presence of the orchard. The Trust set out within their submission that orchards contribute significantly to biodiversity, landscape character and local distinctiveness. That they support a range of habitats for amphibians, mammals and birds. And that the combination of fruit trees, grassland floor, scrub and standing deadwood offers a wide range of different habitats. The Trust points out that orchards are a UK and Notts Biodiversity Action Plan Species and every effort should be made to retain them.

In terms of delivery the comments provided by an individual site owner confirms that land in their ownership which forms part of the wider site was not submitted to the Council and is not available for development.

Comments made on behalf of a number of the other land owners within the site put forward the case for the reclassification of the site. The comments highlight the sites suitability against other potential options and attempt to address the constraints identified within Spatial Policy 9. These constraints referenced the orchard (identified as being in poor condition) and allotments (able to be accommodated or relocated within the proposed site scheme). The representative also sets out that the site would form a defensible boundary. The representation also seeks to demonstrate that sites included within the preferred development approach to be more constrained than acknowledged within their Spatial Policy 9 assessments, and so are either unsuitable or have a lower capacity than set out. In terms of delivery the representation provides a range of supporting evidence covering landscape, traffic, flood risk and drainage issues amongst others.

So/AS/3:

In terms of the comments made on So/AS/3 a number were positive as towards its revised inclusion within the preferred development approach. These focussed on the sustainable location and the potential for mitigation of residential amenity impacts from the adjacent employment area.

The Town Council and Councillors Handley and Harris are supportive of the inclusion of the site within the development approach and also advocate the removal of the protected line for the Southwell Bypass in order to increase site capacity. In doing so they believe the site to be appropriate for development of 55 dwellings comprising mainly apartments and small houses with a similar density to Palmers Court. The Town Council go further in suggesting the site to also be suitable for some small-scale office and retail provision.

The Civic Society propose that So/E/2 be reallocated for housing and following the removal of the protected Bypass line merged with So/AS/2 providing a larger residential site.

English Heritage expressed concern that the site could impact on the setting of the registered garden and Workhouse and that development should aim to preserve and enhance this setting. It

is suggested that further information is required to take the site forward and that appropriate development criteria would be necessary.

The National Trust raise no objection in principle providing adequate residential amenity can be provided and the development does not exceed two storeys in height and appropriate landscaping is provided.

So/AS/4 and So/MU/1:

Overwhelming support was provided within the consultation responses for the allocation of the site solely as housing rather than mixed use incorporating office and retail uses. Responses were focussed around the suitability of the site for housing and the perceived negative impacts which retail development would have on the viability and health of the proposed District Centre. These concerns were repeated by Southwell Town Council, the Southwell Civic Society and Councillor Harris and Handley. In doing so they advocate a high density development (80 dwellings per hectare) of 60 dwellings comprising mainly apartments.

Nottinghamshire County Council identify that there are designated and non-designated built heritage assets within the site including extensive remnants of a late 19th century textile mill, the House of Correction and industrial archaeological interest. As a result the County Council suggest that there may be potential significant built heritage issues and recommends that building and heritage impact assessments are carried out.

English Heritage comments refer to the Southwell Conservation Area location and advises that further information and justification is required to assess potential impacts and to take forward as an allocation. The advisory guidance that sites should aim to preserve and enhance the Conservation Area with appropriate development criteria being set is provided. Whilst the organisation advises that it may however not be possible to allocate the site in its entirety due to historic environment impacts.

The National Trust raised no objections in principle providing that the identified heritage issues can be addressed.

X1(So):

The National Trust note that a reason for the rejection of the site relates to the impact on the setting of and views associated with Southwell. These views are not identified on Map 6. The comment links into the wider concerns of the Trust regarding the defining of such views and they advise that greater consideration needs to be given to the setting and views associated with Southwell and its key heritage assets.

Councillor Handley responded echoing the sites non-suitable status.

X2 (So):

Comments were made on the site by a representative acting on behalf of the land owner. The representative put forward the case for the sites reclassification and inclusion within the preferred development approach. The comments seek to tackle the issues raised through the sites SP9

assessment. The representative sets out that as a greenfield site it would be able to maximise contributions towards social and physical infrastructure. Such contributions would include affordable and market housing mix, provision of drainage solutions addressing localised concerns and contributions both land and finance towards a southern bypass for the town.

In terms of the constraints identified in the sites Spatial Policy 9 assessment the representative puts forward that development of a strategic scale can be sensitively designed and incorporated into the settlement form protecting and enhancing character and historical/ environmental assets, in a way which multiple smaller infill sites may not. The representative also identifies that residential development would not be high enough to block views of the Minster and that the residential elements would not be visible alongside the minster from the approach to the town on the A612.

The representation suggests that development in this location would help rebalance the settlement through providing development to the South, with other potential expansions being more remotely located from the centre and its services.

The provision of replacement facilities for the Rugby Club is confirmed by the representative as part of the proposal. Concern is however expressed that the bypass line might be seen as a barrier to the development and that the route would be better located further to the South.

Further comments are also made on behalf of a smaller landowner with regards to land between Nottingham Road, Park Lane and north of indicated By-pass line which the representative sets out should be reassessed as potential residential sites. The site is within a highly sustainable location and outside of the Southwell Views designation and would have no detrimental landscape impact.

X3(So):

The National Trust note the reasons for exclusion of the site. Councillor Handley agrees with the non-suitable status.

X5(So):

A mixture of supportive and objecting comments was made in respect of site X5(So). Those who made comments in support of retaining the sites non-suitable status referred to issues over the important gateway location and the role the site plays as a green entrance to the Town. Southwell Town Council and Councillors Harris and Handley made comments reflecting these concerns viewing the site alongside So/AS/2 to represent an odd extension to the Town boundary which should not be considered for development.

Those making comments in support of the inclusion of the site within the preferred development approach made comments based around the constraints identified in the sites Spatial Policy 9 assessment and references the perceived low visual impact of the site, lack of evidence of flood risk, the trees being in a state of decay and being at the end of their productive lives and the sustainable location of the site close to the Town centre and services.

A number of comments were made by or on behalf of various landowners within the site putting forward the case for inclusion of the site within the preferred development approach.

The identification of flood risk was viewed as being inaccurate and that drainage improvements had been carried out which had rectified previous issues. The spatial Policy 9 Assessment highlights that the site is completely constrained by trees. Various owners put forward that the trees are non-productive and in a state of decay, a Probate Report and Tree Survey have been provided in evidence of this which details that the majority of trees are either dead, dying or diseased. The owners also consider that the fact there are multiple owners is incorrect and should not be considered a constraint as the owners are related and in agreement. It is also suggested that suitable access could be provided either through X5(So) or as part of a wider site with So/AS/2. It is considered that the site would have a low visual impact on the approach to Southwell in this location.

A number of the comments by the various site owners also identify that the land is similar in nature to land previously incorporated into the settlement boundary during the production of the Local Plan and that its combination with So/AS/2 would present a much less visually intrusive site when considered against other options across the settlement.

The National Trust note the identified constraints.

Additional Proposed Site:

During the consultation process an additional site has been proposed which the District Council has not previously considered nor the public consulted upon. The proposal put forward by a local consortium of the local Veterinary practice, the University and the Racecourse (although it is only the Vets that have put forward a representation) proposes an additional site on Crew Lane of some 15 hectares of mixed housing and employment development to help facilitate;

- The provision of expanded, small animal veterinary and hospital facilities.
- A new equine and farm animal hospital and veterinary centre.
- Research, teaching and residential training facilities linked to the above.
- Jockey teaching and residential training facilities.

This project is known as the Southwell and East Midlands Animal Centre (SEMAC). The Veterinary practice believe that in order to help facilitate the wider SEMAC project the area of land they refer to on Crew Lane should be included in the Allocations process.

Infrastructure Impact:

A theme throughout the comments received is that there are concerns over local infrastructure and the supporting of further growth. The majority of these focus on surface water management and how excess surface water is managed across the Town. The interrelated nature of the issue appears to be a strong concern amongst consultees who identify an inadequacy in existing interventions and soil and topographical conditions which promote the natural movement of surface water towards the centre of the town inundating local roads and properties. Various respondents highlight that it is necessary to consider the issue as a coherent whole rather than on a site by site basis.

The importance of phasing development is also a strong theme emerging from the comments. The concerns appear to be particularly acute with regards to phasing development in edge of settlement locations and allowing for infrastructure improvements to be made to accommodate growth.

Newark Area Internal Drainage Board: References all sites barring Ho/6 are outside of the Boards District but within the catchment. The Boards consent would be required prior to increases into surface water discharge into any watercourse other than the designated main river.

Overall Conclusions

In broad terms significant concerns are expressed over development in gateway locations referring in particular regard to So/Ho/1, So/Ho/3, So/Ho/6 and So/AS/2-X5(So) which are generally viewed negatively. In terms of gateway locations So/Ho/2 and So/Ho/4 appear to have been received more positively and suggested as appropriate by local Members and the Town Council. The need for development to be sensitive in such locations is however consistently stressed.

In respect of So/AS/4 and So/MU/1 the responses were overwhelmingly in support of being allocated purely for housing with concerns expressed over a mixed retail employment use. Again this is reflected in the responses from local representatives. A further large response was received in respect of site So/MU/2 with strong support for the retention of the site as open space to preserve the recent archaeological finds.

As mentioned above considerable objections were raised on So/Ho/3 in terms of surface water management, the capacity of Halloughton Road and access to Nottingham Road and West Gate. Many consultees, including local representatives and organisations, also referred to the potential negative visual impact that the site could have on the southern approach to the town.

Southwell Town Council and Councillors Harris and Handley have put forward alternative site selections for consideration. Alongside this was the suggestion that higher densities be considered in order to reduce the number of sites required. In addition to this the protected line for the Bypass was viewed as limiting the capacity of a number of sites which would otherwise be acceptable and able to accommodate more development. The Civic Society put forward that in the case of So/AS/3 the removal of the line would enable to merging of So/AS/3 and So/E/2 and creation of a larger residential site.

A theme throughout the comments received is that there are concerns over local infrastructure and the supporting of further growth. The majority of these focus on surface water management and how excess surface water is managed across the Town. The importance of phasing development is also a strong theme emerging from the comments. The concerns appear to be particularly acute with regards to phasing development in edge of settlement locations and in allowing for infrastructure improvements to be made to accommodate growth.

Issues to be addressed

A) Site Specific:

- 1) Consider the concerns raised over the extent of So/Ho/1 and whether Allenby Road may provide a more defensible boundary and explore the suggested allocation of So/MU/1 solely for housing and the potential for a reconfiguration of sites around Crew Lane.
- 2) Further investigation of surface water management concerns on site So/Ho/3.
- 3) Explore with Nottinghamshire County Council the possibility of removal of the proposed line of the Southwell Bypass. This may lead to increased site capacity for a number of sites including So/Ho/5 and the sites around Crew Lane.
- 4) Consider the allocation of site So/MU/1 – So/AS/4 solely for housing. In terms of density and site capacity there is however the need for the appropriate consideration of heritage constraints.
- 5) Further investigate concerns on So/Ho/4 relating to potential impacts upon the Potwell Dyke SINC and its biodiversity value.
- 6) Consider the highway concerns raised by the County Council regarding site So/Ho/6 and explore the potential methods of mitigation such as the possible introduction of a mini roundabout.
- 7) Assess and consult on the additional site

B) Settlement Wide:

- 1) Further consideration of gateway location issues and the possible development of a policy approach for such locations.
- 2) Additional work required with regards to heritage issues across the settlement. With this work taking into account the comments of the National Trust and English Heritage and including further engagement where necessary.
- 3) Investigation of surface water management issues town-wide. If further investment is required then this could have an impact on phasing of new housing development in the town.
- 4) Phasing of development across the settlement is seen as important and requires further consideration and the development of an approach for this.
- 5) Investigate the desire for higher densities in central locations as expressed by some consultees.

Question 5.3 Southwell Housing Need

Main Conclusion

Broadly the consultation responses are in support of the approach subject to its further refinement, taking into account comments relating to house and tenure type, density and the need to ensure that the provision of affordable housing is not negatively impacted upon.

Summary

The response to this question is overwhelmingly supportive with many respondents noting the need for smaller affordable family housing and properties for the elderly to downsize into, thereby freeing up under-occupied dwellings. A number of respondents feel that the statements need to be strengthened by stating “we shall only approve development schemes which cater for the specific needs of the settlement”.

Other comments related to the need to ensure shared ownership where possible; to do more research on the desires of older householders for what they seek in downsizing so that new development can provide for that sector in particular; and to ensure that affordable housing and supported housing are built close to the town centre or public transport improved to ensure access for non drivers.

A number of respondents have commented that housing density should be increased on appropriate sites as 30 dwellings per hectare makes homes too expensive. It was suggested that building at a higher density would also mean that less land is required for housing.

Conversely, one comment from a local agent noted that there is insufficient robust evidence to reach the conclusion that the “majority” of all new units should be of this size. A balance of housing mix should be secured, albeit that an improved emphasis on small units would be justified.

Nottinghamshire County Council comment: “While the need for such properties is not contested, it is important not to reduce any requirements for affordable housing, some of which may be necessary for families, on account of this requirement; for example offered in lieu of a legitimate affordable housing requirement. This needs to be made clear in any policy supporting this proposal. The need to meet viability criteria is recognised in this comment.”

Issues to be addressed

- 1) The proposed policy approach is clearly broadly supported however further consideration may need to be given to the providing of further detail over its implementation.

Question 5.4 Preferred Employment Allocations

Main conclusion

The response with regards to So/MU/1 reflects that also submitted in terms of So/AS/4 with the preference being for the use of the site solely for high density housing. This approach is supported by Southwell Town Council, Southwell Civic Society and Councillors Harris and Handley.

In terms of sites So/E/1 and So/E/2 the picture is however more mixed. Southwell Town Council and Councillor Harris support the identification of the sites for employment use and advise that the bypass line should be removed. Southwell Civic Society and Councillor Handley however suggest that So/E/2 should be released from proposed employment use, with the bypass line again being removed in order to provide for a larger residential site with So/AS/3 and an extended So/E/1.

Significant concerns regarding So/E/1 and So/E/2 are however raised by the National Trust, English Heritage and Nottinghamshire County Council. These concerns reflect those made by the organisations on the proposed Southwell Views designation regarding the appropriate assessment of and potential for negative impacts upon heritage assets. The potential adverse impacts upon the setting of the Workhouse are referenced by all three bodies.

Summary

Reflecting the response made with regards to So/AS/4 the comments received on Site So/MU/1 largely considered the site as only being suitable for high density residential development. This approach to the site was supported by Southwell Town Council, Southwell Civic Society and Councillors Harris and Handley.

A wide range of comments were received in terms of the two sites identified solely for employment development (So/E/1 and So/E/2). Both Southwell Town Council and Councillor Harris support the identification of the sites for employment use and in doing so advocate the removal of the protected bypass line to increase their capacities.

In contrast the Southwell Civic Society put forward the argument that So/E/2 should be released from the proposed employment use and allocated for residential purposes along with the removal of the protected line for the Southwell Bypass, thus forming a larger residential site with So/AS/3. These comments were also echoed by Councillor Handley.

A number of key consultees, including Nottinghamshire County Council, the National Trust and English Heritage, raised concerns with regards to So/E/1 and So/E/2 in terms of potential impacts upon heritage assets.

National Trust:

In terms of So/E/1 and So/E/2 the National Trust has concerns with regards to the likely impacts upon the setting and views associated with The Workhouse. In particular concern is expressed with regards to the visibility of the proposed sites from The Workhouse, the impact upon the approach from the east, the likely form/mass/appearance of development and the impact of the activities associated with the related external spaces. The Trust is not convinced that the assessment of the impact upon heritage is correct and that it is apparent that there would be adverse heritage impact or that the assessment of landscape character impact has been properly undertaken. The Trust's concerns are particularly made in respect of So/E/1 and its northern and eastern portions.

The Trust have also made comments in respect of X2(So) and whilst noting the reasons for exclusion of the site the Trust are of the opinion that the same concerns apply in relation to So/E/1 and So/E/2 in respect of the Workhouse and wider town. In addition the Trust also note that the issues raised in the assessment of site X4(So) could potentially be mitigated.

English Heritage:

The body express some concern regarding the potential impact of So/E/1 and So/E/2 on the setting of the Southwell Workhouse. The response suggests that further information and justification is required to assess potential impacts and to take forward as allocations. The advisory guidance that sites should aim to preserve and enhance the Conservation Area with appropriate development criteria being set is provided. Whilst the organisation also advises that it is unclear why the Sustainability Appraisal demonstrates a neutral impact of these two sites on cultural heritage given the issues regarding setting. In making these comments it is highlighted that it may not be possible to allocate the site in its entirety due to historic environment impacts.

With regards to So/MU/1 the organisation refer to the Southwell Conservation Area location and advise that further information and justification is required to assess potential impacts and to take forward as an allocation. The guidance that sites should aim to preserve and enhance the Conservation Area with appropriate development criteria being set is also provided. It is however highlighted that it may not be possible to allocate the site in its entirety due to historic environment impacts.

Nottinghamshire County Council:

The County Council echo the comments made by the National Trust and English heritage in terms of heritage impact and So/E/1 and So/E/2. In making their comments the County Council highlight the need to review and update the Southwell Landscape Setting study which underpins the Southwell Views designation.

In terms of So/MU/1 the County Council draw attention to the fact that all of the buildings on the site are 3rd listed and that development would only be considered appropriate after a full heritage impact assessment had taken place. The suggestion is however made that the existing 19th century buildings may be suitable for re-use as employment.

Newark Area Internal Drainage Board:

Site X4(So) is within the Newark Area Internal Drainage Board's District and has a Board maintained watercourse along its north western boundary, the Board go on to state that they would seek to establish an easement strip alongside this watercourse. The Board's consent will also be required prior to any works in, over, under or within 9 metres of either bank top, or, where the watercourse is culverted, the outside edge of the pipe.

With regards to So/E/1, So/E/2 and X4(So) the Drainage Board's consent would be required prior to any increases in surface water discharge from the site being made into any watercourse, other than the designated main river.

Issues to be addressed

- 1) Consider the allocation of site So/MU/1 – So/AS/4 solely for housing. In terms of density and site capacity there is however the need for the appropriate consideration of heritage constraints.

- 2) Explore with Nottinghamshire County Council the possibility of removal of the proposed line of the Southwell Bypass. This may lead to increased site capacity for a number of sites including the employment sites around Crew Lane.
- 3) Additional work required with regards to heritage issues across the settlement. With this work taking into account the comments of the National Trust and English Heritage and including further engagement where necessary.

Question 5.5 Southwell District Centre Boundary

The overall response to the question regarding the District Centre boundary was not significant. However those submissions which were made were generally in support including those from Councillor Handley and the National Trust.

Issues to be addressed

No issues to be addressed.

Question 5.6 Spatial Policy 8 Sites

Main Conclusion

As part of the consultation a number of sites were identified which the respondents felt should be covered by the Spatial Policy 8 designation. Broadly these include the Minster School Playing Fields, the War Memorial Recreation Ground, allotments, the Rugby Club ground, Brackenhurst Sports Ground, Harvey's Field, the recently name Minster Fields, the former Minster School site, the Lowes Wong School playing fields and the Norwood Gardens.

In addition the National Trust highlight concerns over how Green Infrastructure has been included as part of the approach, this is particularly the case in respect of the identification of linkages between different kinds of open space and other Green Infrastructure.

Summary

A number of the comments received advocated the inclusion of land between Halloughton and Westhorpe Dumble within the Spatial Policy 8 designation.

In addition comments were also received from the following.

Southwell Town Council:

The Town Council question why the Lowes Wong playing fields and Norwood Gardens are identified but the Minster School playing fields, the War Memorial Recreation Ground, the allotments, Rugby Club grounds, Brackenhurst Sports Ground and the recently names Minster Fields are not.

Southwell Civic Society:

Within the Civic Society comments the organisation puts forward that the Minster School and Rugby Club playing fields, the former Minster School playing fields and the whole of So/MU/2 should be included under the Spatial Policy 8 designation. The open area between Newark Road and Greet Park Close opposite the bottom of Burgage Lane and the two open areas at the side of Beaumont Avenue should be protected.

Councillor Harris:

The Councillor proposes that the Minster School Playing Fields, the War Memorial Recreation Ground, allotments, the Rugby Club ground, Brackenhurst Sports Ground, Harvey's Field, the recently name Minster Fields, the Lowes Wong School playing fields and the Norwood Gardens play areas are all covered by the designation.

Councillor Handley:

Councillor Handley suggests that the category needs to be extended to include all designated open space not covered by a Main Open Area status.

Whilst agreeing with those areas identified the Councillor however highlights that there are several omissions. These omissions include the Brackenhurst sports ground, land to the West of the Leisure Centre including the Skate Park, Easthorpe and Kirklington Road Allotments, Minster School Playing fields and the Rugby Club playing fields.

National Trust:

The National Trust generally agree with the approach but identify that it is largely restricted to green spaces as opposed to identifying networks of green infrastructure and in particular the linkages between them, which the Trust views as key attributes.

For example whilst land alongside the River Greet is partly shown as a Main Open Area it is a specific Green Infrastructure asset that extends eastwards along the river providing important connections to the rural areas beyond Southwell's urban boundary.

The Trust advocates that it would be helpful if Map 6 was clearer about what features are included as Green Infrastructure. In addition the linkages appear to require definition and to encapsulate future proposals to extend/improve the networks, for example the new Multi-user route and its connections to the Southwell Trail route.

Issues to be addressed

- 1) Consideration of the sites suggested for inclusion within the Spatial Policy 8 designation.
- 2) Further investigation may be needed to be carried out concerning the identification of Green Infrastructure and its linkages.

Question 5.7 Southwell Cemetery Extension**Summary**

Most consultees support the idea of locating new cemetery provision adjacent to the (now closed) cemetery.

Councillors Hanley and the Southwell Conservative Association both agree that whilst this is may be a suitable site an open mind should be kept as to the most suitable location if further investigations rule the site out.

English Heritage are concerned that any proposals do not impact on the setting of the Minster and the Conservation Area.

The Dean and Chapter of Southwell Minster, whilst supporting a site to the west, rule out any land to the south and east of the existing cemetery as it is in the church's ownership and managed as a nature reserve.

Issues to be addressed

- 1) Further involvement with relevant organisations to find a location for increased cemetery provision. However it may not be necessary to allocate through the Local Development Framework to achieve this.

Question 5.8 Main Open Areas

Main Conclusion

Support in terms of the value of and need for Main Open Areas is clear from the consultation responses. There was however a number of concerns expressed over the designation of a Main Open Area in place of the current Local Plan Green Wedge south of the Minster.

These concerns focus on the reduced size of the proposed Main Open Area and fears over the difference in purpose of the two designations. The responses from Southwell Town Council, the Civic Society and Councillor Harris all echoed these points. The Civic Society in particular considered that the Main Open Area should be the same size as the Local Plan Green Wedge. Further comments were provided by English Heritage on the Minster School Main Open Area with the body believing the justification for the exact boundaries to be unclear. The organisation sought to draw particular attention to the contrast with the more extensive Southwell Views designation and believes that further justification would be required.

A number of additional Main Open Areas were also suggested including that put forward by Councillor Handley of the site So/MU/2 and adjacent land.

Summary

On a general level support can be seen within the comments in regard to the value of and need for Main Open Areas, and that it is vital that such areas are protected from development. Whilst in making their comments both the Town Council and Councillor Harris agree that it is important to preserve the important open spaces, both public and those areas associated with the Prebendal houses. A further theme running through the submissions was the need for the protection of the Southwell Trail.

A number of comments were received in respect of the proposed Main Open Area south of the Minster. These comments were mainly focussed on the comparison in size and purpose of the proposed Main Open Area and the current Green Wedge designation within the Local Plan. Southwell Town Council, Southwell Civic Society and Councillor Harris all query the merit in changing the designation to a Main Open Area. With the Town Council and Councillor Harris asking why this change is necessary as planners, developers and residents are familiar with the Green Wedge designation. The Civic Society also highlight that the proposed Main Open Area is far smaller than the current Green Wedge. In response the Society consider that the proposed designation should be extended to cover the same area as the current Green Wedge.

The Civic Society also identify that the proposed Main Open Area south of Westgate is also smaller than that within the Local Plan and that it should be enlarged to take in parts of the designation which have not yet been developed.

In respect of the proposed Main Open Area south of the Minster English Heritage advise that this could help to protect the significance and setting of the building and the wider historic core. However the justification for the exact boundaries is unclear when contrasted to the more extensive Southwell Views designation in this location and require further justification.

In addition to the comments received on the proposed Main Open Areas a number of additional locations were suggested including the area between the existing settlement boundary and Halloughton and Westhorpe. Councillor Handley whilst in general agreeance with the approach advocates that if So/MU/2 is not allocated for residential development that the site and adjacent land be covered by a Main Open Area designation.

Southwell Civic Society advocate that the open area between Newark Road opposite Burgage Lane and the two open areas at the side of Beaumont Avenue should be protected as Main Open Areas.

Councillor Harris further proposes that an additional strategic landscape buffer should be provided on the northern and eastern edges of So/Ho/2 due to the significant gateway location. Should So/Ho/1 and So/AS/2 be allocated then the Councillor feels that the buffer should be extended to encompass the frontages of these sites.

The National Trust generally agree with the approach as set out but however feel that the Map should be clearer in terms of linkages between such areas and other Green Infrastructure features.

Nottinghamshire Wildlife Trust advise that the designation of Main Open Areas should take into account the role that they play in linking urban wildlife sites with the open countryside and buffering Local Wildlife Sites to make them more resilient. They also restrict the spread of urban areas into the surrounding countryside. The areas should be brought under positive management to enhance their wildlife and recreational value.

Issues to be addressed

- 1) Additional work required with regards to heritage issues across the settlement. Within this work consideration could be given to the comments of English Heritage and others regarding the proposed MOA to the South of the Minster, and in particular its relationship to the Southwell Views Policy. Further engagement with relevant bodies could also be undertaken where necessary.
- 2) Investigate the additional Main Open Areas suggested.

Question 5.9 Southwell Views

Main Conclusion

In broad terms significant support was evident for the protection of views of the Minster whilst there was also considerable support for the modification of the proposed Southwell Views designation to include views of the Minster from the west of the Town. This suggested amendment was supported by Southwell Town Council, Southwell Civic Society and Councillor Harris. In addition the Town Council and Councillor Harris also suggest the Views designation be extended to take in areas to the East of the Town, whilst Councillor Handley recommends an amendment to the south.

The National Trust, English Heritage and Nottinghamshire County Council all however raise significant concerns regarding both the method used to define the proposed designation and the areas defined on Map 6. All three bodies view the areas shown as being defined too narrowly whilst the National Trust also suggest the additional use of an Open Break and Conservation Area for the Workhouse.

Summary

On a general note a significant numbers of responses referenced the need to protect views of Southwell Minster and the need to resist development in the location currently within the Green Wedge location to its south.

Interrelated to the widespread concerns expressed over the suitability of So/AS/1 for residential development was the significant support which was evident for the inclusion, into the designation, of views of the Minster from the West of the town. This suggested modification of the proposed designation would therefore incorporate views of the Minster and Town from the Westhorpe Area, Stubbins Lane and Cundy Hill. This amendment is supported in the comments of Southwell Town Council, Southwell Civic Society and Councillor Harris.

In addition to the suggested modification in terms of So/AS/1 the responses of Southwell Town Council and Councillor Harris put forward that the Southwell Views designation also be extended to the east of the town to include Church Street and the sightlines from Fiskerton Road and Brinkley.

Councillor Handley suggests the extension of the southern approach view into the road junction at SK 69455242, across the A612 along to its junction with Robin Hood Way (SK 691524) northwards along the Way to the field junction at SK 691531 and back to the north eastern tip of the Minster. The Councillor does not however believe that the wording provides sufficient protection and that it needs to be significantly strengthened.

In contrast to those comments in general support of the proposed approach some concern was expressed regarding the methodology underpinning the proposed designation. Specific mention is made to there being no assessment of the quality or value of views against which the impact of proposals could be judged. Furthermore one particular representation puts forward that there is confusion between views of the Minster and what constitutes its setting and that the views area

identified to the South of the town includes non-existent viewpoints but then also generally excludes generally accepted views of value, identified within the Southwell Conservation Area Assessment. In addition the submission highlights that extensive areas have been proposed, that the vast majority of land is not in the public realm and that intervening built forms and topography affect the availability of views in a way which is not reflected in the proposed approach.

Natural England's response to the consultation stresses the importance of protecting the landscape views and setting of Southwell Minster and the Workhouse which are key characteristics of the townscape character.

The National Trust meanwhile raise objections to both the approach followed for the defining of the proposed Southwell Views designation and also the extent of the areas proposed to be covered by the policy. In doing so the Trust sets out that the work undertaken so far in order to define the policy areas is inadequate to "identify, protect and enhance the setting of Southwell" as required through policy SoAP1 of the adopted Core Strategy DPD. Furthermore the Trust believes that the process followed has failed to adequately identify the views associated with heritage assets, including the Workhouse.

The Trust also repeat previous comments in requesting that consideration is given to the provision of an open break between the current built up area of Southwell and the Workhouse. The introduction of such a designation is seen as necessary by the Trust due the Workhouse being a key and distinctive feature of the landscape and its location close to, but clearly separated from the built up town is essential to its significance. In addition the Trust consider that there is also justification for the creation of a Conservation Area relating to The Workhouse, adjacent buildings, and their setting. This is viewed as necessary so as to recognise the historic, cultural and architectural importance of the group of buildings centred on the Workhouse. The Trust would be willing to provide advice and assistance in defining both the suggested Open Break and Conservation Area.

In terms of the work undertaken to inform the Southwell Views designation through the Southwell Landscape Setting study the Trust express concerns that input has not so far been sought from either themselves or English Heritage. Furthermore the Trust is not content with the extent of the work undertaken and do not believe that views from and to the Workhouse have been assessed in person or that the results of previous discussions with have been taken into account. In making these comments the Trust highlight that the methodology for the Southwell Landscape Setting study refers to the importance of the role of the District Council and its partners.

Though the Trust view the Landscape Setting study as providing some useful background information they believe the study to be silent on the rationale behind the plan and how the assessment of proposed boundaries has been undertaken. It is for example unclear how best practice guidance such as that provided by English Heritage has been taken into account. The Trust also refers to having had previous discussions with the District Council where the form of the Setting Study was discussed and in principle agreed. This agreed approach, which the Trust does not believe has been followed, acknowledged that it was not appropriate for the designation to completely restrict development and that some forms of development could be appropriate, but that it was important that it was recognised that development further afield could have

unacceptable impacts on the setting of the Workhouse. In order to achieve this the Trust believes that a detailed policy is required to sit alongside the areas defined on the map. The Trust again offers its advice and assistance in addressing their concerns.

English Heritage whilst welcoming the broad approach to identify, protect and enhance the setting of Southwell in line with policy SoAP1 of the Core Strategy echo many of the concerns highlighted by the National Trust. These regard the process and how the proposed designation has been defined. In the opinion of English Heritage the supporting Southwell Landscape Setting study provides very little information on how the views of the Minster and Workhouse have been identified for protection and defined. As a consequence of this the body fears that the identified areas may have been drawn too narrowly.

The County Council also welcomes the intention behind the proposed Southwell Views designation. However in doing so the County Council also set out that the approach needs to be reconsidered in light of the latest English Heritage guidance on heritage assets and their settings. The County Council do not view either the areas identified on the map or the supporting text to be sufficient in light of this guidance.

In support of their comments the National Trust, English Heritage and Nottinghamshire County have all highlighted the identified impacts on the Minster and Workhouse from a number of recent proposals which would have fallen outside of the proposed designation as currently defined, these include for example the wind turbine proposal at Brackenhurst.

Issues to be addressed

- 1) Additional work required with regards to heritage issues across the settlement. With this work taking into account the comments of the National Trust and English Heritage and including further engagement where necessary.

Question 5.11 Overall Approach

Main Conclusion

Significant concerns were expressed over the ability of the Towns infrastructure to cope with the identified level of growth, particularly in respect of the local highway network, health, education and the Towns drainage system. Amongst those commenting along these lines were Southwell Town Council, Southwell Civic Society and Councillors Harris and Handley. Linked to the issue of infrastructure impact is that of phasing with the Town Council, Civic Society and Councillor Harris all point to the critical need for the slow release of land to allow necessary supporting infrastructure to be provided.

The Bypass received a large number of negative responses with many viewing it as unnecessary, undesirable, unlikely to come forward and as limiting the capacity of otherwise suitable sites. Southwell Town Council, Southwell Civic Society and Councillors Harris and Handley all put forward this case. In addition both English Heritage and the National Trust both highlighted severe concerns over the impact of a Bypass on heritage assets and the historical environment. In

contrast the County Council requested the inclusion of the safeguarded Bypass as part of the infrastructure requirements for the settlement.

Severn Trent Water detail the likely impacts upon sewerage infrastructure to be medium and also identify known capacity issues with investment likely to be required subject to hydraulic modelling.

Summary

On a broad level a number of comments were made objecting to the level of growth identified for the Town with many viewing this as unnecessary. Impacts upon infrastructure commonly framed these objections with views that the local highway infrastructure, healthcare, education and drainage systems would be unable to cope with further growth.

Linked to concerns over infrastructural impacts is the issue of phasing with the slow release of land being viewed as essential to allow for infrastructure to be upgraded.

Significant numbers of comments regarding the inclusion of the protected Southwell Bypass line were received. These comments were overwhelmingly negative in viewing the intervention as both unnecessary and undesirable. A number of submissions also referred to the line limiting the capacity of a number of appropriate sites which would otherwise have larger capacities.

In addition to the above comments from the following were also received.

Southwell Town Council:

There are concerns with residents and with the schools that the housing increase will impact adversely on school catchment areas and the local healthcare provision. In support of this the Town Council have provided letters from:

- Southwell Medical Centre - The Medical Centre state that they are operating at full capacity and do not see how they could accommodate the identified level of growth
- Minster Dental Care- The practice informs the Town Council that the practice already has the capacity to take on new patients.
- Lowes Wong and Holy Trinity Infant and Junior Schools- The schools are optimistic that they would be able to cater for an increase in pupil numbers, the impact may however fall upon children outside of the catchment area which may have to be reduced. To ensure that the schools can continue to offer first class education they request that consideration is given to their infrastructural needs.
- Minster School- The school informed the Town Council that it is full and over-subscribed. The impact of growth will be to take fewer students from the further reaches of the catchment area. The School also inform the Town Council that few of the surrounding schools are full and that they can't see a situation where students from Southwell would be turned away.

The Town Council believe that there is a considerable mismatch between the building of 290 dwellings in the town and the revenue likely to be received from CIL and developers. The Town Council therefore request a detailed breakdown of how the District Council would use CIL and Section 106 monies to improve and upgrade local services. In making this comment the Town

Council believes that the only infrastructure improvement scheme identified for Southwell is at the Church Street/King Street junction. The Town Council also questions how the New Homes Bonus will apply to the identified development.

Widespread concerns regarding the existing drainage and sewage system are highlighted by the Town Council and considered to be unsustainable with improvements required to support growth.

The Town Council note the move towards localism and the proposed amendments to the planning system putting the local community in the driving seat and influence the shape of developments. There is also reference given to the need to protect wildlife, biodiversity and cultural heritage whilst there will be a new designation to protect local green spaces in need of protection. The Town Council hope to see this in action in this District.

Southwell Civic Society:

The approach is viewed by the Civic Society as being severely compromised by protection of the Bypass line which would not solve the Towns transport issues and should be removed from the Map. Current infrastructure is incapable of supporting the level of development proposed and insufficient attention has been paid to the future needs and the timetable for phasing the residential development over 15 years. The Society also feel that insufficient emphasis has been given to protecting the rural nature and landscape setting of the Town and the objective SoA01 to protect the unique historic character of Southwell and promote it as a centre for tourism.

Councillor Harris:

Councillor Harris proposes that housing sites closer to the town centre should have a considerably higher density than the guideline of 30 dwellings per hectare. This approach would be more sustainable especially for transport purposes and in adding to the economic vibrancy of the town. These locations would seem to suit smaller dwellings and apartments and as a consequence fewer sites would be required on the periphery of the Town. On peripheral locations the Councillor proposes a density of just over 30 dwellings per hectare.

In terms of phasing the Councillor views it as vital that the development of 290 dwellings is phased with the slow release of parcels of land as this will put less pressure on infrastructure issues.

In terms of the Southwell Bypass the Councillor proposes the line be deleted. It is acknowledged that the Bypass has no likelihood of being constructed in the life of the Plan. It is also almost certain that its current line will not be agreed. The presence of the Bypass limits the numbers of dwellings achievable on at least two of the sites proposed.

Councillor Harris expresses residents concerns that increased housing will impact adversely on school catchment areas and local healthcare provision. The Councillor believes there is a considerable mismatch between the building of 290 dwellings in the town and the revenue likely to be received from CIL and developers. In making this comment the Councillor believes that the only infrastructure improvement scheme identified for Southwell is at the Church Street/King Street junction. Increases in students will impact either on addition provision of temporary classrooms or the reduction in catchment area. Such provision at the Minster following an expensive rebuild would be a travesty of planning. There are also no further, easy and cheap

expansion possibilities at either the Lows Wong school site or Holy Trinity school. There is also evidence that the existing drainage and sewage system in the town is unsustainable and that improvements are required to support further growth.

The Councillor notes the move towards localism and the proposed amendments to the planning system putting the local community in the driving seat and influence the shape of developments. The Councillor expects that the letter and spirit of this is maintained by the clearly expressed view of the Town as shown in the many responses that have been made to the District Council.

Councillor Handley:

The Councillor raises concerns that with the exception of Primary School places to be funded by Section 106, and improvements to the Church Street / Westgate junction by CIL, there is not clarity as to how infrastructure is to be funded. In order to allay major local concerns over infrastructure. The Councillor suggests that a summary could be provided in the final document, cross-referenced to other relevant publications and demonstrating certainty.

The Councillor also believes the County Council to be placing a major and unacceptable restriction on a planned housing and employment land solution to the East of Southwell on the basis of the delivery of a Bypass. The District Council should work up its preferred plan for this area and is more proactive than passive, particularly around So/E/1, So/E/2 and So/AS/3 indicating a maximum potential for housing and employment sites on the assumption that there will be no bypass.

The Councillor believes that the overall approach is broadly proceeding along the right lines at this stage, though there is a need to refine the sites, densities and safeguarding policies. In addition there is also a requirement to address the question of phasing development over the plan period, and how sensible phasing can be legally achieved, given the certainty that developers target the most desirable and lucrative locations.

Nottinghamshire County Council:

Table 19 should include the safeguarding of the Southwell Bypass itself as identified in Spatial Policy 7 of the Core Strategy. The funding source of each transport scheme should be explicitly stated. The County Council also suggest that if the Bypass was provided then there would be no need to implement improvements to links and junctions on Westgate as traffic patterns would change relieving Westgate of the majority of its traffic.

National Trust:

Whilst Local Plan Policy T3 remains for now a 'saved' policy it is noted that the Core Strategy Inspector concluded that "clearly, any future scheme for a Southwell By-pass, whether on the currently identified line or not, would need to demonstrate that it was the most appropriate solution available in all relevant respects, including in terms of visual and environmental impact on the valued landscape setting of this historic town". The National Trust does not consider that the work to date on setting and views has been adequate and more particularly, as previously advanced, is of the opinion that a bypass along the alignment shown on Map 6 would adversely

impact upon the views to and from, and the setting of, the designated heritage features on the Workhouse site. The Trust also identify that there is no funding or other commitment to bringing the proposal forward.

The National Trust view the overall approach as deliverable but are of the opinion that a considerable further work needs to be undertaken on the setting of Southwell and key views to provide a robust basis for the policy approach and in the context of site allocations and the sensitivity of particular locations in this context.

English Heritage:

English Heritage raises significant concerns regarding the provision of a southern Bypass for the Town. Raising the potential for significant historic environment issues due to the line cutting across the open space to the south of the historic town centre and across the protected views of the Minster. The eastern end of the line is close to the Grade II* registered Southwell Workhouse and adjoins the area provisionally designated as the setting of the Workhouse. In addition there would also be pressure for development along the route of the Bypass for employment and/or residential development which would further urbanise this side of Southwell. Any Bypass allocation through this document needs to be preceded by full assessment and justification.

Severn Trent Water:

In terms of sewerage the impact upon sewage treatment works will depend on the location of development within the broad growth area and the receiving works. Given the scale of development, it is likely that there will be sufficient headroom to accommodate flows from new development. The Drainage Area Plan indicates that strategic sewers in Southwell may require capacity improvements to accommodate new development. In addition, there are known capacity issues to the north of Southwell Town Centre, where there are a number of properties protected from flooding. There are some records of flooding in Halam, though the events were most minor.

Depending on the location of development, sewer capacity improvements may be required and further investment in parts of the network that have previously experienced flooding (for example where non-return valves are installed) may be necessary to provide a more permanent mitigation solution, as flows from new development may reduce the effectiveness of the mitigation that has been installed. Nevertheless, capacity improvements are likely to be localised, subject to hydraulic modelling.

Sewerage Infrastructure Impact Comments: Medium- known capacity issues, investment likely to be required, subject to hydraulic modelling.

Freethcartwright:

Writing in representation of site So/AS/2 Freethcartwright express concerns over the deliverability of the overall approach in that it will not provide for the level of development required and may identify sites that are inappropriate for development. The submission emphasises that the numbers within the Core Strategy are a minimum and the Allocations & Development

Management DPD must ensure that the provision will at the very least meet this minimum requirement.

Therefore the allocations proposed must have some flexibility and head room to allow for sites that either do not come forward or are not developed to the density envisaged. Undoubtedly there will be some infill development but due to the constrained nature of Southwell the opportunities for infill will diminish and are already severely limited.

In support of the concerns over delivery the submission sets out an analysis of the proposed allocations which identifies a shortfall of at least 65 dwellings and around 100 if So/Ho/1 is excluded as recommended. The submission therefore recommends that the plan provide for opportunities for further development either by allocation or by the extension of the defined urban boundary. This would create the potential for future infill and / or additional housing allocation.

Issues to be addressed

- 1) Phasing of development across the settlement is seen as important and requires further consideration and the development of an approach for this.
- 2) Consider comments regarding infrastructure provision and the identification of what improvements are necessary and how and when these are to be delivered.
- 3) Explore with Nottinghamshire County Council the possibility of removal of the proposed line of the Southwell Bypass.
- 4) Further engage with the Education Authority with regards to the concerns expressed over the impacts of growth on education provision.

Analysis of consultation comments from the Allocations & Development Management: Additional Site Consultation Paper

Introduction

The District Council is in the process of producing its Allocation & Development Management Development Plan Document [DPD] which will allocate new land for housing, employment and other development in the main settlements of the District. It will also contain a range of Development Management Policies for use in the consideration of planning applications.

The first stage in the production of the DPD took place in the autumn of 2011 with public consultation on the Allocations & Development Management Options Report. Representations received on the Options Report put forward a number of new sites which had not previously been considered as part of the allocations process. These new sites have the potential to be considered as reasonable alternatives to the sites which the Council previously considered.

The Council therefore prepared an Additional Sites Consultation Paper which was published and comments invited in the period 20th March 2012 until 5:15 p.m. on 1st May 2012.

A number of representations on the Consultation Paper were received and these are summarised in this paper. There are four additional sites and the Council also included on the representation form a box for any other comments. Three sites are within the Newark Urban Area and one is at Southwell.

Additional Site - Southwell

Additional Site 4 – Land at Crew Lane / Fiskerton Road

This site has been put forward by a local consortium of a local Veterinary practice, Nottingham Trent University and Southwell Racecourse (although it is only the Veterinary practice that have put forward a representation) proposing an additional site on Crew Lane of approximately 15.5 hectares of mixed housing and employment land to facilitate other veterinary, animal hospital, training, student residences and research facilities. The project is known as the Southwell and East Midlands Animal Centre (SEMAC). The Council concluded that this site is unsuitable either as a substitute for the six sites proposed in Southwell in the Allocations & Development Management Options Report or as an additional site to them.

Question 4 “Do you agree with the Council’s assessment on Alternative Site 4?”

25 representations were made in relation to this site, the majority of which supported the assessment that this site is unsuitable for the proposed development.

A number of respondents raised concerns regarding the poor suitability of the roads, the access to the site and the impact on the landscape, including views of the Minster and the setting of The Workhouse. In relation to the surrounding roads and access, arguments are made that the surrounding road network would not be suitable before the Southwell bypass is constructed. The Southwell Traffic Action Group state that the roads are not fit and that the recent small improvements made by Nottinghamshire County Council along Easthorpe and Church Street should not be undone. Local residents also stated that no information has been provided to demonstrate whether infrastructure could be provided or improved to support the development.

On the other hand, respondents who objected stated that a highways solution can be found and that further investigation work in this regard should be undertaken. Two local residents objecting to the assessment suggested that the proposed line of the Southwell bypass could be redrawn, facilitating the delivery of the site, and one suggested that any additional cost incurred could be funded by the Community Infrastructure Levy.

Concern is raised that the proposed allocation would double the quantum of housing for Southwell, contrary to the Core Strategy and that this may impact upon the development progress of one or more of the Strategic Urban Extensions for Newark.

If the site is considered as an alternative to the proposed allocations for Southwell this is also met with objections as a number of respondents stated that there are sequentially and locationally preferable sites available within the town. However, objectors to the assessment have argued that the allocation of this site would remove the need to develop other sites, in what is described by one as a piecemeal erosion of the town's character and that there would be wider benefits to the town in terms of leisure, tourism and economic development. It is also argued that the whole site may not be needed for development.

A number of local residents and interested parties stated that the site is outside the settlement boundary, separated from it by proposed employment uses and that it has poor connectivity to services and facilities in Southwell, with one representation highlighting a conflict with Spatial Policy 9.

The same points are made both in objection to, and in support of, the assessment of suitability that the level of employment proposed on the site itself is limited to the veterinary surgery and associated small animal hospital and that all of the other employment would be off-site. In relation to this, four responses stated that it is inappropriate for the planning process to allocate land to meet housing and employment needs on the basis of facilitating and cross-subsidising other, unrelated development and that the proposals should be considered on the basis of their merits alone.

Problems with drainage are also highlighted, however, in objection to the assessment one local resident and Southwell Civic Society state that this can be overcome using the same techniques as used on the adjoining land.

One local resident and Southwell Civic Society refer to a previous Southwell Civic Society representation (in relation to the Allocations & Development Management Options Report) to change the designation of site So/E/2 to housing to link with So/AS/3 and suggest that the residential allocation could then be extended east into part of the land proposed as Additional Site 3. It is argued that this would meet the requirements of Spatial Policy 9, including in relation to criteria 2 and 3 due to the site being close to a local petrol station / general store and public house. It is also stated that the site is within walking distance of public transport, the provision of which could be enhanced by a minor route change.

Objectors to the assessment also question the landscape impact of the proposed site, with one stating that the development would not extend fully from Crew Lane to Fiskerton Road and that the highest point would not be visible from upper windows of The Workhouse.

Councillor Paul Handley

The scale, nature, location and "sculpture" of the site would have a significant adverse impact on the eastern / south eastern landscape of Southwell.

The mix of employment and housing is unspecified and the scheme appears to be in a state of constant change.

Councillor Peter Harris

Representations submitted as for the Allocations & Development Management Options Report. In relation to Additional Site 4 the representation comments that if the higher densities proposed by respondents to previous consultations are not taken forward, it is suggested that the proposal for the land east of Southwell for an enlarged So/AS/3 utilising So/E/2, as proposed by the Civic Society is supported. The loss of employment land could be compensated by enlarging the allocated land So/E/1 to the east. This is preferable to building houses in sites So/Ho/1, So/Ho/3 and So/Ho/6.

Nottinghamshire County Council

In highway terms the site is not considered a suitable and sustainable location. Paragraph 3.3 reflects this and is endorsed.

Southwell Town Council

Agree that this site is considered not suitable. It is out of line with the DPD and contrary to the whole approach of the Town Council response to it.

Nottinghamshire Wildlife Trust

Surveys would be needed to assess the ecological value of the site and for the presence of protected species.

National Trust

Agree that the site is not suitable for allocation. It is not well related to the built up areas. The level of development overall would be excessive in comparison to the Core Strategy requirement.

Particularly concern is raised regarding the impact on the landscape character of the area and the setting of heritage assets in Southwell such as The Workhouse. No assessment has been made of the impacts which are contended to be substantial and adversely affect the special qualities of Southwell and its immediate surroundings.

Trent Valley Internal Drainage Board

This site is located outside the Board's district. It is assumed that this site ultimately drains to the River Greet Main River and any increase in surface water discharge should be discussed with the Environment Agency.

Southwell Civic Society

Agree with some of the reasons for the Council's rejection of the whole site but believe that the northern part should be developed and refer to representations made to the Allocations & Development Management Options Report that site So/E/2 should be redesignated for housing.

In support of the assessment the following key points are made:

- the site should be assessed solely on its generic merit and not on a submission which is more appropriate to a full planning application;
- the employment benefits are misleading as the only employment on site is a veterinary surgery and small animal hospital and all other facilities are at other locations and therefore should not be considered in relation to Additional Site 4; and
- development on the southern part of the site rising to Fiskerton Road would have an unacceptable landscape impact, however, development to the northwest of the site is proposed which avoids the most sensitive area.

In addition to the reference to the previous representation, in support of the allocation of part of the site the following points are made:

- from a site visit it is evident that neither sites So/E/1 or So/E/2, nor their extension eastwards, as proposed by the Civic Society, would impact on the views towards, or from, the Workhouse and could be protected by protecting and improving trees and hedges and this could also be done to protect views from the southwest; and
- access problems for the Civic Society proposal would be much less than perceived for the whole site and could be overcome.

The site meets the requirements of Spatial Policy 9, including criteria 2 and 3, as referred to above.

Minster Veterinary Centre

The owner and promoter of the site has submitted representations objecting to the assessment of unsuitability and has included a Draft Development Proposals Document (April 2012) and a Site Appraisal Document. It is stated that the site is being promoted as an alternative to the six sites previously put forward to meet housing needs for Southwell in a location which is best suited to the town. The proposal is not to develop the whole site for housing and the assessment of 450 dwellings in the Consultation paper is said to be misleading as approximately 300 dwellings are proposed in total in two phases, with the Site Appraisal document confirming that 150 dwellings would come forward within the current plan period and the remaining 150 dwellings would come forward beyond this.

The Draft Development Proposal Document states that the whole project consists of four elements:

- new equine and farm veterinary hospital off-site at Nottingham Trent University's Brackenhurst campus;
- small animal hospital at the proposal site;
- a new jockey training centre and residential facilities off-site at Southwell Racecourse; and
- housing development at the proposal site.

It also makes clear that the housing development is intended to enable the rest of the project.

In objecting to the assessment and supporting the allocation of this site the following key points are made:

- whilst the site is already well serviced by public transport, intend to work closely with local bus operators to meet increased needs generated;
- well connected with footpaths and bridleways and cycle access can be achieved;
- intend to focus public open space / nature conservation and biodiversity areas / local amenities at southern part of site adjacent to Fiskerton Road therefore meeting landscape character area objective;
- it would not impact adversely on the special character of the area;
- would mitigate increased waterflows with SUDS or other appropriate technique to ensure no increased flood risk;
- recognise the importance of integrating new housing within the existing settlement of Southwell and this is immediately adjacent to a site designated for employment;
- first phase access is likely to be from Fiskerton Road and footways would be provided throughout the development which would connect to the existing infrastructure, including Crew Lane, providing a continuous link between the site and the centre of Southwell so that places of employment and services and facilities would be accessible by walking;
- second phase access off Crew Lane, subject to further dialogue with highways authority and ongoing discussions with neighbouring land owners, although it may be possible to have a second access off Fiskerton Lane; and
- it would not prejudice, or be prejudiced by, the bypass.

Southwell Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation/Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
So/Ho/1	<p>1) Gateway Location: Members requested further work be undertaken to examine whether Allenby Road provided a more defensible boundary. Further work was duly undertaken informed by an analysis of gateway sites across the settlement.</p> <p>The work confirmed that the sites boundary only conformed to a crop division and that the site is both open and prominent with no natural screening. It was considered that the potential for the assimilation of the site into the surrounding landscape character and context would be more difficult to achieve than with other gateway site options.</p> <p>The de-selection of the site however necessitates that the 70 dwellings identified for the site within the Options Report are provided for elsewhere within the settlement.</p> <p>Site not taken forward for allocation</p>	N/A
So/Ho/2	<p>1) Gateway Location: Site was considered suitable in gateway terms and the work undertaken has informed the writing of the sites policy which also seeks to address retention of the TPO'd tree lines and surface water management.</p> <p>2) Site density: Further work concerning the increasing of densities in suitable locations has led to the sites density being slightly increased and the number of dwellings identified for the site being raised.</p> <p>Allocate for housing for around 65 dwellings</p>	So/Ho/1 Land east of Allenby Road
So/Ho/3	<p>1) Surface Water management: With regards to the issue of the surface water management concerns expressed detailed criteria have been included within the policy which requires the positive management of surface water as part of any proposal.</p> <p>2) Gateway location: The site was considered suitable in gateway terms and the work undertaken has informed the writing of the sites policy.</p> <p>3) Highway impact on Halloughton Road / Westgate Junction: Further engagement with the Highways Authority was undertaken regarding the impact of the site on the Halloughton Road/West Gate junction. The outcome of these discussions have informed the sites policy which requires the provision of an appropriate transport assessment and suitable mitigating measures.</p> <p>4) Relationship to Southwell Protected Views designation: The relationship of the site to the Southwell Protected Views designation has been reflected in the sites policy.</p>	So/Ho/2 Land south of Halloughton Road

	<p>5) Site Area amendment: The number of dwellings identified for the site has been amended to 45 to take account of a reduction in the site area following the sale of land.</p> <p>Allocate for housing for around 45 dwellings</p>	
So/Ho/4	<p>1) Biodiversity Impact: Members requested that further work be undertaken with regards to the objections raised by the County Council and Nottinghamshire Wildlife Trust which concerned the SINC status of the site. Further engagement was duly undertaken with the County Council ecologist who was satisfied that the loss could be offset through on site replacement provision in the West of the site. These discussions have therefore informed the writing of the sites policy.</p> <p>2) Relationship to Holy Trinity Church and Potwell Dyke: In addition the increase to the landscape buffering to screen the Holy Trinity Church and Potwell Dyke has resulted in a slight reduction in the number of dwellings identified for the site to 30 dwellings. The relationship of the site to the Southwell Protected Views designation has also been reflected in the sites policy.</p> <p>3) Gateway Location: The site was considered suitable in gateway terms and the work undertaken has informed the writing of the policy.</p> <p>Allocate for housing for around 30 dwellings</p>	So/Ho/3 Land at Nottingham Road
So/Ho/5	<p>1) Gateway Location: The gateway analysis identified that subject to appropriate site design, layout and density and the retention and enhancement of existing landscape screening, particularly along the sites southern and western boundaries the site could be assimilated into its surrounding context and the transition into the main built-up area managed.</p> <p>2) Site Density: Further work concerning the increasing of densities in suitable locations has led to the sites density being slightly increased and the number of dwellings identified for the site being raised.</p> <p>Allocate for housing for around 15 dwellings</p>	So/Ho/7 Southwell Depot
So/Ho/6	<p>1) Highway access: Members requested that further work be undertaken with regards to the objections raised by the Highways Authority to the old So/Ho/6 with regards to the proximity of the sites access to the Kirklington / Lower Kirklington Road junction. Following the undertaking of site visits the Highways Authority were satisfied that Kirklington Road could be improved to accommodate both sites. These discussions have informed the writing of the policies for the new So/Ho/4 and So/Ho/5 sites.</p> <p>2) Phasing: Further engagement with Severn Trent has resulted in the need for development in this location to be phased. The need for phasing is connected to Severn Trent undertaking investigation into the impact of the site on the local sewerage network and following this, if necessary, the undertaking of remedial works.</p>	So/Ho/5 Land off Lower Kirklington Road

	<p>3) Gateway Location: The gateway analysis identified that subject to appropriate site design, layout and density and the retention and enhancement of existing landscape screening, particularly along the sites western boundary the site could be assimilated into its surrounding context and the transition into the main built-up area managed.</p> <p>4) Site Area amendment: The site boundary has been rationalised taking account of concerns raised regarding encroachment towards Maythorne and the retention of existing landscape screening to the site. This has resulted in the number of dwellings identified for the site being amended accordingly to around 60.</p> <p>5) Southwell Trail: Landscape buffering has been introduced into the north of the site to screen the Southwell Trail.</p> <p>Allocate for housing for around 60 dwellings</p>	
So/AS/1	<p>1) Relationship to Southwell Protected Views designation: Further work undertaken on the Southwell Protected Views designation in light of consultation responses has resulted in the area being included within the revised Southwell Protected Views designation.</p> <p>Site not taken forward for allocation</p>	N/A
So/AS/2	<p>1) Introduction of site into settlement approach: In order to assist in offsetting the loss of dwellings from the de-selection of the old site So/Ho/1 a combination of the old sites So/AS/4 and X(5) has been proposed for introduction as the new So/Ho/4 housing allocation.</p> <p>2) Gateway Location: Further work undertaken on the gateway sites has informed the writing of the sites policy. In order to retain the current semi-rural character of Kirklington Road significant landscape buffering, particularly below The Vineries, has been provided for. In addition subject to further landscape screening above The Vineries and to the North of the site it was considered that, subject to appropriate site design, layout and density, that the site could be assimilated into its surrounding context and that the transition into the main built up area managed appropriately. As a result of the provision of significant landscape screening in response to the issues of impact on character and the gateway location the site has been identified for around 45 dwellings.</p> <p>3) Highways Impact: Access to the site at any point on Kirklington Road would require improvements including widening of the highway, pedestrian access and achievement of acceptable visibility (potentially including the removal of some of the sites current screening). Such improvements would clearly have an impact on the character of Kirklington Road which is reflected in the sites policy requiring suitable access to be provided of Lower Kirklington Road. Following the undertaking of site visits the Highways Authority were satisfied that Kirklington Road could be improved to accommodate both So/Ho/4 and So/Ho/5 (new references). These discussions have informed the writing of the policies for the new So/Ho/4 and So/Ho/5 sites.</p>	<p>So/Ho/4 Land east of Kirklington Road</p>

	<p>4) Phasing: Further engagement with Severn Trent has resulted in the need for development in this location to be phased. The need for phasing is connected to Severn Trent undertaking investigation into the impact of the site on the local sewerage network and following this, if necessary, the undertaking of remedial works.</p> <p>Allocate for housing for around 45 dwellings</p>	
So/AS/3	<p>1) Investigation of the combination of So/AS/3 with So/E/2 (previous references) to form a housing allocation following removal of Bypass Line: Discussions were held with the County Council who are not currently prepared to review the line. Recent changes to the bidding process, which will now occur at the Local Enterprise Partnership level, may however provide the opportunity for a future review of identified schemes over the medium term.</p> <p>Following the identification of the site as So/AS/3, an alternative housing site, further work was undertaken investigating the potential for allocation of the site purely for residential development. This further work has however led to the conclusion that the site is subject to access constraints which limit the suitability of the site in residential development terms. Crew Lane Close is not considered suitable as a point of access due to its narrow nature and the limited potential for the upgrading which would be necessary to address these constraints and to provide for pedestrian access. Access would therefore need to be provided through the industrial estate which is not considered as either desirable or suitable. Therefore having reviewed the comments made at the Options Report stage and the outcome of the discussions with the County Council it however remains considered that the continued identification of So/E/1 and So/E/2 (previous site references) and the wider Crew Lane area for employment development remains the most appropriate location for such future development within the Town.</p> <p>So/AS/3 has been incorporated into a new Policy Area for the Crew Lane Industrial Estate to allow for the areas coherent future planning. The policy approach for the Industrial Estate provides for its review should the Bypass Line be amended or removed.</p> <p>Site included within the Crew Lane Industrial Estate Policy Area</p>	Included within So/E/1 Crew Lane Industrial Estate Policy Area
So/AS/4 and So/MU/1	<p>1) Allocation of site purely for housing: Members requested that the allocation of the Rainbows site purely for housing be explored; this has been undertaken and is duly reflected in the policy for the site.</p> <p>2) Heritage Impact: This further work also included the need to address the County Councils objections at the Options Report stage which were based around the impact on Listed heritage assets within the curtilage of the site. Further engagement has been undertaken and an approach requiring the development of a Master Plan for the site addressing the heritage issues has been provided for within the sites policy.</p> <p>3) Identification of a higher site density: Members requested that further consideration be</p>	So/Ho/6 Land at The Burgage (Rainbows)

	<p>given to density increases on appropriate sites. To address this request further work has been undertaken which has sought to take account of various issues which may constrain the density that a site could accommodate. This particular site is subject to a range of heritage constraints as outlined above with these constraints being an important consideration as to whether a significantly increased density, beyond the commonly agreed standard of 30 dwellings per hectare, could be confidently viewed as deliverable. As a result the site has been notionally identified for around 25 dwellings, equating to a density of 30 dwellings per hectare. However this does not preclude, following the undertaking of more detailed work, a higher density development being delivered through the Development Management process.</p> <p>Allocate for housing for around 25 dwellings</p>	
X1(So)	<p>No specific issues identified requiring further investigation</p> <p>Site not taken forward for allocation</p>	N/A
X2(So)	<p>No specific issues identified requiring further investigation</p> <p>Site not taken forward for allocation</p>	N/A
X3(So)	<p>No specific issues identified requiring further investigation</p> <p>Site not taken forward for allocation</p>	N/A
X4(So)	<p>No specific issues identified requiring further investigation</p> <p>Site not taken forward for allocation</p>	N/A
X5(So)	<p>1) Presence of Orchards: Addressed by consultation responses. Site Policy proposes the undertaking of a Tree Survey with the best specimens being retained within Public and Private Open Space.</p> <p>2) Surface Water Management: Detailed criteria have been included within the policy which requires the positive management of surface water as part of any proposal.</p> <p>Also see comments above regarding former So/AS/2 site.</p> <p>Part of site combined with the former So/AS/2 to be allocated for housing for around 45 dwellings</p>	<p>So/Ho/4 Land east of Kirklington Road</p>
N/A	<p>New Policy inserted to cover phasing</p>	So/Ph/1
So/MU/2	<p>1) Heritage Impact: The consultation responses received on the Options Report focused on the archaeological value of the site, the preference for the use of the site as Open Space and the potential impact of development of the site on the Conservation Area and the setting of surrounding heritage assets and Listed Buildings.</p> <p>Further input has been sought from the County Council in respect of the heritage issues. The outcome from this work is reflected in the policy for the site which sets out the requirement for a Master Plan to be prepared addressing the Conservation Area location and impacts on heritage</p>	<p>So/MU/1 Land at the former Minster School</p>

	<p>assets.</p> <p>Also provided through the approach for the site is the provision of enhanced open space which should include the Scheduled Ancient Monument and its setting.</p> <p>Taking account of advice from the County Council to address the sites archaeological value the provision of appropriate mitigating measures is provided for within the proposed site policy. These measures reflect the sites high archaeological interest and provide for, where appropriate, preservation in situ and recording of findings.</p> <p>The sites relationship to the revised Southwell Protected Views designation is reflected in the sites policy.</p> <p>Having reviewed the comments and taking account of the further work undertaken it is considered that the site remains appropriate for around 13 dwellings reflecting the previous permission.</p> <p>Allocate for mixed use incorporating housing for around 13 dwellings and enhanced open space</p>	
N/A	New Policy Area provided for the Crew Lane Industrial Estate	So/E/1 Crew Lane Industrial Estate Policy Area
So/E/1	<p>1) Investigation of the reconfiguration of the Crew Lane Area following possible removal of the Bypass Line: Discussions were held with the County Council who are not currently prepared to review the line. Recent changes to the bidding process, which will now occur at the Local Enterprise Partnership level, may however provide the opportunity for a future review of identified schemes over the medium term.</p> <p>Having reviewed the comments made at the Options Report stage and the outcome of the discussions with the County Council it however remains considered that the continued identification of So/E/1 and So/E/2 (previous site references) and the wider Crew Lane area for employment development remains the most appropriate location for such future development within the Town.</p> <p>So/E/2 has therefore been incorporated into a new Policy Area for the Crew Lane Industrial Estate to allow for the areas coherent future planning. The policy approach for the Industrial Estate provides for its review should the Bypass Line be amended or removed.</p> <p>Allocate for employment development of 2.71ha</p>	So/E/2 Land east of Crew Lane
So/E/2	<p>1) Investigation of the reconfiguration of the Crew Lane Area following possible removal of the Bypass Line: Discussions were held with the County Council who are not currently prepared to review the line. Recent changes to the bidding process, which will now occur at the Local Enterprise Partnership level, may however provide the opportunity for a future review of identified schemes over the medium term.</p> <p>Having reviewed the comments made at the Options Report stage and the outcome of the</p>	So/E/3 Land south of Crew Lane

	<p>discussions with the County Council it however remains considered that the continued identification of So/E/1 and So/E/2 (previous site references) and the wider Crew Lane area for employment development remains the most appropriate location for such future development within the Town.</p> <p>So/E/3 has therefore been incorporated into a new Policy Area for the Crew Lane Industrial Estate to allow for the areas coherent future planning. The policy approach for the Industrial Estate provides for its review should the Bypass Line be amended or removed.</p> <p>Allocate for employment development of 2.18ha</p>	
N/A	New Policy inserted to define the District Centre	So/DC/1
N/A	New Policy inserted to address the Main Open Areas within the settlement	So/MOA
Southwell Views	<p>1) Revisiting of the evidence base underpinning and the spatial extents of the proposed Southwell Views designation: Following the objections from the National Trust, English Heritage and other consultees concerning the 'Southwell Views' policy approach as set out in the Options Report Members requested that further work be undertaken.</p> <p>Further engagement with the National Trust and English Heritage was carried out which has guided the review of the original methodology and the development of a more robust approach to address the concerns raised during the consultation. This revised approach has included the consideration and assessment of suggested amendments submitted during the Options Report.</p> <p>The further work has resulted in a refined approach which separates the issues of 'views' and 'setting'. The resulting 'Southwell Protected Views' policy (So/PV) therefore seeks to protect views of and across the principal heritage assets of the Minster Holy Trinity Church, Bishops Palace and Thurgarton Hundred Workhouse, whilst the 'Thurgarton Hundred Workhouse' (So/Wh) policy is concerned with the protection and enhancement of the setting of the Workhouse.</p> <p>New Policies inserted to address protected views of the principal heritage assets within the town and the setting of the Workhouse</p>	So/PV and So/Wh

Settlement: FARNSFIELD**Summary of main conclusion**

The majority of respondents to the consultation objected to the amount of growth directed towards Farnsfield generally and the preferred approach for delivering this for the following main reasons:

- Inadequate highway network to receive further growth.
- Increased flood risk.
- Inadequate facilities to support further growth.

Response to questions**Housing****Question 5.12 'Do you agree with the selection of the preferred housing allocation?'**

There was general agreement from those who accepted the level of housing growth proposed for Farnsfield that the preferred sites were the best locations to provide it. Supporters of the preferred sites were keen to ensure they delivered the required amount of affordable housing and also stated a need for bungalows for elderly people. Some respondents balanced the need for growth against the capacity of local services by requesting lower densities on sites.

Although it was not a question posed by this consultation, many respondents used their response to object to the amount of growth directed to Farnsfield. The need was questioned in light of vacant houses and businesses. Those who objected often did not distinguish which of the sites their specific objections applied to. Objections applicable to all sites can be summarised as follows:

- Highway network in Farnsfield is not suitable to receive further growth. In particular, additional traffic on narrow roads with prevalence for on-street parking would lead to increased congestion and reduction in highway safety especially in the vicinity of the school.
- Local services would be unable to cope with planned growth, in particular the doctors, primary and secondary schools, and bus services.
- Flooding arising from inadequate surface water drainage cited as a current problem that would be exacerbated by further growth.
- Inadequate foul drainage system in settlement to receive further development.

Fa/MU/1

There was recognition of the role that the settlement and in particular this site played in delivering the overall growth requirements for the district.

In addition to the above objections applicable to all sites, some residents thought Fa/MU/1 was too far away from the existing shops and services, particularly for pedestrian and cycle access, and therefore in an unsustainable location within the settlement. It was also considered by some that the sites distance from the village centre would make it an unviable location for businesses. Concerns were raised over the safety of access off Cockett Lane due to its narrowness, the

presence of the former railway bridge and its junction with Mansfield Road. Possible impact on the stability of neighbouring land, loss of privacy and the reduction in the sites value as a wildlife habitat and wildlife corridor from the SINC on the former railway line were raised by nearby residents. Some respondents thought that the sites development would be more visually intrusive than the preferred and alternative sites, particularly due to its elevated position relative to surrounding land.

Fa/HO/1, Fa/AS/1 and Fa/AS/2

Site Fa/Ho/1 was specifically supported because of its proximity to existing shops and services within the settlement. The owners of this site confirmed its availability, albeit with a preference for a higher density of development.

Some residents thought the two alternative sites together with site Fa/Ho/1 would be a preferable combination to site Fa/MU/1 due to better vehicular access, closer proximity to shops and services and lesser visual impact. Those that favoured the development of Fa/Ho/1 and Fa/AS/1 together thought these would be better served by a new vehicular access off Brickyard Lane through Fa/AS1 rather than through Fa/Ho/1. The owners of Fa/AS/2 state no intention to develop the site now or in the immediate future.

In addition to the above objections applicable to all sites, some respondents thought that the site Fa/Ho/1 had a high historic landscape value that warranted its protection from development. Whilst some residents considered access off The Ridgeway would be unsafe and lead to increased congestion on the surrounding road network others considered a separate access off Brickyard Lane would be better.

Fa/AS/1 & 2

Some respondents thought that these sites were better than the preferred sites to deliver planned growth because of lesser visual impact.

In addition to the above objections applicable to all sites some respondents thought that the development of these sites would spoil an historic landscape filled with wildlife and that they contain fields of high historic landscape value.

X1 Fa

One residents agreed that this site was unsuitable due to its location within a significant open area, the conservation area and being at flood risk.

X2/Fa

One resident thought X2(Fa) was better than the preferred sites as its development would visually balance the development on the opposite side of Mansfield Road. Another respondent considered this was a preferable mixed use site as it would not have an adverse visual impact on the approach to the village and it does not appear to have considerable flooding problems

Farnsfield Parish Council

As there appears to be little potential for any development within the existing settlement boundary other than the slow infilling of vacant sites, which will reduce the required total of houses to be built from 105 as developments are approved, there appears to be little option but to consider sites outside the existing settlement boundary. Neither of the sites identified Fa/MU/1

or Fa/HO/1 are sites where it would be a simple option to state they are suitable for development. Both have problems and both will create problems for the village.

Fa/MU/1 - this site is identified as being suitable for 70 dwellings and is on the western side of the village. Access from the site on to Cockett Lane could present problems, the road is quite narrow and the approach towards Mansfield Road is over a 'blind' bridge where several near misses have occurred in the past. A suggestion would be to provide an access road to the proposed site from Mansfield Road. Farnsfield has had recurring problems with the sewage system for many years and many discussions have been held with Severn Trent and have also involved N&SDC. The main problem is that under normal circumstances the sewers cope but whenever there is a downpour the sewers back up and flood the Main Street area, manhole covers are often lifted off at the Ridgeway end of Main Street whilst raw sewage is usually released at the other end of Main Street near to the Lion Public House. The addition of a further 70 houses on the existing system will inevitably cause major problems unless extensive work is undertaken to enhance the existing sewage system. A further exacerbation of the flood issue is that flood water flows out of Farnsfield towards the east along natural gully's. The gully at Beck Lane constantly blocks as does further lengths towards Cotton Mill Lane area; this will also be affected by the proposed development and will be likely to increase the potential for flooding. The development of the site will have a considerable impact upon the residents on Mansfield Road bordering the site.

Fa/HO/1- This site has a suggested proposal for 35 dwellings which would be a significant increase to the eastern end of the Ridgeway Estate. Access to the site would have to be via Milldale Road, as access on the Brickyard Lane is considered not to be an option. This in itself will create problems as on street parking in the estate has increased considerably recently. The roads are narrow and Milldale runs out on to The Ridgeway, a major route into the estate and to the local primary school. Numerous parents and children walk through the Ridgeway estate to and from school. An increase in traffic from a further 35 dwellings will have a substantial impact upon the area and Milldale will struggle to cope. An additional problem on the estate is the use of Crabnook Lane as a cut through from Far Back Lane to the Ridgeway. This road is directly opposite Milldale Road and will inevitably become the through route in and out of the area. It is a public footpath and is only adopted as a highway for half of its length. The unadopted part of the road does not have footpaths. Numerous complaints have been made to NCC regarding its use; this will have to be taken into consideration. Again as stated in Fa/MU/1 the ability of the current sewage system to cope is a serious consideration; a total of 105 dwellings will be feeding into the system at the Ridgeway end of the village, where, as previously stated, the manhole covers are lifted in storm conditions and serious flooding occurs.

Traffic from both sites will have a major impact upon the Main Street where there are already daily problems with through traffic attempting to travel through the village past parked vehicles. There is no scope to increase off street parking in the area. There have been occasions when the Main Street has been completely gridlocked due to large vehicles trying to pass or large delivery vehicles servicing the local businesses. Local traffic from a further 105 dwellings, potentially an additional 300 vehicles resident in the village will have a major impact.

In summary the proposals will create sewage and drainage problems unless the infrastructure is not subjected to some major improvements. There will be major traffic issues due to the additional vehicles in the village from the residents of the 105 dwellings. Parking and traffic flow problems in the Main Street and Ridgeway areas of the village. Neither site is suitable for such developments in their current state and the impact upon local neighbourhoods will be considerable.

Nottinghamshire County Council

FA/AS/1 - This development will load more traffic onto the Southwell Road/The Ridgeway junction. This junction will need to be included in a Transport Assessment and, if necessary, improved. Fa/Ho/1, Fa/AS/1 & Fa/AS/2 contain a set of fields of high historic landscape value; these are remnants of the village's open fields, the long reverse 'S' of the Medieval plough teams preserved in early enclosures. High Cropmarks nearby may indicate well preserved remains beneath pasture fields. Recommend Evaluation and SMS.

CPRE:

Agree with preferred approach - In our view the least restrictive options have been selected.

Employment

Question 5.13 'Do you agree with the selection of the preferred employment allocation?'

Fa/MU/1

Out of the limited number of respondents, there was a similar level of support and objection to this site. General support was offered subject to appropriate design and layout. Objectors considered the site was unsuitable because of its location next to a SINC, visual intrusion and inadequate access off Cockett Lane. Agents acting on behalf of owners of X2/Fa consider it would be a preferable site.

Local Centre Boundary

Question 5.14 'Do you agree with the selection of recommended boundary for Farnsfield Local Centre?'

There was unanimous unconditional support for the proposed boundary.

Spatial Policy 8

Question 5.15 'Do you agree with the selection of sites to protect under Core Strategy Policy SP8

There was unanimous unconditional support for the proposed sites.

Farnsfield Parish Council.

Would wish to see the area of land off the Ridgeway and adjacent to the Wickets on Brickyard Lane included as well. The latter has recently been a major factor in a planning refusal where it was stated that this piece of land should be protected and preserved as open space.

Village Envelope

Question 5.16 'Do you agree with the extent of the village envelope? Do you think there are any more small infill plots that should be included?'

Some 40% of respondents agreed with the extent of the village envelope. The majority of those that did not, wished to see it remain the same to prevent any further development. Other objections were that changes would harm the character of the settlement, intruding into the countryside to the west and beginning to merge with the settlement of Edingley to the east. Those respondents that recognised a need for the expansion of the envelope but objected to the

preferred option considered it would be better extended to the south. The only specific sites suggested for inclusion was the land in between sites X1 and X2.

Farnsfield Parish Council

Agree with proposed envelope.

Infrastructure

Newark Internal Drainage Board: Site X2 Fa The site lies outside the Boards district but within the catchment. The Boards consent will be required prior to any increases in surface water discharge from the site being made to any watercourse, other than designated main river.

Conclusion

Question 5.17 'Do you agree that the overall approach is deliverable?'

A small amount of respondents considered the overall approach was deliverable providing new development was in keeping. It was suggested that the amount of planned growth should be spread over smaller sites to better integrate into the settlement although these were not identified. Some thought that the housing element of growth was deliverable but there would be little or no demand for the employment allocation; insufficient consideration had been given to vacant employment sites in the surrounding area.

The vast majority of respondents considered that the overall approach could not be delivered mainly due to the inadequacy of existing infrastructure and services to cope with the level of growth planned both generally and in the following specific areas:

- Insufficient capacity in local schools and in particular the Minster School at Southwell.
- Insufficient capacity in local surgery.
- Highway network within the settlement unable to accommodate vehicle movements likely to be generated by the level of planned growth leading to increased congestion.
- Insufficient surface and foul water drainage capacity leading to increased incidence and level of flooding.
- Lack of car parking within settlement.
- Inadequate library provision.

Some residents also considered that the level of planned growth would result in the following:

- Pollution from increased traffic generation.
- Anti-social behaviour resulting from lack of leisure opportunities.
- Loss of identity as a rural village.
- Adverse impact from construction traffic.

One respondent noted the requirements for infrastructure improvement but considered they were low in relation to the planned growth particularly in terms of highway improvements and additional school places.

Farnsfield Parish Council state

No not unless there are some major considerations to address the infrastructure, mainly sewage and traffic problems. It is also considered that the potential increase in school population is under estimated, although it is noted that government formulae have been applied, but the forecast appears to be unrealistic. Similar developments in other principal villages, within the South Minster catchment area will have serious implications for Farnsfield children in the future as Farnsfield is likely to be squeezed out of the Minster Catchment area. In the current economic climate the cost of travel is a major factor, Farnsfield is a commuter village and private transport is relied up due to the limited public transport system. If the proposal does progress there are 15 years left to address some of these problems without causing problems for the future residents of Farnsfield. Unfortunately Farnsfield is fairly saturated with houses and there is little scope to in fill and reduce the impact of the imposition of 105 new dwellings on two sites in the village and solutions to the potential issues must be found before any further development of the village is approved. Overall it is considered that should any development take place it ought to be on the west side of the village to encourage traffic to access the area from the A617 and thus alleviate any problems of additional through traffic in the village. It is noted that site Fa/MU/1 has a proposed build capacity of 70 dwellings; if this capacity could be increased or utilise the natural expansion of dwellings within the village envelope the need for the 35 dwellings on FA/HO/1 will not be required.

Severn Trent Water state

Sewerage Comments: It is likely that there is sufficient headroom available at Farnsfield STW to accommodate flows from the scale of proposed development. Flooding records indicate that there are capacity issues around Farnsfield village centre, though the flooding was external and the properties are now protected. Dependent on the location of development, sewer capacity improvements may be required and further investment in parts of the network that have previously experienced flooding (for example where non-return valves are installed) may be necessary to provide a more permanent mitigation solution, as flows from new development may reduce the effectiveness of the mitigation that has been installed. Nevertheless, capacity improvements are likely to be localised, subject to hydraulic modelling. Sewerage Infrastructure Impact Comments: Low / Medium - known capacity issues, localised investment may be required, subject to hydraulic modelling.

Natural England state

The provision of green space within new development should meet Natural England's Access to Natural Greenspace Standards (ANGSt) to ensure that people, wherever they live, can relax, play, exercise or just escape in their neighbourhood green space. Natural England's ANGSt state that: - No person should live more than 300m from their nearest area of accessible natural green space of at least 2ha in size; - There should be at least one 20ha accessible natural green space within 2km from home; - There should be one 100ha accessible green space site within 5km; - There should be one 500ha accessible natural green space site within 10km; - At least 1ha of statutory Local Nature reserve should be provided per 1000 population.

Issues to be addressed

- 1) Further investigation of possible heritage issues as identified by the County Council in sites Fa/Ho/1, Fa/AS/1 and Fa/AS/2.
- 2) Investigate requirement for mix of dwelling types within overall provision to be identified within Development Management Policies.
- 3) Further engage with the Education Authority with regards to the concerns expressed over the impacts of growth on education provision.

Farnsfield Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
Fa/Ho/1	Heritage issues as identified by the County Council incorporated into the site specific criteria Site allocated for around 35 dwellings	Fa/Ho/1 Land to the east of Ridgeway and Greenvale
Fa/MU/1	No specific issues identified requiring further investigation Site allocated for a mixed use development providing around 70 dwellings together with associated public open space and up to 0.5 ha of B1 and B2 employment development	Fa/Ho/2 Land to the west of Cockett Lane
Fa/AS/1	Further investigation of possible heritage issues as identified by the County Council not required as site not being taken forward Site not taken forward for allocation	N/A
Fa/AS/2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
N/A	New Policy inserted to cover phasing	Fa/Ph/1
N/A	New Policy inserted to define the Local Centre	Fa/LC/1

Settlement: Lowdham

Summary of conclusion:

Of those responding the overwhelming majority of respondents were opposed to the Preferred Approach to development. These concerns fell into four broad areas, namely:

- Potential for further increased flooding as a result of additional development both in Lowdham and adjacent areas
- infrastructure capacity of the settlement to accommodate more development
- loss of greenbelt land
- the need for new housing

Response to Questions

Preferred Housing Approach (Question 6.1)

Both sites had strong objections raised against them although Lo/Ho/1 received a higher level of response than Lo/Mu/1. The Internal Drainage Board (IDB) state that flooding occurred in the village in past. IDB consent would be required for increased surface water discharge to any watercourse other than the main river. Notts. Wildlife Trust comment that they would expect to see an ecological assessment of greenfield and brownfield sites to a Phase 1 level as a minimum. The survey would also identify the need for further protected species surveys.

Lo/Mu/1 – This site had a number of objections from those in the area all of them concerned that this site was floodplain and further development would push even more flood water onto their properties. There are two springs on the site. No need for new housing on Green Belt land. Reference has also been made by a number of respondents to the inadequate drainage and that sewage has run down the street on a number of occasions. Lowdham Parish Council (LPC) objects to the site for the following reasons: 1. This site is located on the flood plain and flooded in recent flood event in 2007 together with adjoining commercial site (Harrison's Garage) 2. It is questionable to locate housing adjacent to a petrol retailing site with potential risk of a major fire/explosion. 3. As in above site any development will put pressure on existing infrastructure in the Parish. 4. The mixed use on the site will not mitigate flooding issues and allotments which are subject to flood/high water table are not going to be popular. 5. Increased surface run off into Carr Dyke from development will increase flood risk downstream in Caythorpe area. 6. Highway access onto derestricted main road is unacceptable.

A small number of respondents supported this site noting the inclusion of allotments as a positive and requesting a high level of affordable housing to be provided. The site owners support development and are commissioning a Flood Risk Assessment to assess how many dwellings can be accommodated and there is no objection to the principle of allocating land for allotments.

Lo/Ho/1 – A petition containing 793 signatures was submitted opposing this site. The Parish Council submitted the following reasons of objection: 1. Ownership issues mean half the site is in fact not available for development. Remainder is therefore probably not viable on its own and would protrude into Green Belt. 2. Access difficulties via narrow sloping road onto an already congested Epperstone Road (Lowdham School, bus stops, etc). 3. Loss of Green Belt land and associated amenity value (footpaths, etc). 4. Pressure on existing infrastructure including drainage/sewers, School, Doctors' and increased traffic in busy congested village centre. 5.

Increased flood risk from run-off onto Epperstone Road from part of the site into already overloaded sewerage/surface water systems. 6. The prominent position of the site would impact adversely on the surrounding properties. 7. The ridge & furrow feature over much of the site is of historic value and also helps the drainage of this area; it should be conserved. Additional points raised cover such issues as: site is close to a Site of Interest for Nature Conservation, development would adversely affect biodiversity; building on this land will encourage further developments on neighbouring fields in the future, thus merging the villages of Lowdham, Epperstone and Gonalston; any development would have considerable impact on the landscape setting of the village which is prominent in views from the surrounding footpath network; no evidence of need for further housing. Other comments received note that development would be less intrusive located next to Mount Pleasant.

A small number of respondents supported this site noting; development in sought after village, close to local amenities, not on a flood plain and easy access to the bypass avoiding the village centre; restricting the site to 20 houses should be reviewed, part of X6 could accommodate some of the 26 dwelling shortfall; reasonable subject to appropriate access/junction design and requesting a high level of affordable housing to be provided. As noted above the owner of one half of the site is unwilling to see it come forward, whilst the joint owners of the remaining half are in support of development.

X sites - Owners of all the X sites have put forward reasons for at least part of their sites inclusion in order to meet the shortfall of housing requirement. In particular: X1 this site can achieve an access to serve a development of 3 dwellings; X2 Site could provide 9 social rented and 15 market houses, arbitrary limit of 150 dwellings off one access point should be relaxed; X3 land to the south of Lo/Ho1 could provide an additional access from Mount Pleasant; X6 frontage of this large site has access and could deliver 5 dwellings.

The Parish Council accepts the comments as regards these sites limitations.

The owners of X5 the Non-suitable Employment site note that they are open to negotiations for relocating the recreation ground adjacent to Lo/Mu/1 into part of X5 which would not be inappropriate development in an area of flood risk. Additional housing could then be accommodated and furthermore, it is understood that there was a local wish to provide a full-sized football pitch at the time the existing recreation facilities were made available but this was not possible as there was insufficient space on the site.

Lowdham Green Belt Shortfall (Question 6.2)

The majority of local respondents believe that development should be redistributed across the District although one questions how this would affect other Green Belt villages. A combination of small scale infill plots and redevelopment of brownfield land were the most popular suggestions.

Agents for some of the X sites note that this would be clearly contrary to the adopted Core Strategy which took these constraints into account when identifying the level of development intended for Lowdham as a Principal Village and both Spatial Policies 4A and 4B to facilitate the review of existing Green Belt boundaries as required to meet the level of new development prescribed.

Nottinghamshire County Council state: "It is important that the need for redistribution is tested fully. The level of shortfall against the overall scale of housing would entail a theoretical under

provision at district level of only around 60 houses (estimates of capacity are approximate); less than ½ %. This is because of slight over-provision envisaged in Newark and Southwell based on suitable site capacities. While over-provision should be preferred to under-provision, there is uncertainty in the numbers involved; therefore such a small scale of under-provision may be acceptable. Rather more important is the local requirement for housing, especially affordable housing, in the two villages. It is noted that there is “white land” shown in Lowdham (of unknown status). The County Councils view is that meeting local needs for housing is potentially more important than the need to redistribute housing, in order to meet a district target. Therefore the identification of a site (or two) in sustainable locations, whether or not they are in these two villages, that deliver both identified local needs and would overcome any shortfall should be seriously considered. However, the failure to do so, as long as it is justified for every site considered, is not critical to the Plan, especially in view of the uncertain nature of housing capacity, both on allocated and windfall sites.”

Employment Shortfall (Question 6.3)

X4 Only three responses received. The Parish Council notes and accepts the comments about this sites limitations for development, in particular its prominent position, proximity to the conservation area and access limitations. The IDB made their standard comment re surface water discharge and one respondent noted that development here would have the least impact on the village, a developer would be able to create an access onto the traffic island and would also be able to contribute to the flood defence and solve the problem of flooding in Lowdham.

X5 Only three responses received. The Parish Council notes and accepts the comments about this site's potential for employment development and its restrictions especially those due to flood risk. The IDB made their standard comment re surface water discharge and note an IDB maintained watercourse running through the site. The owners of the site note that part of this site falls within Flood Zone 1, immediately adjacent (to the north east) to the existing Peugeot car sales garage and occupies a primary road frontage onto Southwell Road as necessary to provide access and could accommodate a modest level of new employment land in Lowdham without material detriment to the Green Belt in this particular location.

Limited response to proposals to redistribute employment growth with most supporting.

Local Centre Boundary (Question 6.4)

Limited response to this question with all in support except one commenting that it is not clear what benefit is gained from continuing the Local Centre northwards to Ton Lane. It would seem more logical to stop at the Post Office since beyond this point both sides of the road are mainly residential properties.

Transport (Question 6.5)

Respondents supported this allocation with one noting that it should be landscaped and one that it would not be large enough. The Parish Council supports the allocation of this site for the development of a "Park & Ride" facility for the improved rail links from the village. A Local Improvement Scheme (LIS) application has recently been submitted to NCC to fund such a development. This development will relieve the parking congestion in the roads adjacent to the station and would be welcomed by residents. Network Rail supports the proposal but question deliverability and whether it may be funded from CIL.

Green Spaces (Spatial Policy 8 Sites Question 6.6)

Supportive response to this question. Two comments note that the most important open space is the area between the A6079 and the Cocker Beck which includes the cricket pitch and junior football pitches and also recommend land adjacent to Old Tannery Drive which contains the Multi Use Games Area and grass football pitches should also be included.

Lowdham Village Envelope (Question 6.7)

Most of the comments wish to see the Village Envelope remain at its current extent reflecting the wider views regarding opposition to development in the Green Belt. Two respondents felt that the Envelope should not be extended around Lo/Ho/1 but the extension around Lo/Mu/1 appears logical provided development of this site does not increase flood risk.

Owners of the preferred sites were in support whilst owners of the X sites felt that the Envelope should be increased to incorporate part of their sites.

Conclusion (incorporating responses to Question 6.8)

Of those responding, the overwhelming majority of respondents were opposed to the Preferred Approach to development. These concerns fell into four broad areas, namely:

- Potential for further increased flooding as a result of additional development both in Lowdham and adjacent areas
- infrastructure capacity of the settlement to accommodate more development
- loss of greenbelt land
- the need for new housing

There is an overwhelming belief that flood risk in many areas of the village would be increased by any development on a large scale. Also the cost of the Lowdham Flood Alleviation Scheme (LFAS) at £4.2m has proved to be beyond the resources currently available until at least 2016 and means the village is at severe risk until this can be achieved.

Reference has also been made to possible large scale allocations in an adjacent Local Authority which would lead to further runoff coming into Lowdham in the Cocker Beck.

Various aspects of the village's infrastructure have been identified as under pressure, particularly the Primary School, the doctors, the drainage and sewerage system and issues of traffic management on the local road network.

The loss of Green Belt land was identified both generally and in relation to both preferred sites. Many people were of the opinion that Green Belt land should be in effect sacrosanct and therefore its status should not change. The Parish Council comment that the Green Belt area surrounding the village is part of its amenity and appeals to both residents and visitors (using the footpath network) and this should be preserved wherever possible.

A number of residents raise the need for new housing, with one noting that until such time as the flood alleviation scheme is actually in place and operational, no further housing development should be permitted in the parish of Lowdham and one who questions the level of housing provision when there is no employment provision. The Parish Council notes "A housing needs

study in 2007 for Lowdham identified a need for up to 24 units of affordable housing in the Parish which was adjusted to 16 units on further investigation. Since 2007 the population has continued to develop and the current need (especially for the elderly and first time buyers) has probably increased to nearer 20 units. It is noted that the two proposed development sites do not appear to give any priority to this form of housing even if they were deemed suitable having taken into account the objections above. The Parish Council would wish this important issue to be addressed in any planning.

Issues to be addressed

The consultation raises a number of issues which may need to be addressed further, including:

1. further detailed work on flooding issues which will need to be investigated as part of the Level 2 Strategic Flood Risk Assessment;
2. further investigation into drainage and sewerage issues in conjunction with Severn Trent Water;
3. As part of the Lo/Ho/1 site is not deliverable, further work may be required to assess whether small parts of the non-suitable X sites could be appropriate for limited levels of development in order to address the shortfall;
 - a) Investigate the possibility of some development at X2 in conjunction with Nottinghamshire County Council Highways
 - b) Reconfigure site Lo/Ho/1 and investigate the possibility of utilising Mount Pleasant, in conjunction with Nottinghamshire County Council Highways, and using an area of land from X3
 - c) If Lo/Mu/1 is considered viable through the Level 2 Strategic Flood Risk Assessment, part of X5 could be looked at for viability.

Lowdham Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
Lo/Ho/1	<p>This site was already reduced due to ownership constraints for the land behind Brookfield, and in light of comments received from Nottinghamshire County Archaeologist regarding the ridge and furrow in the more easterly extent of the allocation, it is no longer considered appropriate to retain the proposed development land in the adjacent field to that extent. The National Planning Policy Framework makes clear that when reviewing Green Belt boundaries, it is important to define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. Part of site <i>old X3</i> was investigated and Nottinghamshire Council Highways Officers confirmed that they would not support using Mount Pleasant as an alternative/additional access point. <i>Old Lo/Ho/1 and old X3</i> are separated by a substantial field boundary hedge and there are no other recognisable physical features within <i>old X3</i>. It is not therefore considered appropriate to extend <i>Old Lo/Ho/1</i> into <i>old X3</i>. As a consequence, <i>Old Lo/Ho/1</i> has been significantly reduced in area and now comprises the area to the south east of Brookfield. Using the existing field boundary hedge and forming a north eastern boundary which follows the line of the existing dwelling curtilage at Brookfields allows for a small development, which utilises existing physical features and is viewed from the wider area in the context of the existing depth of development adjacent.</p> <p>Site removed from the Green Belt and allocated for around 5 dwellings</p>	<p>Lo/Ho/2 Land to the south east of Brookfield, Epperstone Road</p>
Lo/MU/1	<p>Further investigation into drainage and sewerage issues with Severn Trent Water has confirmed the following: “There are a number of pumping stations in Lowdham and the impact of development on these assets should be considered using hydraulic modelling. There are known capacity issues in the sewerage network in the south of the village (to the south of the railway line). There is also an isolated flooding record in the eastern part of the village. Any development proposed upstream of these known capacity locations (to the south of the railway or to the east of the village - south of the A612 but north of the railway</p>	<p>N/A</p>

	<p>line) may require capacity improvements to ensure that there is no further deterioration to network performance. The impact of any significant development on the pumping stations and sewers in the village should be quantified using hydraulic modelling and any requirements for capacity improvements identified.”</p> <p>Flood Modelling work undertaken could not definitely conclude that the site was free from flooding. This, in conjunction with the capacity issues identified above, means that it cannot be reasonable to allocate this site for residential development.</p> <p>Site not taken forward for allocation</p>	
X1	<p>A consultation response representing the owners of this site confirms that the site is capable of providing a private drive which exceeds the County Highways minimum standards for a private drive and that the site could accommodate an additional 3 dwellings. The Green Belt Study concludes that as the site is between existing development it is of lower importance in meeting the purposes of the Green Belt.</p> <p>Site removed from the Green Belt and allocated for around 3 dwellings</p>	<p>Lo/Ho/3 Land off Neighbours Lane and to the rear of Charta Mews</p>
X2	<p>Investigation of this site in conjunction with Nottinghamshire County Highways Officers has confirmed that the access is not considered suitable for any further development.</p> <p>Site not taken forward for allocation</p>	<p>N/A</p>
X3	<p>Part of this site was investigated and Nottinghamshire Council Highways Officers confirmed that they would not support using Mount Pleasant as an alternative/additional access point. <i>Old Lo/Ho/1 and old X3</i> are separated by a substantial field boundary hedge and there are no other recognisable physical features within <i>old X3</i>. It is not therefore considered appropriate to extend <i>Old Lo/Ho/1</i> into this site.</p> <p>Site not taken forward for allocation</p>	<p>N/A</p>
X4	<p>No specific issues identified requiring further investigation.</p> <p>Site not taken forward for allocation</p>	<p>N/A</p>
X5	<p>No specific issues identified requiring further investigation.</p> <p>Site not taken forward for allocation</p>	<p>N/A</p>
X6	<p>A small area of this site has been put forward for a small frontage development of 5 dwellings. Nottinghamshire County Council Highways have confirmed that this could be served by a private drive. This land is currently occupied by agricultural storage barn/stables, an area of hard standing and a grassed area adjacent to 28 Epperstone Road. This site has the appearance of previously developed land and was considered of lower</p>	<p>Lo/Ho/1 Land adjacent to 28 Epperstone Road</p>

	importance in meeting the purposes of the Green Belt given its lower prominence and landscape and locational context as part of the Green Belt Study. Site removed from the Green Belt and allocated site for around 5 dwellings	
N/A	Given the smaller number of dwellings being proposed Members requested that a local housing need policy be inserted. New Policy inserted to address Lowdham Housing Need	Lo/HN/1
N/A	New Policy inserted to define the Local Centre	Lo/LC/1
Lo/Tr/1	No specific issues identified requiring further investigation Allocate for parking facilities in association with the adjacent Railway Station	Lo/Tr/1

Settlement: Ollerton & Boughton

Summary of main conclusion:

Of those responding, an overwhelming majority objected to the proposal to allocate land to the rear of Petersmiths Drive (OB/MU/1). The concerns fell into a number of areas including:

- Development in Floodplain
- Access
- Impact on built and natural environment
- Impact on local infrastructure

In addition further investigations into the future use of site OB/AS/3 are required including discussions with the owners.

In respect of OB/AS/5 further discussions are required with Strategic Housing to assess the potential for using the site for allotments

The approach for employment, retail and open space is largely supported. Based on the comment received from the landowner and other consultees it is proposed to amend the designation of site OB/ASE/1 to make it a preferred site for employment development.

Comments received from infrastructure providers do not appear to highlight any major concerns although some improvements may be required to water infrastructure, and the County Council have requested that a site be protected to accommodate a railway station / car park in Sherwood Energy Village to allow the settlement to be served by passenger trains should a scheme to re-introduce this come forward in the future.

Response to Questions

Preferred Housing Approach (Question 7.3)

OB/Ho/1

There were 2 key comments received about the proposed allocation to the north of the A616.

The first was from representatives of the owners of the site. They confirm that significant work has been done on the production of planning and technical papers including a masterplan (which states the site could accommodate 150 dwellings), Design and Access Statement, Desktop Land Contamination Survey, Planning Statement and Highway Report. In addition the agent has contacted the various utilities who confirm that there are no problems in getting infrastructure to the site. The agent wishes to provide assurance that the site is capable of being developed to accommodate the number of homes set out in the Options Report.

The second was from Nottinghamshire County Council who confirms that the site is part of a roman marching camp and that there are other cropmarks in the area. As a result it is considered that there is very high potential for archaeological interest and a number of measures are recommended including preservation in situ, fieldwalking and evaluation.

There were a number of general comments supporting the allocation of this site, especially as an alternative to developing OB/MU/1, whilst another asked why the site could not be extended further towards the edge of Wellow Green to allow more houses to be accommodated.

There was one objection received to the proposed allocation; this was based on the view that effective ribbon development ceases at Ollerton House Hotel and that this a Greenfield site which has been used for producing crops or grazing for farm animals for a number of years and as such that it should be retained for agricultural use.

OB/Ho/2

There were no comments received about the suitability of this site. This includes situations where respondents were making objections about other proposed sites and included references to others which they considered were more appropriate.

OB/MU/1

The mixed use site to the rear of Petersmiths Drive generated the highest number of responses in Ollerton & Boughton. These were almost unanimous in being against the proposal to allocate the site.

Three responses were received from key stakeholders:

Councillor Smedley (Nottinghamshire County Council) objected because; the land is directly adjacent to the River Maun where considerable amounts of money have been spent to improve the footpaths and walkways and make it part of a cycle and walking route. It is felt that both the leisure and tourist potential of that area would deeply be affected by building adjacent to it; the site is located within a floodplain, there could be traffic impacts in the area especially where there are narrow streets, access to the site would be difficult, and impact on the open space that surrounds Ollerton and which is very important to the cultural well being of the area.

English Heritage note the sites location adjacent to the pumping station and expressed the view that without further information it would be difficult to assess impacts but any development should seek to preserve and enhance the conservation area. They feel that further assessment and justification of site is required before it can be taken forward and if this occurs, appropriate development criteria would be required to be set.

Nottinghamshire County Council makes a number of comments regarding the suitability of the site for development. The response notes that the northern part of the site is adjacent to a conservation area and that development would impact on the setting of designated heritage assets. The site also lies alongside the River Maun which is an important wildlife corridor and the County is keen to ensure the continued functioning of the river as a corridor and seek to create

new areas of wetland habitat. The site is also close to a Roman road so there is high potential for a range of archaeological interest and therefore various evaluations and investigations would be required.

Other reasons for objecting to this site, other than those discussed above can be summarised as follows:

- There are other sites in the settlement that are more suitable;
- It is a Greenfield site and there could be detrimental impacts on the wildlife of the area (a detailed list of species noted in the area is provided);
- Densities would be much higher than any of the alternative sites (and the reason for this is questioned);
- Impact on groundwater and how development could effect this;
- Development should be used for other uses such as allotments or agriculture; and
- There was one response that said the site could accommodate development however not as many as the 225 put forward in the Options Report.

OB/MU/2

There were a number of general comments supporting the allocation of this site, especially as an alternative to developing OB/MU/1. The main reasons given for this support were: the site has existing infrastructure in place and it is easy to access (including from Retford Road), there are no issues relating to flooding, it has less impact on the environment compared to some other sites and it is well located to existing facilities. Comments were also received on the ability of the site to provide easier access to site OB/AS/4. A suggestion was received about utilising the old railway as an access road to alleviate the problems of increased traffic in the area. A response was made on the number of dwellings that could be accommodated on the site, based on 34.76 dph (the same that applies to OB/MU/1) this was given as 471.

There were no objections to this site however the owner of site OB/AS/4 wanted to ensure that any changes to the footpath work took into account neighbouring landowners.

OB/AS/1

A key response was from the various landowners of the site, confirming that they would prefer the land to be available for development. One consultee felt that this site should be elevated to a preferred site and not just be an alternative; this was due to the existing access points that are available via Malkiln Lane and Cinder Lane whilst other access could also be accommodated. There were a small number of comments supporting the allocation of this site, especially as one of the alternatives to allocating OB/MU/1 as it would be in keeping with the surrounding area and is within the settlement envelope. Linked to site OB/Ho/1, a consultee considered that if the settlement boundary was being amended to incorporate that site, they felt it should be amended to include OB/AS/1 at the same time as it would have to save doing it at a later date. There were a small number of comments received about the size of the site and which asked if it could be extended further east along the A616 towards Wellow.

There were no objections received as part of the consultation.

OB/AS/2

Two comments were received from key consultees; Nottinghamshire County Council noted that enabling development had been considered in the past on the site to assist in the repair of the Listed Building on site. English Heritage noted that the site adjoins Ollerton Conservation Area which is on their "Heritage at Risk Register" (HAR). They felt that further information would be required before an assessment could be made of the developments impact. It was considered that any development should seek to preserve and enhance the conservation area so that that the conservation area can be taken off the HAR. It was considered that further assessment and justification would be required if the site was to be taken forward and that if this occurred development requirements would need to be set.

There were a number of general comments supporting the allocation of this site, especially as an alternative to developing OB/MU/1 as it would be in keeping with the surrounding area and is within the settlement envelope.

There were no objections received as part of the consultation.

OB/AS/3

There were two responses received stating that the site should be retained as an area of open space. One of these was from Ollerton and District Economic Development Forum & Feel Good Foods who, with support from the Town Council and community groups, are seeking to set up a community orchard in the town. Such facility could include community growing space, an outdoor community meeting / social area, play area and provision for young people. Due to its location they have identified this site as a possible location for such a facility.

There were a number of general comments supporting the allocation of this site, especially as an alternative to developing OB/MU/1 as it would be in keeping with the surrounding area, is within the settlement envelope and is closer to schools and amenities.

In addition a comment was received that the site should continue to be used to provide community facilities. It was also felt that the public open space as indicated does not exist as the public are unable to access it.

OB/AS/4

This site, located to the north of the settlement received a number of representations which both supported and objected to its identification. The key response in support was received from the owner of the site who stated that they have no objection to the site being allocated for residential use in principal, subject to detailed matters being agreed. The respondent felt that the site could be delivered in the short to medium term comprising lot sizes that would be more attractive to the market than other sites which had been identified such as OB/AS/5 and OB/AS/6. Other positive comments received considered that the site would provide a logical extension to site OB/MU/2, there is easy access to the site, there are no problems with flooding and that smaller sites, such as this, would have less impact and help maintain the character of Ollerton.

In respect of objections, comments were received from 2 key consultees; Nottinghamshire County Council and English Heritage. The County Council expressed concern about the suitability of the site for development due to its location adjacent to Boughton Pumping Station Conservation Area and listed buildings. It was considered that allocation should only be considered after a Heritage Impact Assessment has been undertaken to prove impact on the setting of designated assets would not be harmed. English Heritage noted the sites location adjacent to the pumping station and expressed the view that without further information it would be difficult to assess impacts but any development should seek to preserve and enhance the conservation area. They felt that further assessment and justification of site was required before it can be taken forward and if this occurs, appropriate development criteria will be required to be set.

Of the other objections that were submitted there were 5 main issues which were consistently raise: the impact on the Conservation Area and other wildlife/heritage designations; access to the site would be difficult and if developed could generate unsuitable levels of traffic especially on the road out towards the Scout Camp and Retford; the site is in a groundwater protection zone and development could impact on this resource; and impact of water runoff and the impact on tourism, especially Boughton Pumping Station.

In addition a response was received on the number of houses that could be accommodated. Based on 34.76 dph (which is density for OB/MU/1), it was considered the site could provide 280 homes.

OB/AS/5

There were a number of general comments supporting the allocation of this site, especially as an alternative to developing OB/MU/1. The reasons for support included; as a smaller development it would have less impact on the area and help maintain the character of Ollerton, there are no issues relating to flooding and it is better suited for infrastructure and access.

There were a number of objections to the potential identification of the site for housing. In particular a petition was received from local residents around Church Road, Boughton who felt that there were many more suitable sites within Ollerton & Boughton where such large numbers of houses could be accommodated, and that the area of the site nearest to the village hall/St Matthew's church is a conservation area and as such the level of development would not be in keeping with the area. Councillor Smedley (Notts. County Council) strongly objected to the allocation as it is known as the town field which is a haven for walkers and wildlife whilst Church Lane is too narrow and unsuitable for any more traffic.

Other objectors considered the site unsuitable because: compared to the preferred sites it is poorly located in relation to services and facilities in Ollerton & Boughton; it is separate from the settlement due its location opposite the railway line, the site is in productive agricultural use and is of a size which means it is still viable for modern agricultural use, the site plays an important role in the form and structural setting of the settlement and it is outside the urban boundary.

OB/AS/6

The key response received on the site was submitted by the agent representing the landowner who requests that the site be re-designated as a preferred site. The response provides information to demonstrate that the issues highlighted in the Council's assessment of the site (access, flooding and SINC) can be resolved and that a scheme for complete residential would be able to accommodate the number of dwellings set out in the options report (381). The agent notes that there has also been interest in the site for both commercial use and a senior citizens care home and that further proposals for the site could include a mix of all three uses. The representation considers that this site would provide a more cohesive development than OB/MU/1 which has a number of issues (which are discussed). Reference is also made to the residential sites on the energy village and the need to consider if these would be more appropriate for commercial use.

Other positive comments received considered that the site had less risk of flooding (than OB/MU/1), compared to other sites it was better suited for infrastructure and access (although it was acknowledged that work would be required to address the issue of the "S" bends), combined with sites OB/AS/5, OB/MU/2 and OB/ASE/1 It could provide enough land for development without building on the floodplain.

A number of objections were received and these were based around 4 specific issues: it is located outside of the urban boundary and there are other more suitable sites which could accommodate the development proposed and these should be prioritised; access to the site, flood risk and the sewage works would make the site unattractive for developers.

X Sites

There were a small number of specific comments made about the X sites. For example one consultee queried why X1 and X3 had been excluded when they appear to have very few problems whilst other sites, which have a number of issues (OB/MU/1), are deemed suitable. In a similar way a response was received that said if X4 was excluded due to issues of flooding the same should apply to OB/MU/1.

General comments about housing

In addition to the comments received about specific sites there were some more general comments made which are considered important to note. Councillor Smedley (Notts. County Council) agreed that more housing was required in Ollerton and Boughton, however it was considered that land which is already there should be the main focus for development. Whilst not stated it is assumed that this may refer to the existing permissions for housing at Sherwood Energy Village. In respect of the type of housing, Councillor Smedley felt that priority should be given to social housing for rent and that large numbers of private housing is not required.

A query was raised about why different housing densities had been used across different sites? It was suggested that if a density of 34.76dph was used (as had been applied to OB/MU/1) then it would be possible to accommodate approximately 1,550 dwellings in the settlement without needing to use OB/MU/1.

Finally a comment was received which said that the area did not have enough employment opportunities to accommodate the level of housing growth proposed.

Preferred Employment Approach (Question 7.4)

OB/E/1

Six comments were received in support of the proposed allocation, as it is located within an existing employment/industrial area. There were two objections to the identification of this site, the reasons being that there is existing unused space in the town and that there are other areas of land that have planning permission for such development therefore why allocate additional land when other sites are underutilised.

OB/E/2

Seven comments were received in support of the proposed allocation, as it is located within an existing employment/industrial area. There were three objections to the identification of this site: Nottinghamshire County Council state that part of the site is within a SINC and that any detrimental impacts need to be mitigated against. The County Council consider that this cannot be achieved and therefore the site is unsuitable for development. The other reasons were that there is existing unused spaced in the town and that there are other areas of land that have planning permission for such development therefore why allocate additional land when other sites are underutilised.

OB/ASE/1

There were a number of comments received which supported the allocation of this site, the key one of which was from Plasmor Ltd. This confirmed that the organisation now owns the site and that due to its location and accessibility arrangements it would be ideally suited to expand its operations. Such provision is now required as the production facilities on the existing site have been fully developed to their maximum capacity. Plasmor confirm that the site would provide additional employment for local people and therefore request that it be identified as a preferred site for employment within the Allocations document. The remaining support was based on the fact that the site is located within an existing employment/industrial area. One objection to this site was based on the view that the Council should make use of existing employment land before identifying new sites.

Site X4

The only reference to site X4 was made as part of a wider comment on OB/MU/1. This said that if X4 was excluded due to issues of flooding the same should apply to OB/MU/1.

Preferred Retail Approach (Question 7.5)

OB/Re/1 and OB/Re/2

There were *very few* responses to this question, and those received related to both sites. There were 4 positive comments all of which considered that new retail would be good as it would

provide employment opportunities. One respondent also considered that pedestrianising central area would be a good idea. These were countered by objections on the basis that new sites were not required due to existing provision being available at Forest Court and that Tesco has recently received planning permission for an extension. Concern was also raised about the impact of Tesco and Asda on other retailers, whilst another respondent questioned whether the sites identified would actually provide enough retail provision to meet the needs of the larger community.

Green Space (Question 7.6)

There were only 2 responses to this question, one of which was from Ollerton and District Economic Development Forum & Feel Good Foods as part of a wider response to site OB/AS/3. The respondent agreed that the land was protected under Core Strategy Policy SP8 and that this site should remain protected and not be used for housing. The respondents are proposing a community orchard in the town and have identified this site as a possible location for such a facility. The other response agreed with the areas selected for protection but also felt that it was important to safeguard other areas as conservation areas and Sites of Special Interest.

Urban Boundary (Question 7.7)

The consultation document proposed 2 significant changes to the urban boundary to accommodate the proposed OB/Ho/1 and OB/MU/1 allocations, along with a minor change to the rear of the caravan park in Boughton.

A majority of the responses received were objections as a result of the wider objection to site OB/MU/1 and the view that respondents considered that there were enough sites within the urban boundary to accommodate development without extending it further and impacting on the environment.

There was one comment of support.

In addition the consultation generated 3 further suggested changes to the boundary:

- It should be amended in the north to include the part of OB/MU/2 that is currently outside the boundary;
- As part of the proposed change to accommodate OB/Ho/1 it should be amended to incorporate OB/AS/1; and
- If the boundary is being amended to accommodate OB/MU/1, it should be taken further to the other side of the river so that development can be built there whilst leaving a greenbelt and flood land to both sides of the river.

Infrastructure (Question 7.8)

A majority of comments about infrastructure were made as part of wider comments in relation to specific sites. Particular concerns were raised about the ability of schools and other social infrastructure to cope with the increased number of residents, impact on the highway network and the potential of development to increase the risk of flooding. One respondent suggested that a

direct transport link from the B6030 to the A616 would help divert traffic from the low bridge on the A614, the ford at Rufford and Ollerton.

The following comments were submitted by infrastructure providers:

Nottinghamshire County Council: The County Council through the LTP is safeguarding the existing railway to allow the reopening of the Dukeries line for passenger traffic. This would require a station, platforms (80 metres in length) and associated car parking in Ollerton. The safeguarding of a suitable site in Sherwood Energy Village alongside the line should be added to table 30 (Ollerton & Boughton Infrastructure Requirements) and the site be protected from prejudicial development.

Severn Trent Water: Capacity improvements may be required at Boughton STW to accommodate the proposed number of dwellings. There are some capacity issues in parts of Ollerton and known capacity constraints. Given the scale of development proposed, it is likely that some capacity improvement works are likely to be required, subject to hydraulic modelling. Sewerage Infrastructure Impact Comments: Low / Medium - subject to hydraulic modelling localised investment may be required.

Overall Approach (Question 7.8)

There was only one specific response and the resposdee stated that they agreed with the approach. Other comments related to infrastructure which is discussed above.

Conclusions

In terms of the preferred approach to housing, the majority of those responding objected to the proposal to allocate land to the rear of Petersmiths Drive (OB/MU/1) and felt that other sites identified in the document were more appropriate for development. The concerns fell into a number of areas including:

- Development in Floodplain
- Access
- Impact on built and natural environment
- Impact on local infrastructure

Of the other residential sites considered, representations have been made by owners / agents of sites OB/HO/1, OB/AS/1, OB/AS4 and OB/AS/6 stating that their support for their allocation or requesting that sites be identified as a preferred residential site.

Related to the above objection to site OB/MU/1 a number of objections have been made to the proposed settlement boundary, the view being that there are enough sites within the urban boundary to accommodate development without extending it further and impacting on the environment.

In respect of employment a majority of respondees agree with the proposed allocations including the alternative site, for which a representation of support was submitted by the landowner Plasmor Ltd. Some concern was expressed about part of site OB/E/2 due its location in a SINC and other respondees did not consider that further land needed to be allocated due to existing provision. Having taken account of these comments it is proposed to amend the designation of site OB/ASE/1 to make it a preferred site for employment development.

Comments received in respect of both retail and open space were limited and on the whole supportive of the Councils approach. therefore it is considered that this should be taken forward into the next stage of the document.

The impact of infrastructure to support new development is key in any settlement where development is proposed. Severn Trent Water has expressed the view that capacity improvements may be required to Boughton STW. Some capacity improvement works are also likely to be required in Ollerton whilst localised investment may be required in sewerage infrastructure although this is subject to further modelling.

Issues to be addressed

The consultation raises a number of issues that need to be addressed. Residents on Petersmith Drive have raised concern about flooding in the area along with accessibility to the site. These matters will need to be investigated further as part of the Level 2 Strategic Flood Risk Assessment, along with further discussions with Nottinghamshire County Council in terms of whether satisfactory access to the site can be achieved. Based on the comments from Nottinghamshire County Council and English Heritage further consideration of heritage issues may be required.

Further investigations into the future use of site OB/AS/3 are required including discussions with the owners.

In respect of OB/AS/5 further discussions are required with Strategic Housing to assess the potential for using the site for allotments.

Finally based on the comments made on infrastructure, it is felt that there is a need to look at the opportunity to identify and protect a site for a new railway station / car park within Sherwood Energy village to allow for the reopening of the Dukeries line for passenger traffic. Such assessment should be undertaken in consultation with Nottinghamshire County Council.

Ollerton & Boughton Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
OB/Ho/1	<p>1) Possible impact on SINC and archaeological potential: Policy allocating site includes a requirement for mitigation measures to reduce impact on the SINC. Proposed Development Management policies will allow for archaeology issues to be addressed.</p> <p>2) Possible settlement wide issues regarding Sewerage: Discussion held with Severn Trent Water. Policy allocating site includes reference to provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.</p> <p>3) Possible impact on highways network: Insert requirement for transport assessment to identify impacts and mitigation measures</p> <p>4) Possible impacts on conservation area and listed buildings: Insert requirement to incorporate sensitive design to respect and enhance these aspects of the environment</p> <p>Allocate site for around 125 dwellings</p>	OB/Ho/1 Land North of Wellow Road
OB/Ho/2	<p>1) Pylons run across the site: Policy allocating site includes requirement for design to take account of the pylons and ensure that statutory clearances are not infringed upon.</p> <p>2) Possible settlement wide issues regarding Sewerage: Discussion held with Severn Trent Water. Policy allocating site includes reference to provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development.</p> <p>Allocate site for around 25 dwellings</p>	OB/Ho/2 Land adjacent to Hollies Close
OB/MU/1	<p>1) Development in Floodplain: Policy allocating the site includes various requirements to address these issues including appropriate location of development and the provision of measures relating to surface</p>	OB/MU/1 Land at the rear of Petersmiths Drive

<p>OB/MU/1</p>	<p>water run off</p> <p>2) Access: Policy allocating sites includes requirement for a transport assessment to identify impacts of development on the highway network and identification of measures to address them</p> <p>3) Impact on built and natural environment: Policy allocating site includes various requirements in respect of design of development to mitigate against impact on the Boughton Pumping Station Conservation and listed buildings along with measures to protect and biodiversity in and adjoining the site</p> <p>4) Impact on local infrastructure: Discussion held with Severn Trent Water and NCC Education. Policy allocating site includes reference to provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development and the requirement for developer contributions towards infrastructure where this is required</p> <p>Allocate site for around 225 dwellings, enhanced Strategic Sports Infrastructure and Open Space</p>	<p>OB/MU/1</p>
<p>OB/MU/2</p>	<p>No specific issues identified requiring further investigation however following consultation with Strategic Housing Manager proposed to allocate for mixed use scheme which will aid wider regeneration of the area.</p> <p>Allocate site for around 120 dwellings and enhanced open space</p>	<p>OB/MU/2 - Land between Kirk Dr, Stepnall Heights and Hallam Road</p>
<p>OB/AS/1</p>	<p>No specific issues identified requiring further investigation.</p> <p>Site not taken forward for allocation</p>	<p>N/A</p>
<p>OB/AS/2</p>	<p>No specific issues identified requiring further investigation.</p> <p>Site not taken forward for allocation</p>	<p>N/A</p>
<p>OB/AS/3</p>	<p>1) Discuss future of use of site with owners: Discussion with those acting on behalf of the welfare recognise that in order to retain future use of the Welfare there is a need for partial redevelopment of the site subject to the retention of the existing bowling green.</p> <p>2) Need to ensure continued provision of community facilities which currently form part of the site: As part of proposed allocation a requirement has been inserted requiring the retention of the existing bowling green and associated facilities either on site or through provision elsewhere within Ollerton & Boughton</p>	<p>OB/Ho/3 Land at the former Ollerton Miners Welfare at Whinney Lane</p>

OB/AS/3	3) Possible settlement wide issues regarding Sewerage: Discussion held with Severn Trent Water. Policy allocating site includes reference to provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development. Allocate site for housing for around 70 dwellings	OB/Ho/3
OB/AS/4	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
OB/AS/5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
OB/AS/6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
N/A	New Policy inserted to cover phasing	OB/Ph/1
OB/E/1	No specific issues identified requiring further investigation Allocate as Employment Policy Area in which development of new employment will be encouraged.	OB/E/1 Boughton Industrial Estate North Policy Area
OB/E/2	Concern expressed about impact on SINC. As part policy wording Incorporate requirement to landscaping to minimise impact on these areas. Allocate as Employment Policy Area in which development of new employment will be encouraged	OB/E/2 Boughton Industrial Estate South Policy Area
OB/ASE/1	Following consideration of representations from the site owner it is proposed to upgrade this site from alternative site to an employment allocation. Allocate for Employment Development	OB/E/3 Land to the south of Boughton Industrial Estate

X4	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
N/A	New Policy inserted to define the District and Local Centres	OB/DC/1 & OB/LC/1
OB/Re/1	No specific issues identified requiring further investigation Allocate for development of retail and town centre uses	OB/Re/1 Land at Rufford Avenue
OB/Re/2	No specific issues identified requiring further investigation Allocate for development of retail and town centre uses	OB/Re/2 Land at Forest Road
N/A	Need to protect area for station and car park to allow for the possible re-instatement of the Dukeries Line to passenger traffic Allocate area of search for the potential reopening of the Dukeries railway line for passenger services	OB/Tr/1 Sherwood Energy Village

Settlement: EDWINSTOWE**Summary of main conclusion**

The vast majority of respondents to the consultation supported the preferred approach in its entirety.

Response to questions**Housing****Question 7.9 'Do you agree with the selection of the preferred housing allocations?'****ED/Ho/1**

There was a large majority of support for this site from residents some of whom welcomed the split between it and Ho/2. The site owners considered it could be extended further to deliver more housing.

Objectors considered the site was in an unsustainable location within the settlement and the existing highway network is inadequate to serve the site.

ED/Ho/2

There was also a large majority of support for this site and the split between it and Ho/1 as well. It was considered to be generally suitable in terms of location within the settlement and accessibility. The sites owners considered that it should be extended to the north to accommodate more housing.

Objectors considered the site would form an illogical extension to the settlement, would have an adverse impact on the surrounding highway network, particularly Thoresby Drive if this was used for access and its development could cause loss of light and privacy to neighbouring residents.

ED/AS/2

There was a majority of objection to this site on the grounds of inadequate access, impact of additional traffic generated, loss of high quality agricultural land and adverse visual impact. Some respondents considered its development would set a precedent for further development that would have an adverse impact on education and health services.

The site owners considered it should be a preferred option as it would be better able to cope with traffic generation and be more in keeping than site ED/Ho/1.

ED/AS/3

Site owners considered this site should be a preferred option because it is more sustainably located within the settlement than preferred sites, has a good standard of access, is under-utilised and unsuitable for other purposes, is deliverable and its development would have limited visual impact.

One respondent considered the site was unsuitable for development due to its possible habitat value.

Nottinghamshire County Council

Ed/AS/3 In addition to potential impacts on the Birklands and Bilhaugh SAC, as recognised in the comments for this alternative site, this site might be a remnant area of Lowland Dry Acid Grassland or Lowland Heathland (both UKBAP priority habitats), which will require further investigation before the suitability of this site could be accepted.

X1 Ed

The owners of this site objected to its non-suitable status.

Natural England:

We welcome the selection process to identify suitable sites for development which has recognised the need to assess the potential impacts of the development on the Birklands and Bilhaugh SAC, this will need to be assessed under the requirements of the Conservation of Habitats and Species Regulation 2010.

District Centre Boundary

Question 7.10 'Do you agree with the selection of recommended boundaries?'

There was unanimous support for the proposed boundary.

Green Spaces and Infrastructure

Question 7.11 'Do you agree with the selection of sites to protect under Core Strategy Policy SP8?'

There was unanimous support for the proposed sites.

Main Open Area

Question 7.12 'Do you agree with the extent of the Main Open Area as shown on the Edwinstowe map?'

There was unanimous support for the proposed Main Open Area.

Village Envelope

Question 7.13 'Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?'

There was a majority of support for the extent of the village envelope with some respondents qualifying this as a logical extension to settlement.

Objectors requested that it be extended to include Villa Real Farm and Site ED/HO/2.

National Trust East Midlands Office:

Agree with extent of envelope.

Overall Approach

Question 7.14 'Do you agree that the overall approach is deliverable'

There was unanimous agreement that the overall approach is deliverable in particular because both preferred housing sites are promoted by owners with the intent of developing them and the water supply and drainage infrastructure is available/upgradeable.

Newark internal Drainage Board:

All sites are outside of the Boards District and catchment.

Severn Trent Water:

Sewerage Comments: There should be sufficient headroom available at Edwinstowe STW to accommodate the level of proposed development. There are some localised areas where there are known sewer capacity issues. Dependent upon the location of development, localised upsizing may be required to accommodate new development. Sewerage Infrastructure Impact Comments: Low - subject to hydraulic modelling.

Natural England:

We strongly support the need in this area for the provision of Suitable Alternative Natural Green Space (SANGS) which will help to relieve pressure from the Birklands & Bilhaugh SAC which is vulnerable to impacts from recreational use.

Issues to be addressed

None identified

Edwinstowe Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
Ed/Ho/1	No specific issues identified requiring further investigation Site allocated for around 72 dwellings	Ed/Ho/1 Land to the east of Rufford Road and north of Mansfield Road
Ed/Ho/2	No specific issues identified requiring further investigation Site allocated for around 50 dwellings	Ed/Ho/2 Land to the north of Mansfield Road
Ed/AS/1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
Ed/AS/2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
Ed/AS/3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X4	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A

X7	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X8	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X9	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X10	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X11	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X12	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
N/A	New Policy inserted to define the District Centre	Ed/DC/1
N/A	New Policy inserted to allow for the development of a Visitor Centre	Ed/VC/1
N/A	New Policy inserted to cover potential Rail Station	Ed/St/1
N/A	New Policy inserted to designate Main Open Areas	Ed/MOA

Settlement: BILSTHORPE

Summary of main conclusion

There was a very limited response to the consultation in this settlement and the majority of comments were from or on behalf of site owners. As a result of this, many comments were of a comparative nature; the respondent promoting their site above others. Consequently support and opposition was approximately equal. The only consistent objection was the inadequacy of the highway network in the settlement to serve the planned growth.

Response to questions

Housing

Question 7.15 'Do you agree with the selection of preferred housing allocations?'

Bi/MU/1

There was equal support and objection to this site. Support was unconditional and objections were on grounds of:

- Inadequate access.
- Adverse impact on nature trail.
- Loss of open space adjacent to Kirklington Road.
- Development would add to traffic congestion.
- Loss of existing open space.
- Unsuitable on grounds of proximity of listed building and earthworks forming possible undesignated heritage asset within site.
- Potential lack of delivery over the site due to ownership issues

Nottinghamshire County Council

Recommend further archaeological evaluation of earthworks within preferred site Bi/MU/1

English Heritage

Site Bi/MU/1 is adjacent to Bilsthorpe Conservation Area and a Grade II listed building. The comments for this site suggest the need for retail to front Kirklington Road, which would be next to the listed building. Without further information it is difficult to assess the impacts, but any development should aim to preserve and enhance the setting of the conservation area and listed building. Further assessment and justification of this site would be necessary in order to take it forward as an allocation. If taken forward, appropriate development criteria would need to be set.

Bi/HO/1 & Bi/HO/2

There was more objection than support to these sites. Support was unconditional. The owner of another site in the settlement questioned their deliverability and considered theirs better able to deliver the required housing. Inadequacy of access was also raised.

Bi/AS/1

There was equal support and objection to this site. One respondent considered that it has the potential for better access than the preferred sites and another considered it would form a visual intrusion into the countryside.

Bi/AS/2

There was one objection to this site on grounds of visual intrusion into the countryside.

Bi/AS/3

The owners of this site thought it better able than preferred sites to deliver the required growth.

Bi/AS/4

The owners of this site considered it should be a preferred site as it has potentially good access that could also serve AS/6 and could be further extended to the west.

Bi/AS/6

The owners of this site considered it should be a preferred site as it is within a sustainable location in the settlement, has good access, would not be highly visible and could allow for expansion of primary school.

X1(Bi), X2(Bi), X9 (Bi), X10(Bi), X14(Bi)

There was approximately equal support and objection to all these sites; owners objected to their unsuitable status and owners of other sites supported it.

Employment

Question 7.16 'Do you agree with the selection of the preferred employment allocations?'

Bi/E/1

There was equal support and objection to this site. Support was unconditional and objection was on the grounds of adverse impact on existing dwellings and conservation area arising from increased vehicle movements and consequently it would be better as a residential site.

Bi/E/2

There was general support for this site.

X8(Bi), X9(Bi), X10(Bi)

The owners of all these sites objected to their unsuitable status.

Local Centre Boundary and Preferred Retail Allocation

Question 7.17 'Do you agree with the selection of the recommended boundaries for the Bilsthorpe Local centres and the proposed retail development for the mixed use site?'

There was unanimous support for the boundary and allocation subject to open spaces and Southwell Trail access being maintained and the control of on-street parking.

Spatial Policy 8 Sites

Question 7.18 'Do you agree with the selection of sites to protect under Core Strategy Spatial Policy 8?'

There was unanimous support for the proposed sites and a recommendation that the green area next to the war memorial should also be protected.

Village Envelope

Question 7.19 'Do you agree with the extent of the village envelope? Do you think there are any other small infill plots which should be included?'

There was greater objection than support to the extent of the village envelope. The owners of sites X8, X9 and X10 requested that they be included and another respondent considered that all X sites that do not have an impact on the nature trail or open space be included.

Infrastructure

Newark Area Internal Drainage Board

All sites are outside of the Board's District and catchment area.

Conclusion

Question 7.20 'Do you agree that the overall approach is deliverable?'

A small amount of respondents thought that the overall approach was deliverable subject to development respecting its surroundings.

The majority of respondents to this question did not consider that the approach was deliverable due to the site selection process not being detailed enough and there being insufficient employment land. Some respondents questioned the need for the scale of development proposed. Consideration of heritage assets in deciding allocations and the formation of a further main highway connection to the village was requested.

Issues to be addressed:

The potential for further archaeological evaluation of site Bi/MU/1 needs to be investigated.

- 1) Further investigate ownership issues relating to MU1, H01 and H02 and whether the owners wish to come forward for development. If response was no, what are the recommended alternatives.
- 2) The potential for further archaeological evaluation of site Bi/MU/1 needs to be investigated.
- 3) In response to comments raised in other settlements, further engage with the Education Authority with regards to the concerns expressed over the impacts of growth on education provision.

Bilsthorpe Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
Bi/Ho/1	Site owners have now come forward Allocate site for around 20 dwellings	Bi/Ho/1 Land to the North of Kirklington Road
Bi/Ho/2	Ownership/deliverability has not been confirmed. Site no longer pursued, replace with part of site old site X15 (Bi) Site not taken forward for allocation	N/A
Bi/MU/1	Site no longer deliverable. Site no longer pursued, replace with site old Bi/AS/3 Site not taken forward for allocation	N/A
Bi/AS/1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
Bi/AS/2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
Bi/AS/3	This site is confirmed as deliverable by its owners and is well related to the northern part of the settlement. It would not extend beyond the established line of development on the eastern side of Eakring Road or to the north of the former railway line. The development of the site would need to take account of its visual prominence from the northern approach to the village through appropriate landscaping. Allocated for mixed use development providing around 75 dwellings and retail development	Bi/MU/1 Land to the East of Kirklington Road
Bi/AS/4	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
Bi/AS/5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
Bi/AS/6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A

X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X4	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X7	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X8	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X9	Having reviewed comments made about the Village Envelope on Mickledale Lane relating to old X9 and old X10 it is still proposed to reduce the area of the Envelope as proposed previously. Site not taken forward for allocation	N/A
X10	Having reviewed comments made about the Village Envelope on Mickledale Lane relating to old X9 and X10 it is still proposed to reduce the area of the Envelope as proposed previously. Site not taken forward for allocation	N/A
X11	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X12	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X13	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X14	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A

X15	<p>This site is within the same ownership as the adjacent site with planning permission for residential development, is confirmed as deliverable and would present the opportunity to form a visual improvement to the eastern approach to the village through the removal of poultry sheds. The implementation of the planning permission on the adjacent site requires the use of the poultry houses to cease in order to protect the amenity of eventual occupiers and it would be necessary to apply similar controls to the development of this site to ensure that the continued occupation of the factory did not adversely affect the amenity of occupiers of new dwellings.</p> <p>Allocate site for around 55 dwellings</p>	<p>Bi/Ho/2 Land to the east of Ho PP and north of Wycar Leys</p>
Bi/E/1	<p>No specific issues identified requiring further investigation</p> <p>Site allocated for Employment Development</p>	<p>Bi/E/1 Land on the southern side of Brailwood Road</p>
Bi/E/2	<p>No specific issues identified requiring further investigation</p> <p>Site allocated for Employment Development</p>	<p>Bi/E/2 Land on the northern side of Brailwood Road</p>
N/A	New Policy inserted to cover phasing	Bi/Ph/1
N/A	New Policy inserted to define the Local Centre	Bi/LC/1

Settlement: Rainworth

Summary of main conclusion:

In terms of the overall approach to housing, comments have been mixed, support has been forthcoming from the part owners of site Ra/Ho/2 and Ra/AS/1 who state that they consider their clients sites can come forward for development. Comments objecting to the approach were based on a number of reasons including:

- The Council should be protecting Greenbelt / conservation land not developing on it,
- There is no need for the development based on the other development which is occurring in the area e.g. Lindhurst;
- Impact on various aspects of infrastructure; and
- The Greenbelt Review has not be carried out in a satisfactory way

Comments received in respect of employment, retail and open space were limited and on the whole supportive of the Councils approach. In terms of employment the agent for Harworth Estates, submitted a representation that considered that the former Rufford Colliery Site was a more suitable site when compared to site Ra/E/1 (and Cl/MU/1 in Clipstone) and should therefore be the preferred employment site within the Mansfield Fringe Area. It is considered that the approach to these matters as currently proposed should be taken forward into the next stage of the document

It is considered that further work may be required to ensure that the content of the Greenbelt Review is sufficient to allow the preferred approach to be justified especially in respect of the release of site Ra/Ho/2.

Comments received have expressed concern about the impact of development (both within and outside of the District) on infrastructure.

Response to Questions

Preferred Housing Approach – Question 8.2

Ra/Ho/1

There was 1 response received, from Nottinghamshire County Council who requested that due to existing parking issues on Top Street (the access to the site), any development should include off street parking for existing residents.

Ra/Ho/2

There were two significant responses to the proposed allocation.

The first was from Savills, on behalf of the company who own the western part of the site (SHLAA site 08_0069). The representation confirms that the client agree with the proposed allocation. Reference is made to a number of documents to support the allocation including an assessment of the role the site plays as part of the Greenbelt, Cultural Heritage, and Ecology, flooding, traffic and transportation. A vision document has been prepared which indicates that the land in the client's ownership could accommodate 180 dwellings and could come forward as part of the first phase in a manner which will allow a quality design for the whole of the allocation to be developed. In addition an assessment of Ra/Ho/2 against the alternative site (Ra/AS/1) is included and concludes that the latter would not be consistent with a number of criteria within SP9.

The second was from Capita Symonds on behalf of the owner of Site Ra/AS/1. Whilst not disputing that the development of greenbelt may be required, the respondent considers that there is no phasing policy which promotes the development of Brownfield over Greenfield and is therefore the approach is not in accordance with PPS1. The respondent also disagrees with the approach that the Council has taken with the Greenbelt review and questions its suitability as evidence. They consider that it should be based on an assessment of the functional requirements of the Greenbelt and it should be about finding reasons to maintain the boundary and not about moving it to accommodate the level of growth within Spatial Policy 2. It is submitted that the number of dwellings on Greenbelt land should be minimised and that opportunities should be taken to develop other, more suitable brownfield sites first with greenbelt development taking place later in the plan period (including Ra/Ho/2) when other more suitable opportunities have been fully explored. It is also submitted that, due to the distance from the area of retail activity, the site is less sustainable than others sites. In terms of numbers of dwellings proposed, the respondent considers that these should be reduced to 160.

Ra/MU/1

Some objections were received on the grounds that development would cause the settlements of Blidworth and Rainworth to merge and that due to other developments in the area e.g. Lindhurst, development of the site is not required and it would have a negative impact on Blidworth. A response was received that stated that this site, along with other Greenbelt sites and the Meadows field site should be removed from the plan.

Nottinghamshire County Council agreed with the assessment of the site including the view that any development should be located away from the area which is designated as a SINC.

Ra/AS/1

One significant response was received from Capita Symonds on behalf of the owner of the site and was made in conjunction with a response about site Ra/Ho/2. The response states that Ra/AS/1 is a Brownfield site which is adjacent to both the settlement boundary and employment allocation, is close to the main area of retail activity and has good public transport. Whilst acknowledging that there are issues that need addressing it is considered that, based on the supporting information submitted in respect of access, ecology, topography and ground conditions, the site is considered acceptable for development and should be identified as a preferred site for 25 dwellings (even if

all the other draft preferred sites are retained). The respondent expresses concern that outdated constraints information within SHLAA has been brought forward to the site allocations document.

A comment was received from Nottinghamshire County Council which supported the Councils assessment of the site.

X sites

X4

A response was received which disagreed with the assessment and which considered that the site should be designated as suitable for residential development. The reasons for disagreement include; development on this site would be less obtrusive than that which has occurred near Kirklington Road, due to its location opposite other large developments the site is not isolated, the disused railway and embankment provide both a logical boundary to the settlement and would screen development from open countryside to the south and east of the site. In addition the respondent states that due to a number of negative activities which currently occur within the area, they do not agree with the areas designation as a SINC or Greenbelt and point out that the presence of greenbelt did not prevent site Ra/Ho/2 being identified.

In respect of infrastructure, it was considered that to provide access to the site and address existing traffic issues, a roundabout or traffic / pedestrian lights could be installed at the junction of X4, Westbrook Drive and the B6020.

In addition a representation was received from the agent representing the owners of this site who made comments similar to those set out above.

Newark Internal Drainage Board stated that consent will be required to increase any surface water discharge to any watercourse other than a designated main river

General Housing Comments

A number of general comments were received which objected to housing in Rainworth because for the following reasons:

- Greenbelt and open space should be maintained at all costs;
- The plans in conjunction with Lindhurst, Farnsfield and other villages near Blidworth will generate infrastructure problems especially in terms of highways, education, services and utilities;
- The Council should be looking at urban regeneration and use of brownfield sites rather than developing green sites. The respondent gave examples in both Rainworth and surrounding settlements such as Blidworth and Mansfield

One respondent felt that there should be flexibility in the housing sites in the event that preferred sites do not come forward.

Nottinghamshire Wildlife Trust, in commenting on the various sites, stated that wildlife sites have an important role to play in meeting biodiversity targets and contributing to the quality of life. The trust would like to see more emphasis placed on avoidance of damage to Local Wildlife Sites rather mitigating or compensating for any detrimental impact. Where damage or complete loss is permitted it is considered that should aim to ensure a net gain in biodiversity at a proportion of at least 2:1 to that land which is to be lost.

Employment – Question 8.3

There were three responses received on the employment allocation. Nottinghamshire Wildlife Trust commented in a similar way to that for housing and which is set out above. A comment of support was received to the approach to employment subject to development being sympathetic to the area, development being well screened and there being no affect on traffic in the built up areas or the bypass.

In addition a response was submitted by the agent acting for Harworth Estates. This incorporated a detailed analysis of the preferred approach for employment in the Mansfield Fringe Area, including an assessment of the suitability of the former Rufford Colliery site against sites Ra/E/1 and Cl/MU/1 in Clipstone. The representation concluded by saying that the former Rufford Colliery Site has substantial potential and should be the preferred employment site within the Mansfield Fringe Area. The agent stated that they would welcome the opportunity to have a constructive dialogue with the authority prior to the next stage of the production process.

Retail – Question 8.4

There was one response to this question which agreed with the proposed approach to retail development however it was felt that development should be suitable to its surroundings, it was also stated that compulsory purchase of third party land may be required.

Green Spaces - Question 8.5

There were two specific comments received on the approach to green spaces and green infrastructure; the first agreed with the Approach being taken whilst the second considered that green infrastructure should look at creating a safe cycle route from Blidworth to Joseph Whitaker School. In addition to reducing traffic in the area it was considered that such a facility would encourage more children to take exercise and travel in a more environmentally friendly way.

Urban Boundary – Question 8.6

There were two responses received on this matter both of which agreed with the approach proposed. One of these responses was from the Savills who represent the owners of part of site Ra/Ho/2. The representation included a brief analysis of the proposed approach and sought to provide reassurance that mitigation measures are possible to reduce the impact of extending the boundary to the south as a result of the development of site Ra/Ho/2.

Infrastructure – Question 8.7

A comment was received from Savills, on behalf of the owners of part of site Ra/Ho/2; refer to the table of infrastructure highlighted in table 38 of the options report. They request that any contributions and policies necessary to justify contributions to health, education, utilities, leisure and flooding should have regard to both the emerging National Planning Policy Framework and Section 122 of the CIL Regulations. The latter states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is: necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development. In respect of site specific requirements, such as flooding which would be needed in relation to the employment land to the south of the bypass, this should be addressed through site specific planning applications.

Overall Approach – Question 8.7

Three comments have been received about the overall approach proposed in Rainworth.

Savills on behalf of the owners of part of site Ra/Ho/2, state they consider the site is free from technical constraint and as such will be seeking to obtain outline planning permission as early as possible with a view to disposing of it to one of the house builders who have a requirement in the area. As such the site should be considered as deliverable

In responding to the wider question on housing site, Capita Symonds on behalf of the owner of site Ra/AS/1 consider that the overall strategy does not sufficiently recognise the need to preserve the Greenbelt as far as possible and does not minimise the housing allocation on Greenbelt sites. Their comment on the housing sites confirms that they consider that site Ra/AS/1 should be included as a preferred housing site and that less housing should be accommodated on Ra/Ho/2.

Finally one respondent agrees that the approach is deliverable however all development should be sympathetic and Green Belt should be maintained.

Conclusions

In terms of the overall approach to housing, comments have been mixed, support has been forthcoming from the part owners of site Ra/Ho/2 and Ra/AS/1 who state that they consider their clients sites can come forward for development. Comments objecting to the approach were based on a number of reasons including:

- The Council should be protecting Greenbelt / conservation land not developing on it,
- There is no need for the development based on the other development which is occurring in the area e.g. Lindhurst;
- Impact on various aspects of infrastructure; and
- The Greenbelt Review has not be carried out in a satisfactory way

Of the other sites, a representation has been received which considers that X4 is appropriate for development

Comments received in respect of employment, retail and open space were limited and on the whole supportive of the Councils approach. A response was submitted by the agent acting for Harworth Estates. This incorporated a detailed analysis of the preferred approach for employment in the Mansfield Fringe Area, including an assessment of the suitability of the former Rufford Colliery site against sites Ra/E/1 and Cl/MU/1 in Clipstone. The representation concluded by saying that the former Rufford Colliery Site has substantial potential and should be the preferred employment site within the Mansfield Fringe Area. The agent stated that they would welcome the opportunity to have a constructive dialogue with the authority prior to the next stage of the production process.

It is considered that the current approach to these matters should be taken forward into the next stage of the document

Issues to be addressed

The consultation raised some issues that need to be addressed. Concerns have been raised about the suitability of the Councils Greenbelt Review and therefore it is considered that further work may be required to ensure that the content of this document is sufficient to allow the preferred approach to be justified especially in respect of the release of site Ra/Ho/2.

Comments received have expressed concern about the impact of development (both within and outside of the District) on infrastructure. Further discussions will be required with providers, especially health, education and the Severn Trent Water (Sewerage) to ensure that they can meet future needs. In addition further investigations will be required to assess the highway impacts of the Lindhurst development on the settlements in the west of the District including Rainworth (along with Clipstone and Blidworth).

Finally, based on the comments received from the landowners agent about the sites suitability, it is felt that further work may be required to decide whether site Ra/AS/1 should be retained in this format or whether it should be amended to a preferred site.

Rainworth Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
Ra/Ho/1	<p>1) Car parking issues on Top Street: Policy allocating site Includes requirement to provide off street parking to address problems on Top Street</p> <p>2) Settlement wide Issues relating to infrastructure. (Full details set out below including actions taken): Policy allocating site includes requirements to address / provide measures relating to waste water and coal mine legacy issues. Site allocated for around 54 dwellings</p>	Ra/Ho/1 Land North of Top Street
Ra/Ho/2	<p>1) Settlement wide Issues relating to infrastructure. (Full details set out below including actions taken): Policy allocating site includes requirements to address / provide measures relating to waste water and coal mine legacy issues.</p> <p>2) Analysis of the proposals put forward on behalf of the owners of the eastern part of site (08_0065) raise concerns about whether 190 dwellings could be delivered solely on this site due to issues relating to sufficient access to the site, the level of open space and the lack of sufficient landscaping to mitigate the impacts on the Greenbelt: It is considered that the both components of Ra/Ho/2 should be allocated for residential development including the provision of public open space to meet the needs of the development and enhance the existing facilities at Preston Road Site removed from the Green Belt and allocated for around 190 dwellings</p>	Ra/Ho/2 Land East of Warsop Lane
	<p>1) SINC forms part of proposed allocation Policy allocating site to include requirement to implement measures to minimise the impact on the SINC</p> <p>2) Access not possible from Kirklington Road Policy allocating site to include requirement to provide access via Colliery Lane</p>	

Ra/MU/1	3) Settlement wide Issues relating to infrastructure. (Full details set out below including actions taken): Policy allocating site includes requirements to address / provide measures relating to waste water and coal mine legacy issues.	Ra/MU/1 Land at Kirklington Road
Ra/AS/1	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
X1	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
X4	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
N/A	New Policy inserted to cover phasing	Ra/Ph/1
Ra/E/1	1) Part of site within Flood Zones and 3 including area that could provide pedestrian access to the site from Rainworth Provision made within the policy which allocates the site for addressing pedestrian access to the site taking account of known flooding issues 2) Settlement wide Issues relating to infrastructure. (Full details set out below including actions taken): Policy allocating site includes requirements to address / provide measures relating to waste water and coal mine legacy issues. Allocate site for 5.5 hectares of Employment	Ra/E/1 Land West of Colliery Lane
X5	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
N/A	No specific issues identified however centre boundary revised to incorporate site Ra/MU/1 New Policy inserted to define the District Centre	Ra/DC/1
	1) Impact on transport: A transport assessment of the impact of the Lindhurst development along with proposed allocation in NSDC has concluded that, whilst there will be additional traffic generated through Rainworth (Clipstone and Blidworth) the cumulative impact will not	

<p>General Settlement Issues</p>	<p>be to the detriment of highway link capacity through the villages.</p> <p>2) Impact on Social infrastructure: Discussions held with NCC education who considers that primary and secondary education in Rainworth and the surrounding area should have the capacity to accommodate primary and secondary requirements that arise from both NSDC allocations in the area and the proposed Lindhurst Development. Allocated sites include requirement for contributions towards infrastructure which could include education where required</p> <p>3) Possible impacts on sewerage systems of both development in NSDC and Lindurst Development in Mansfield: Severn Trent Water looking at measures to upgrade Sewage Treatment works to take account of these developments. Policies allocating sites include reference to provision of sufficient capacity within the public foul sewer system and wastewater treatment works to meet the needs of the development</p> <p>4) Possible legacy issues from coal mining Allocated sites include requirement to implement measures to address possible coal mining legacy issues</p>	<p>N/A</p>
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Settlement: CLIPSTONE

Summary of main conclusion:

In terms of the overall approach to housing and delivery of the strategy, comments have been mixed; support has been forthcoming from Clipstone Parish Council and the owners of site CI/MU/1 who consider their site would contribute to the development needs of the District and fundamentally assist in the regeneration of the local economy of Clipstone. Two key reasons have been given for objecting to the proposed allocation of the former colliery site:

- Cannot guarantee that all the housing proposed will come forward due to the constraints that exist on the site; and
- The various, ongoing issues relating to the possible retention of the former colliery headstocks

Comments received in respect of employment, retail and open space were limited and on the whole supportive of the Councils approach. In terms of employment the agent for Harworth Estates, submitted a representation that considered that the former Rufford Colliery Site was a more suitable site when compared to site CI/MU/1 and Ra/E/1 (in Rainworth) and should therefore be the preferred employment site within the Mansfield Fringe Area. Therefore it is considered that, subject to possible amendments to the retail boundary as suggested by the Parish Council, the approach to these matters should be taken forward into the next stage of the document.

Concern has been expressed about the potential impact of development (both within and outside of the District) on infrastructure. Further discussions may be required with Severn Trent Water to ensure that they can meet future sewage needs, whilst a review of Mansfield District Council's Infrastructure Delivery Plan may be required to ascertain how the highway impact in this area may be affected as a result of the development of CI/MU/1.

Response to Questions

Preferred Approach Housing – Question 8.8

CI/Ho/1

One comment has been received as part of the wider discussion on the delivery of housing sites. The respondent considers that this would be an appropriate site especially for smaller homes to meet the needs of elderly residents. This is due to its location near to the facilities within Clipstone.

CI/MU/1

A number of responses have been received from key consultees which both support and object to the identification of the site.

Framptons on behalf of the landowner Welbeck Estates state that they fully support the preferred development approach that identifies this area of land for residential, employment and retail development. It is considered that the re-development for these forms of development would not only contribute to the development needs of the District, but fundamentally assist in the regeneration of the local economy in Clipstone. The response also refers to the issue of the headstocks and concludes that their retention detracts from the amenity of the area, and is harmful to the strategy for regeneration of Clipstone.

Network Rail fully supports the allocation as they consider it to be a key regeneration initiative for the town.

Finally supportive comments were received from Clipstone Parish Council as part of their response to the question of deliverability and these are summarised below.

In terms of objections English Heritage note that the site contains the Grade II listed colliery headstocks which are of national significance reflecting their status as designated heritage assets. The response considers that the current listed building consent application to remove the headstocks should not dictate whether or not this site should be allocated, as the presumption should be in favour of conserving these heritage assets as set out in PPS5. It is felt that there is a need to prepare a development brief for this site and the wider village, to establish the issues and options for Clipstone as a whole. This would put the site and its listed structures in context and better inform any development proposals. The response concludes by stating that further assessment and justification of this site is necessary in order to take it forward as an allocation. If taken forward, appropriate development criteria would need to be set.

Nottinghamshire County Council consider that the assessment of the site contained within the options report should make clear that the regeneration of the site could (and should in the absence of planning permission to demolish) focus on the retention of the colliery headstocks as a unique and irreplaceable heritage asset. It is also considered that this site would have traffic implications for road junctions in Mansfield therefore there is a need to take into account the content of Mansfield District Council's Infrastructure Delivery Plan.

Ian Baseley Associates, who represent the owner of site Cl/AS/1, raise concerns about the ability of Cl/MU/1 to deliver the housing numbers proposed. This is based on the experience of recent housing building in the vicinity and a number of constraints which exist on the site and which are identified within the representation. It considers that Cl/Ho/1 and Cl/AS/1 should be identified as preferred sites for housing and concludes by stating that due to the uncertainty over the delivery of the colliery site it is not considered that the overall approach for Clipstone is deliverable.

In addition to the above a response has been received which sets out proposals for an alternative mixed use development for the site: It is based on the restoration of the Headstocks, renovation of the winding station and associated buildings and surrounding land into a series of projects aimed at social regeneration, employment creation and Clipstone activity based pursuits. The respondee provides full details of the activities which could be incorporated into such a site and

which include: Winding Station - developed into retail units on the ground floor, youth meeting areas and office space on the second floor and the third floor to incorporate a restaurant and public house / club, Building in front of the winding station to be renovated into a creche / day care / cafe facility, Area to the right of the headstocks (road view) to be developed into a Skate park / outdoor activity development to include an enclosed 5 a side court and youth shelters and 100 Council housing homes to be developed on the very bottom of the site, adjacent to Vicar water but far removed from the flood plain. Reference is also made to the possible inclusion of a new community centre and special needs facility.

CI/AS/1

A response has been received from Ian Baseley Associates on behalf of the owner of this site. It is considered that, due to the doubts over the delivery of housing on the former colliery site (for which various reasons are given), that this site along CI/Ho/1 is a better option in terms of being identified as preferred housing sites. Reasons as to the suitability of the site are given and include; it is environmentally attractive and due to its location of the edge of the settlement would be more attractive to developers especially in terms of providing larger detached properties for which a shortfall in the settlement has been identified. It is noted that there are pylons running along a narrow corridor of the site however this would not prevent development.

Reference is also made to this site as part of the response made on X7. The respondent considers that site CI/AS/1 could have an impact on the open countryside and would not provide the same flexibility as X7 in terms of the types of uses that could be accommodated to support the wider development of the colliery site (CI/MU/1).

CI/AS/2

Two objections have been raised in respect of this site. The first is part of the response made on site X7. The respondent considers that site CI/AS/2 could have an impact on the open countryside and would not provide the same flexibility as X7 in terms of the types of uses that could be accommodated to support the wider development of the colliery site (CI/MU/1). Due to these reasons it is considered that this site should not be identified as an alternative site.

The second is part of the response made by Ian Baseley Associates on behalf of the owners of site CI/AS/1, who considers that some aspects of the site do not conform to the Council's site selection criteria.

Employment – Question 8.9

CI/MU/1

Two comments of support were received for the employment element of the mixed used site. The first was part of the wider submission relating to this site made by Framptons, on behalf of the owners Welbeck Estates whilst the other was supportive of the approach as long as design is sympathetic and respects neighbouring sites of interest and open space.

X7

A response has been received which considers that this site would be suitable for some development in conjunction with the colliery site and that this is a better location than the two alternative sites which are identified within the options report. The reasons for this view are provided and include; X7 will provide increased flexibility for the colliery site and provide a location that could be suitable for residential and / or employment along with other uses to help regenerate the area, the alternative sites would not be able to provide this flexibility and would create visual intrusion into clear open countryside, the village envelope would need to be moved to accommodate the alternative sites and these areas would become more urbanised; and the alternative sites would dominate open fields and trees to Intake wood. The respondent does not contest the conclusions for Clipstone but considers that a more positive approach is required in terms of how Clipstone Colliery could be brought forward in partnership with other sites and requests that part of X7 be considered an alternative site at the expense of CI/AS/2.

Whilst made under the questions relating to Rainworth, a response was submitted by the agent acting for Harworth Estates. This incorporated a detailed analysis of the preferred approach for employment in the Mansfield Fringe Area, including an assessment of the suitability of the former Rufford Colliery site against sites Ra/E/1 and CI/MU/1 in Clipstone. The representation concluded by saying that the former Rufford Colliery Site has substantial potential and should be the preferred employment site within the Mansfield Fringe Area. The agent stated that they would welcome the opportunity to have a constructive dialogue with the authority prior to the next stage of the production process.

Retail – Question 8.10

CI/MU/1

Two comments of support were received for the retail element of the mixed used site. The first was part of the wider submission relating to this site made by Framptons, on behalf of Welbeck Estates whilst the second was a more general comment which expressed support subject to design being sympathetic and not impacting on adjacent SINC's and Vicar Water.

Green Spaces – Question 8.11

Only comment was received which supported the approach proposed by the District Council.

Urban Boundary – Question 8.12

Two comments were received on this matter; the first was from Ian Baseley Associates on behalf of the owners of site CI/AS/1 and considers that the boundary should be amended to incorporate the alternative sites whilst the second supports the proposed approach.

Infrastructure – Question 8.13

There were two responses received from key consultees. The first was from Nottinghamshire County Council as part of their response to site CI/MU/1. This stated that this site would have

traffic implications for road junctions in Mansfield therefore there is a need to take into account the content of Mansfield District Council's Infrastructure Delivery Plan.

The second was from Severn Trent Water. In terms of sewerage it is felt that there should be sufficient headroom available at Edwinstowe Sewage Treatment Works to accommodate the level of proposed development. It is noted that there are records of some minor (external) flooding incidents to the south and west of Clipstone and areas where there are known capacity issues in the network. Dependent upon the location of development, localised upsizing may be required to accommodate new development. In respect of Sewerage Infrastructure Impacts, these are considered to be low / medium – however subject to hydraulic modelling localised investment may be required.

Overall Approach

An important response was that received from Clipstone Parish Council. They are broadly supportive of the proposals for the village including Cavendish Estate and, in particular the inclusion of mixed use developments to encourage extra retail and employment opportunities in the area. The Parish Council also request consideration of the following issues: 1. Extension of the boundary for the retail area and inclusion of both an additional supermarket and a family orientated pub, serving meals; 2. Extension of existing light industrial unit complex to allow for growth of existing businesses; 3. Need for additional parking facilities for shops on Mansfield Road (and improved access to and egress out) and 4. Improved access routes to link the Village to nearby tourism and employment centres

In addition a general comment has been received which agrees that the approach is deliverable however it is considered that design must be sympathetic and also notes that the Ollerton roundabout is a bottleneck.

On the negative site, a response has been received from the agent representing the owner of site CI/AS/1 It does not consider that the approach for Clipstone is deliverable due to the uncertainties surrounding the ability of the former colliery to site accommodate the number of houses on this site within the relevant time timeframe.

Conclusions

In terms of the overall approach to housing and delivery of the strategy, comments have been mixed, support has been forthcoming from Clipstone Parish Council and the owners of site CI/MU/1 who consider their clients sites would contribute to the development needs of the District and fundamentally assist in the regeneration of the local economy of Clipstone. Two key reasons were given for objecting to the proposed allocation:

- Cannot guarantee that all the housing proposed will come forward due to the constraints that exist on the site;
- The various issues relating to the retention of the former colliery headstocks.

Of the other sites, comments were received in support of both CI/Ho/1 and CI/AS/1; whilst one respondent considered that site X7 was suitable for development and should be identified as an alternative site at the expense of CI/AS/2

Comments received in respect of employment, retail and open space were limited and on the whole supportive of the Councils approach. A response was submitted by the agent acting for Harworth Estates (in respect of the employment question for Rainworth). This incorporated a detailed analysis of the preferred approach for employment in the Mansfield Fringe Area, including an assessment of the suitability of the former Rufford Colliery site against sites CI/MU/1 and Ra/E/1 in Edwinstowe. The representation concluded by saying that the former Rufford Colliery Site has substantial potential and should be the preferred employment site within the Mansfield Fringe Area. The agent stated that they would welcome the opportunity to have a constructive dialogue with the authority prior to the next stage of the production process.

Therefore it is considered that, subject to possible amendments to the retail boundary as suggested by the Parish Council, the approach to these matters should be taken forward into the next stage of the document

Comments received have expressed concern about the potential impact of development (both within and outside of the District) on infrastructure. Further discussions may be required with Severn Trent Water to ensure that they can meet future sewage needs, whilst a review of Mansfield District Council's Infrastructure Delivery Plan may be required to ascertain how the highway impact in this area may be affected as a result of the development of CI/MU/1.

Issues to be addressed

The consultation raised some issues that need to be addressed. Following comments expressing concern about the ability of the former colliery site to provide the level of housing put forward in the options report, further work may be required to clarify whether this is deliverable. If it emerges that this is not possible there will be a need to consider allocating other sites to address any shortfall and depending on their location consider amending the proposed settlement boundary accordingly

Linked to the above, consideration needs to be given to the ongoing issues relating to the former colliery headstocks and how this may impact of the delivery of the strategy for Clipstone.

As stated above comments have expressed concern about the impact of development on highway and sewage infrastructure therefore further investigations may be required to ascertain these impacts and where required, identify ways of addressing them so that the strategy for Clipstone can be delivered.

Clipstone Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
CI/Ho/1	<p>1) Ownership: Site is affected by multiple ownerships, none of whom came forward during the consultation period to confirm that they would be happy for their land to be used. Despite its good location near to local facilities the ownership issue puts delivery of the site in doubt.</p> <p>Proposed allocation removed and the housing numbers have been redistributed to CI/MU/1</p>	N/A
	<p>1) Impacts on infrastructure including highway network & sewerage issues Delivery of the site may have an impact on a road junction in Mansfield. Contact to be made with Mansfield DC to provide reassurance about contributions to address this matter. A transport assessment of the impact of the Lindhurst development along with proposed allocation in NSDC has concluded that, whilst there will be additional traffic generated through Clipstone (Rainworth and Blidworth) the cumulative impact will not be to the detriment of highway link capacity through the villages. Severn Trent Water noted that there have been minor flooding incidents in the settlement. Policy allocating the site includes the requirement to ensure control surface run off and ensure provision of sewage and waste water to meet the needs of the development</p> <p>2) Issues relating to the possible retention of the former colliery headstocks: Policy allocating site includes a requirement to provide multiple design options which take account of either the retention or removal of the headstocks.</p> <p>3) Request for site to incorporate more comprehensive retail to help facilitate development of the site: Policy allocating site includes reference to on site retail provision being of a size which helps facilitate the wider development of the site and which may incorporate a small superstore and other complimentary facilities</p>	

CI/MU/1	Allocate site for around 120 dwellings (including the additional housing from CI/Ho/1 which has been deleted), 12 hectares of employment, retail and public open space.	CI/MU/1 Former Clipstone Colliery
CI/AS/1	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
CI/AS/2	No specific issues identified requiring further investigation. Site not taken forward for allocation	N/A
X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X6	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
N/A	New Policy inserted to cover phasing	CI/Ph/1
X7	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
N/A	1) Request that proposed Local Centre boundary be amended to allow for inclusion of an additional supermarket and family orientated pub: The boundary has been amended to the west to incorporate the vacant public house and newsagent. In addition possible provision of a small supermarket has been incorporated into site CI/Mu/1 New Policy inserted to define the Clipstone Local Centre	CL/LC/1

Settlement: BLIDWORTH

Summary of conclusion:

Of those responding the overwhelming majority of respondents were opposed to the Preferred Approach to development. These concerns fell into three broad areas, namely:

- infrastructure capacity of the settlement to accommodate more development
- loss of greenbelt land
- the need for new housing

Response to Questions

Preferred Housing Approach (Question 8.14)

All sites had strong objections raised against them, apart from Bl/Ho/2.

Bl/Ho/1 – The site had a number of objections from those in the area, the issue of flooding caused by run-off from the site onto Dale Lane was raised by a number of residents; flash flooding has occurred in the past and photo's were provided. The issue of the loss of the Greenbelt was also raised. One resident has raised the matter that the site was close to the former Blidworth Sewage Beds. Blidworth Parish Council (BPC) raises the issue of a 'potential fault' running through the site.

Bl/Ho/2 – Some support for the development of this site, and the owners confirm that given it's landlocked nature it is difficult to see how the site could come forward for industrial development. BPC support the development of this site for housing. Amongst those who object the main concern relates to the site being adjacent to the industrial estate. The need for screening on this site is raised.

Bl/Ho/3 – Widespread opposition to this site has been expressed. Key issues related to the access to the site via New Lane. Residents highlight the narrowness of New Lane, which has resulted in congestion, including delaying emergency vehicles and danger to pedestrians. The junction of New Lane and Mansfield Road is regarded as dangerous by many respondents. The agent representing the owner of the majority of the site, whilst acknowledging that whilst a Transport Assessment will be required, believes there are no access constraints on the site and that an additional 30 dwellings could be accommodated. BPC states that the owner of the land at the south of the site objects to its inclusion. BPC and others highlight the issue of mining subsidence including a comment from a member of the public who states that there is a "deep mining face running from Main Street to the Library".

Bl/Ho/4 – Widespread opposition to this site relating to the status of the site within the Green Belt and the Blidworth Conservation Area. As with Bl/Ho/3 the issue of mining subsidence is raised (see above). Also problems with natural springs on the site have been identified by consultees. Residents most strongly wanted to get over the issue of highway safety. Access would be via Marriots Lane onto Main Street and many felt the junction was dangerous and incapable of

accommodating the traffic already using it, let alone taking any more traffic. Another resident raised the issue of the status of the land. The District Council apparently sold the land in 1981 because it was undevelopable.

Bl/AS/1 – Blidworth Parish Council might support development of this site if it could be established that:

- An alternative site could be provided; it was economically viable to relocate the allotments.
- That the housing allocation would be subtracted from and NOT additional to the realistic baseline allocation of 5% (yet to be established).
- That there was not a significant opposition to use of this site from the village as a whole

Some residents support moving the allotments so that a larger area could be secured but a number felt that its present location should be retained because of its sustainable location.

X sites - Owners of some of the X sites put forward reasons for their sites inclusion rather than others, in particular the owner of X5 suggested that if his site was developed an alternative access could be provided for Bl/Ho/3. Owners of site X8 feel that at least part of this site should be considered for housing.

Blidworth Green Belt Shortfall (Question 8.15)

A number of consultees believe that development should be redistributed across the District although some point out that this should not be in the Mansfield Fringe Area, but in settlements in the Newark Area. BPC state they “would not wish to see shortfall in housing allocated to green-belt land in Blidworth and feels that brown site development across the district should be suitable, and as a second choice, natural smaller scale development within other non-utilised communities” should be developed.

Nottinghamshire County Council state: “It is important that the need for redistribution is tested fully. The level of shortfall against the overall scale of housing would entail a theoretical under provision at district level of only around 60 houses (estimates of capacity are approximate); less than ½ %. This is because of slight over-provision envisaged in Newark and Southwell based on suitable site capacities. While over-provision should be preferred to under-provision, there is uncertainty in the numbers involved; therefore such a small scale of under-provision may be acceptable. Rather more important is the local requirement for housing, especially affordable housing, in the two villages. It is noted that there is “white land” shown in Blidworth at least two sites may be suitable subject to relocation of recreational land & facilities. The County Councils view is that meeting local needs for housing is potentially more important than the need to redistribute housing, in order to meet a district target. Therefore the identification of a site (or two) in sustainable locations, whether or not they are in these two villages, that deliver both identified local needs and would overcome any shortfall should be seriously considered. However, the failure to do so, as long as it is justified for every site considered, is not critical to the Plan, especially in view of the uncertain nature of housing capacity, both on allocated and windfall sites.”

Employment (Question 8.16)

Given the nature of the Bl/E/1 on the existing industrial estate there was some support for the site, however concern regarding traffic and noise control was expressed.

Local Centre Boundary (Question 8.17)

Limited response to this question; although in comments on particular sites mention has been made about limited parking on Mansfield Road for the various facilities.

Green Spaces (Spatial Policy 8 Sites Question 8.18)

Limited response to this question; although in comments on particular sites reveal that many people feel that BI/Ho/3 is an important informal recreation area with a large amount of wildlife. BPC “agree that open space should be protected and would like to see Marriot Lane and Sherwood Avenue Parks and Bull Piece included in the Spatial Policy 8”

Blidworth Village Envelope (Question 8.19)

Most of the comments wish to see the Village Envelope remain as its current extent reflecting the wider views regarding opposition to development in the Green Belt.

Conclusion (incorporating responses to Question 8.20)

Of those responding, the overwhelming majority of respondents were opposed to the Preferred Approach to development. These concerns fell into three broad areas, namely:

- infrastructure capacity of the settlement to accommodate more development
- loss of greenbelt land
- the need for new housing

Various aspects of the village’s infrastructure have been identified as under pressure, particularly the Primary School, the doctors and the shops, and those facilities shared with Rainworth, the Joseph Whittaker Secondary School and the Sewage works. However the major concern amongst respondents was the capacity of the road network both within the village and its connections to nearby settlements.

The loss of Green Belt land was identified both generally and in relation to particular sites. Many people were of the opinion that Green Belt land was in effect sacrosanct and therefore its status could never be changed.

A number of residents raised the need for the new housing which was established in the Core Strategy. They felt that Blidworth was receiving more than it should given the nature of the settlement and its location in the green belt. There was also a wide scale concern regarding the impacts of other development both inside the District in Rainworth and also in Mansfield as part of the Lindhurst development alongside the MARR, and any planned development in Ravenshead in Gedling Borough.

BPC comments related mainly to comments relating to the Core Strategy and the Evidence Base. They wish Blidworth to be treated in a similar way to Lowdham and allocated a lesser amount of housing. They conclude “The scale of development on the border of Blidworth means that the

expansion of Blidworth at the proposed level is not possible particularly with the infrastructure problems that we have identified. Site Ra/Ho/2 in Green belt (190 houses) is closer to the centre of Blidworth than the centre of Rainworth. The people of Blidworth remain opposed to the use of the sites allocated with the exceptions of those given above. Blidworth Parish Council expects that the promise made by the National Government to listen to local communities under the Localism Bill is supported and upheld by Newark and Sherwood District Council.”

Save Blidworth Green Belt want Blidworth to be reclassified under the terms of Spatial Policy 3. They wish to have the strategy changed from Regeneration to Securing Sustainable Communities.

Severn Trent Water (STW) comment:

- Sewerage Comments: Some capacity improvements may be required at Rainworth STW to accommodate the proposed level of development, particularly if development comes forward in both Blidworth and Rainworth. There are a small number of minor (external) flooding incidents in Rainworth. In addition, there are potential capacity issues in the south of the town, where there are a number of Combined Sewer Overflows (CSO). Dependent on the location of development and subject to hydraulic modelling, capacity improvements may be required to ensure that flows arising from new development do not increase the risk of flooding or CSO spill frequency and volume.
- Sewerage Infrastructure Impact Comments: Low / Medium - subject to hydraulic modelling localised investment may be required.

Issues to be addressed

The consultation raises a number of issues which may need to be addressed further.

- 1) Investigate issues of the village’s mining legacy on a number of the sites including Bl/Ho/1, Bl/Ho/3 and Bl/Ho/4. Discussions with the Coal Authority on this matter will be initiated.
- 2) A review of issues relating to highways Nottinghamshire County Council to be contacted to reaffirm their comments in relation to X6(BI), Bl/Ho/3 and Bl/Ho/4 following the level of concerns raised by residents.
- 3) Further investigate the impact of the Lindhurst development being granted planning permission by Mansfield District Council and the potential impact of this on the highways in Blidworth and Rainworth.
- 4) Investigate heritage issues relating to sites Bl/Ho/3 and Bl/Ho/4.
- 5) Investigate issue of flooding in relation to Bl/Ho/1, Bl/Ho/3 and Bl/Ho/4.
- 6) Further engage with the Education Authority with regards to the concerns expressed over the impacts of growth on education provision

Blidworth Summary of Changes

Allocation & Development Management Options Report Reference:	Issues Identified as a Result of Consultation Requiring Further Investigations and Conclusions	Publication Allocation & Development Management DPD Ref:
BI/Ho/1	Concern raised regarding coal mining and flooding issues. No identified coal mining risk on or around this site. Flooding issues addressed through policy wording. Site removed from the Green Belt and allocated for around 55 dwellings	BI/Ho/1 Land at Dale Lane
BI/Ho/2	No specific issues identified requiring further investigation Site allocated for around 10 dwellings	BI/Ho/2 Land at Belle Vue
BI/Ho/3	<ol style="list-style-type: none"> 1) Concerns raised regarding highway issues on New Lane. Nottinghamshire County Council reconfirmed their advice regarding New Lane and access to this site. Policy wording reflects this advice and places a maximum of 100 dwellings on the development and the need to consider junction improvements 2) Concerns raised regarding the Conservation Area. Owner of southern element of the site (the area in the Conservation Area) has confirmed that it is unavailable. 3) Concerns raised regarding coal mining issues. Owner of southern element of the site (the area with coal mining legacy issues) has confirmed that it is unavailable. Policy wording requires further investigation of the whole site. 4) Concerns regarding flooding issues - addressed through policy wording. Site allocated for a maximum of 100 dwellings	BI/Ho/3 Land South of New Lane
BI/Ho/4	Concerns raised regarding loss of Green Belt and Conservation Area land led to this site being removed from proposals. Site not taken forward for allocation	N/A
BI/AS/1	Land owners (the Parish Council) confirmed during the process that they would consider redevelopment of the site. Such redevelopment could only occur once allotments were re-provided elsewhere and this is emphasised in through policy wording. Site allocated for around 45 dwellings	BI/Ho/4 Land at Dale Lane Allotments
X1	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A

X2	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X3	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X4	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X5	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
X6	Some support was given for this site to be considered instead, however the Green Belt Study conclusions rule this site out. Site not taken forward for allocation	N/A
X7	No specific issues identified requiring further investigation Site not taken forward for allocation	N/A
BI/E/1	No specific issues identified requiring further investigation Site allocated for 1 hectare of employment development	BI/E/1
X8	Whilst the site was originally considered for employment – following the consultation consideration was given to residential development on the site, however the Green Belt study notes that the site is considered to be both prominent and open and that its release from Green Belt would fail on Green Belt purpose 3 in terms of safeguarding the countryside from encroachment. Therefore the site is not considered suitable for development. Site not taken forward for allocation	N/A
N/A	New Policy inserted to cover phasing	NUA/Ph/1
N/A	New Policy inserted to define the Local Centre	BI/LC/1
General Settlement Issues	<ol style="list-style-type: none"> 1) Impact on transport: A transport assessment of the impact of the Lindhurst development along with proposed allocation in NSDC has concluded that, whilst there will be additional traffic generated through Blidworth (Clipstone and Rainworth) the cumulative impact will not be to the detriment of highway link capacity through the villages. 2) Impact on Social infrastructure: Discussions held with NCC education who considers that primary and secondary education in Blidworth and the surrounding area should have the capacity to 	N/A

	<p>accommodate primary and secondary requirements that arise from both NSDC allocations in the area and the proposed Lindhurst Development.</p> <p>Allocated sites include requirement for contributions towards infrastructure which could include education where required</p> <p>3) Possible legacy issues from coal mining</p> <p>Allocated sites were coal mining issues have been identified include requirement to implement measures to address possible coal mining legacy issues</p>	
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Development Management Policies Consultation Responses Summary

The District Council is in the process of producing its Allocation & Development Management Development Plan Document [DPD] which will allocate new land for housing, employment and other development in the main settlements of the District. It will also contain a range of Development Management Policies for use in the consideration of planning applications.

The first stage in the production of the DPD took place in the autumn of 2011 with public consultation on the Options Report. Representations received on the Options Report put forward on the scope of the proposed Development Management Policies have been considered and a summary of these responses is included below.

More detailed policies have been produced for further consultation as part of the Allocations & Development Management process. The Council therefore prepared a Development Management Policies Consultation Paper which was published and comments invited in the period 20th March 2012 until 5:15 p.m. on 1st May 2012.

A number of representations on the Consultation Paper were received and these are summarised in this paper. There are ten additional policies and the Council also included on the representation form a box for any other comments.

ANALYSIS OF CONSULTATION COMMENTS FROM THE ALLOCATIONS & DEVELOPMENT MANAGEMENT OPTIONS REPORT - SCOPE OF DEVELOPMENT MANAGEMENT POLICIES

POLICY DM1 – Development within Settlements Central to Delivering the Spatial Strategy

There was general support for this policy and in particular the reference to culture, leisure and tourism. It was requested that the policy also include a requirement to justify the loss of such facilities. It was noted that there was no specific reference to brownfield land.

Some correspondents considered that the scope of the policy should be extended to include a far more cohesive approach to Leisure/Recreation/Sports facilities needs and that it should refer to the spatial distribution of employment and how this may support self containment of trips, including reducing the need for out commuting.

One correspondent thought that the policy was compromised by the amount of sites proposed for allocation and another used their response to regret the loss of village envelopes in settlements below Principal Villages.

Issues to be addressed:

Require development to be spatially appropriate within given settlement boundaries.

POLICY DM2 – Developer Contributions

There was general support for this Policy with a recommendation that the implications of CIL and Draft NPPF are taken account in its drafting and that contribution requirements should not be so onerous as to make sites undeliverable.

Issues to be addressed:

Set out method for assessment of cases of non-viability in policy and justification.

POLICY DM3 – Renewable Energy

There was unconditional support for the scope of this policy.

POLICY DM4 – Design

All respondents offered support for this policy with specific recommendations that the following criteria were included:

- Requirement for control of overall design quality and in particular the form/scale/massing of new development.
- Requirement for all proposals to have specific regard to the Landscape Character SPD.
- Requirement for high standards of energy insulation/conservation, promoting the use of renewable sources of energy and minimising waste/promoting re-cycling.

Issues to be addressed:

Include design criterion and cross reference policy to Landscape Character Assessment.

POLICY DM5 – Householder Development

There was a single respondent to this policy who considered it should include requirement for high standards of energy insulation/conservation, promoting the use of renewable sources of energy and minimising waste/promoting re-cycling.

POLICY DM6 – Specialist Accommodation & Community Facilities

There was unconditional support for this policy.

Issues to be addressed:

Further investigate need for this policy in light of the scope of others.

POLICY DM7 – Development in the Open Countryside

Respondents to this policy mainly requested tight controls over development and made specific recommendations for inclusions of criteria.

One respondent considered development should only be allowed in countryside in the absence of brownfield sites elsewhere in the district.

There was a welcome recognition that some tourism development can be appropriate outside defined settlements, within the open countryside and the support this policy offers for the creation of new and the expansion of existing facilities. This was linked to a recommendation of specific types of tourism development that should be included.

It was considered that removal of agricultural occupancy conditions should not be a policy objective, but an exception and where allowed, be fully justified.

Specific criteria requested for inclusion were:

- Consideration of protected species is made a specific criterion of this policy.
- Consideration of Landscape Character Assessment SPD.
- Consideration of local distinctiveness.

Issues to be addressed:

Set requirement for proposals to also satisfy other policies and DPD's.

POLICIES DM8-11 – Protecting & Enhancing the Historic Environment

This policy attracted the most comments and received general support.

The categories covering statutory designations were welcomed but it was noted that much of our historic environment falls outside of such categories into non-designated heritage assets and these should also be included.

There were requests for greater protection of conservation areas and sites of archaeological and historical landscape interest, and in particular that priority be given to developing brownfield over greenbelt land in conservation areas and more policies specific to Newark and Sherwood's highly significant historic environment.

Specific criteria requested for conclusion within the policy were:

- Consideration of conservation areas extended to include proposals on areas or sites within their wider setting.
- The promotion of the alteration and extension of listed buildings, where this is to enable or continue their economic use for sustainable tourism.

Issues to be addressed:

Include requirement to consider non designated heritage assets and all development affecting conservation areas.

POLICY DM12 – Shopfronts & Advertisements

There was unconditional support for this policy.

POLICY DM13 – Pollution & Hazardous Materials

There was general support for this policy with recommendations that it is cross referenced to proposed Policy DM4 (Design) and DM 8 (Historic Environment)

POLICY DM14 – Retail

One respondent suggested that with the possibility of the emerging NPPF replacing PPS4, it may be prudent to revise and expand retail policies at the local level in order to guide development to the town centre first and guard against damaging out of town proposals, which may harm the vitality and viability of the town centre.

COMMENTS RELATING TO ALL POLICIES

The scope of policies as a whole received general support and it was recommended that the Council ensures it has full suite of robust Development Management Policies that it can rely on to guide development decisions across the district particularly to cover areas which may be lost or have less detail in the new NPPF.

The County Council as highway authority recommend policies could be strengthened by including reference to the need for any forthcoming development to be supported by appropriate Transport Assessments and Travel Plans to help manage down the number of vehicle trips and encourage more sustainable forms of travel.

REQUESTS FOR FURTHER POLICIES

In addition to the proposed policies, Nottinghamshire County Council requested a policy is included that secures and safeguards the unnecessary sterilisation of mineral reserves.

The Coal Authority commented that the proposed policy list does not reflect the potential for mining legacy in the western part of the district, recommend policy requiring development proposals to fully consider ground conditions and land stability in line with PPG14 requirements, and where necessary propose mitigation measures to the satisfaction of the Local Planning Authority and The Coal Authority.

Issues to be addressed:

Include land stability as an assessment criterion within Policy DM4 (Design)

CONCLUSION

The overall response to the consultation was positive with no significant objections to the scope of policies.

It is proposed to make the minor changes to the scope of policies identified within the issues to be addressed above.

Some respondents sought to change the scope of policies to the extent of making them strategic. Two examples of this were requesting that the loss of leisure and community facilities be justified and requiring the prioritisation of development on brownfield land outside conservation areas before allowing development on greenfield sites within them. Both of these issues are adequately dealt with in the Core Strategy and therefore do not require covering in Development Management Policies. These requests may have arisen from viewing the scope of development management policies in isolation to the Core Strategy. When the Development Management

Policies are further developed and go out to public consultation in a fuller form with reasoned justifications, these links with strategic policies will be apparent.

Whilst Policy DM6 - Specialist Accommodation & Community Facilities was supported, the process highlighted it as the only subject specific policy. In developing the content of the policies, it was decided that the combination of Core and other proposed DM policies could be used to adequately address such proposals; The Spatial Policies of the Core Strategy enabled by proposed policies DM1 or DM7 would determine the suitability of the location and proposed policy DM4 and any others relevant would be used to assess the site specific issues. To persist with a specific policy may lead to pressure for other subject specific policies and therefore undermine the intended streamlined approach.

ANALYSIS OF CONSULTATION COMMENTS FROM THE ALLOCATIONS & DEVELOPMENT MANAGEMENT DEVELOPMENT MANAGEMENT POLICIES CONSULTATION PAPER

Policy Area: Agenda for Managing Growth

Policy DM1: Development within settlements central to delivering the Spatial Strategy

Question 1 “Do you agree with the content of Policy DM1?”

A small number of representations were made in relation to this policy with more objections being raised than support. The majority of the concerns raised suggest that the scope of the policy should either be broadened or further clarification is sought regarding the details, including allowing for smaller scale development in smaller settlements to meet local needs; and the suggestion that the word “granted” implies that all planning applications will be successful and should be replaced with “considered”.

One local resident of Southwell and Southwell Town Council raised an issue in relation to the final “urban boundaries” and the point is made by the resident that these should be completed at this stage.

One representation objected to the moving of the village envelope for Collingham stating that adequate sites are available within the village to accommodate the required number of new dwellings and that such an approach would undermine the policy.

Newark Town Council

This should include a specific reference to new development meeting the needs of an ageing population.

Southwell Town Council

Southwell Town Council request clarification regarding whether the “urban boundary” for Southwell has been defined and suggest that further guidance is required detailing what is meant by “appropriate to the size and location of the settlement”.

CPRE

Concern is raised that the policy does not make it clear enough that the decision on planning permission will take into account the ability of community areas to absorb or provide for the allocated elements of the Spatial Policy, giving the example of the need to identify “replacement” Green Belt land in some cases, but not in others, where existing Green Belt land would be released for development. This leads to a concern that an arbitrary methodology of calculating housing numbers overrides the protection of the Green Belt, contrary to several policies concerning the countryside and the local environment.

It is suggested that the following is added to policy DM1:

“planning permission (or allocation of sites) will be granted where its benefits are not outweighed by:

1. Detrimental visual impact on the landscape character or urban form of the district or the purposes of including land within the Green Belt.”

Policy DM2: Developer Contributions

Question 2 “Do you agree with the content of Policy DM2?”

A small number of representations were made to this policy with the majority of the responses supporting the policy in principle. One representation of support was subject to it being in compliance with the legal tests of Regulation 122 of the Community Infrastructure Regulations and paragraphs 204 and 205 of the National Planning Policy Framework.

One local resident and the CPRE made the point that developer contributions should firstly be directed to fund infrastructure required as a result of development.

Nottinghamshire County Council

Welcome that the policy establishes the requirement for developer contributions linked to a supplementary planning document. The County Council will seek to ensure that all of the impacts on its services and infrastructure from all future development in the district is met either through the Community Infrastructure Levy or planning obligations. Requested to be involved in the drawing up of services and infrastructure to be included within the Regulation 123 list, insofar as it relates to County Council services and infrastructure.

Southwell Town Council

It is difficult to agree until it is known how much Southwell will get from CIL (Community Infrastructure Levy) and whether it would be adequate, including the Town Council’s identified infrastructure projects.

CPRE

Support the policy but it requires clarification that developer contributions must be allocated to the provision of infrastructure required “as a result of the development” and should only be put to more general application where this is the best means of obtaining infrastructure improvement benefits.

Policy Area: Sustainable Development and Climate Change

Policy DM3: Renewable and Low Carbon Energy Generation

Question 3 “Do you agree with the content of Policy DM3?”

Representations of objection and support were received in relation to this policy, although no objections have been raised to the principle of the policy, but instead highlight concerns regarding interpretation and the precision of wording of the policy itself and the supporting text. One respondent questions the need (expressed in paragraph 4.4) to impose a costly assessment on all renewable development, which it is considered for most renewable development, will not serve a useful purpose. Another respondent commented that the reference to PPS5 in paragraph 4.6 should be deleted following the publication of the National Planning Policy Framework.

One local resident suggests that more guidance should be included on when low carbon generators will have an unacceptable effect on natural and built assets, with reference to all relevant sections of the Core Strategy, including further detail in paragraph 4.7 in relation to biodiversity. It is also suggested that the term “biodiversity” should be used for consistency with other policy documents.

English Heritage

Welcome the inclusion of the criteria relating to heritage assets and their setting which should ensure that harm is assessed. However, paragraph 4.6 suggests that only physical impacts on heritage assets are assessed during the preparation of planning applications or during the installation process but other impacts should be assessed as well including visual, noise, vibration and odour impacts and the paragraph should be reworded accordingly.

Nottinghamshire County Council

A number of points are made suggesting amendments to this policy:

- the main paragraph should include “detrimental impact from the operation and maintenance of the development and through the installation process upon:” removing the need to include it in the sub-paragraphs;
- there is an emphasis on wind energy installation when other renewable energy installations may impact in future, for example hydro power and solar farms;
- the sub-paragraphs may need to be more complete in terms of impacts, for example, sub-paragraph 3 could include residential amenity, sub-paragraph 5 could include wider or more complete reference to ecology and the reference to aviation in sub-paragraph 9 could extend to other national interests of which aviation would be an example; and

- Visual Impact and Landscape Character are two separate, though related, factors and the wording should be amended to reflect this to: *“1. Detrimental visual impact or negative impact on the landscape character or urban form of the district”*.

A comment is also made that policy DM3 contains the only mention of the Green Belt and this raises the question of whether the application of Green Belt policy is sufficiently complete.

Southwell Town Council

Support the policy including the clarification given in relation to points 1 and 2 but consider that numerical values should be given, even if only for guidance, in relation to point 3. Also concerned that the word “detrimental” is subjective and will be interpreted differently by different people and bodies.

National Trust

In relation to paragraph 4.6 suggest that cross reference should be made to the setting policy in respect of Southwell.

CPRE

Consider that the intent of the policy is sound but raise concern that the word “outweigh” is weak and makes it difficult to see how a balance can be drawn in assessments and would prefer it to be replaced with “no adverse effect on”.

Policy DM4: Design

Question 4 “Do you agree with the content of Policy DM4?”

There is general support for the inclusion of this policy, including from the CPRE, with objections relating to the need for further clarification and detail in relation to certain elements of the policy. These can be summarised as follows:

- Point 2 is too vague (see Southwell Town Council below);
- Point 3 requires further detail including what acceptable separation distances would be, or for this information to be included within a Supplementary Planning Document to which reference should be made;
- Point 4 requires clarification as to what is meant (see English Heritage below);
- Point 7 requires further detail and to be brought in line with the National Planning Policy Framework (see Nottinghamshire County Council and Nottinghamshire Wildlife Trust below) and one respondent suggested that this would be better entered under point 5 regarding “Trees, Woodlands, Biodiversity & Green Infrastructure”;
- there should be a requirement to build energy efficient structures;
- reference should be made to Green Infrastructure (see Natural England and Nottinghamshire County Council below); and
- the types and density of dwellings allocated to a site (under the Allocations & Development Management Options Report) and degree of affordable housing should be made clear.

A comment is also made to the need to remove reference to PPG14 in paragraph 5.13 following the publication of the National Planning Policy Framework.

English Heritage

The second paragraph of point 4 needs clarifying as it is unclear what is meant. It is suggested that this is replaced with wording to state that re-use proposals will be supported in principle where they seek to retain or reinstate the original use and / or the proposals are appropriate to the character and appearance of the building.

Natural England

The inclusion of this policy is welcomed. To further strengthen the policy, it is recommended separating “green infrastructure” from “trees, woodland and biodiversity”. Green Infrastructure (GI) has the potential to contribute to many of the benefits which the design policy seeks, for example, access, amenity, trees and woodlands, ecology and water management. GI can be seen as overarching bringing many strands of the “environment” together in a way to inform decisions on development. A GI led approach would help to deliver locally distinctively, liveable and genuinely sustainable development and the production of GI Concept Statements as a means of achieving this potential should be considered.

Recommend cross references between policies DM4 and DM6.

Nottinghamshire County Council

Do not agree with the content of policy DM4 as currently worded and suggest the following amendments:

- point 1 – the use of Green Infrastructure should be considered for inclusion;
- point 2 – reference should be made to appropriate surface treatments to allow infiltration of surface waters;
- point 3 – suggest the integration of amenity space with Green Infrastructure;
- point 5 – suggest a greater emphasis to encourage enhancement and integration / connectivity of Green Infrastructure;
- point 7 – should have greater integration with points 3 and 5 and only relates to protected species and does not indicate that impacts should be first avoided wherever possible (as paragraph 118 of the National Planning Policy Framework states). The following wording is suggested:
“Development proposals should be supported by an up-to-date ecological assessment, involving a habitat survey and a survey for protected species and priority species listed in the UKBAP. Significant ecological impacts should be avoided through the design, layout and detailing of the development, with mitigation, or as a last resort, compensation (including off-site measures) provided where significant impacts cannot be avoided.”
- point 8 – suggest that a full Coal Authority report is considered to inform development proposals and the potential for ingress of mine gas should be considered;

- point 9 – given the close proximity of the River Trent and hence the near surface proximity of ground water the use of Sustainable Urban Drainage Systems should be considered and not exclusively focussed on surface water; and
- all proposals should be assessed against criteria relating to the quality and suitability of the landscape design.

In addition, comments are made in relation to the supporting text suggesting references are made to Green Infrastructure (paragraphs 5.10 and 5.12), consideration of potential gas ingress (paragraph 5.13) and references to the SUDS Approval Boards and approval of the SUDS scheme (paragraph 5.14).

Nottinghamshire Wildlife Trust

Point 7 in relation to ecology requires further detail and reference to Policy DM6: Biodiversity and Green Infrastructure. Point 7 strongly suggests that mitigation is the first consideration if protected species are likely to be negatively affected by development but the key principles for conserving and enhancing biodiversity should include the hierarchy of avoid, mitigate, compensate and refuse.

There is a growing body of opinion that new developments should deliver net ecological gain rather than simply achieve damage limitation. Therefore schemes should incorporate measures that are required to deliver ecological enhancements as well as avoiding negative ecological impacts, especially those that could be significant; reduce negative impacts that cannot be avoided; and compensate for any remaining significant negative ecological impacts. These measures should be incorporated into the design process to be fully integrated as an Ecological Impact Assessment which has a list of proposed mitigation and assesses significance on the basis of this is effectively meaningless.

National Trust

The additions to the policy are welcomed, including “Landscape Character”, however, it is unclear why there is no reference to landscape character generally or a Landscape Character Supplementary Planning Document in light of the work on such a document to date.

This policy should also address the energy and waste hierarchies in relation to both commercial and residential development.

Newark Town Council

Suggest that this policy be improved by inclusion of an environmental assessment for the design of new development, for example Building Research Establishment’s Environmental Assessment Method (BREEAM) to ensure new development is built to the highest possible environmental standards.

Southwell Town Council

The justification regarding parking in point 2 is too vague and parking loss should be by exception given the parking problem in Southwell. Agree with point 4 providing it takes note of new build in Conservation Areas. In accordance with policy DM3 all development should demonstrate best low carbon and renewable solutions. Further guidance is requested in paragraph 5.4 to allow an understanding of design parameters.

Policy DM5: Householder Development

Question 5 “Do you agree with the content of Policy DM5?”

A small number of representations were made in relation to Policy DM5, the majority of which supported it, with some seeking further detail as set out below.

English Heritage

Whilst welcome the requirement for householder development to respect character, including heritage assets, suggest that this should refer to the “significance and setting of heritage assets” to be consistent with the National Planning Policy Framework, as setting contributes to the significance of heritage assets and is only one part of the special interest and some householder development will directly affect heritage assets, for example extensions to listed buildings or unlisted buildings within Conservation Areas.

CPRE

Need to ensure that householder development does not reduce housing type stock in the community through large extensions.

Southwell Town Council

Agree with the policy and there is a clear need for a Supplementary Planning Document to show how the criteria will be assessed.

Policy DM6 Biodiversity and Green Infrastructure

Question 6 “Do you agree with the content of Policy DM6?”

Nottinghamshire County Council

The Council objected to the policy on the grounds that it was not in accord with the new approach set out in NPPF. Any revised policy should be criteria-based and cover development affecting designated sites (international, national and local), priority habitats and species, previously developed land of biodiversity value and ecological networks. The revised policy should also cover the need to secure the long term management of features through the use of conditions, planning obligations or management agreements.

An individual objected to the policy on the grounds that the opportunity should be taken to identify the relevant legislation and planning guidance to be used when considering planning applications likely to affect the natural environment. Key terms should be better defined.

CPRE, David Wilson Homes, Southwell Town Council and an individual supported this policy.

Policy DM7 Development in the Open Countryside

Question 7 “Do you agree with the content of Policy DM7?”

NFU

Objections are raised to section 1 of the policy in that there is no need for costly surveys to be undertaken to prove the need for a new farm building or its use. Concern is also raised to the statements in paragraphs 8.14-16 are against new build in the countryside – the test should be that if the impact on the countryside is limited, the development should go ahead regardless as to whether it is on a bus route. As regards paragraph 8.18, there is no need for surveys to be undertaken for the impossible task of justifying one particular rural location to another.

CPRE

Generally supported the policy but wanted the policy to specifically cover non-approved advertising sites and street furniture in rural (and urban) areas.

National Trust

Generally supported the policy but considers that the policy /supporting text should identify the specific documentation regarding landscape character. The Trust comments that in the light of the replacement of PPS7 by the NPPF, there is a case to restate the former Annex A advice of the PPS in the supporting text to the DPD.

Southwell Town Council

Objected to part three of the policy where the word ‘historic’ should be added to the term architectural merit.

Nottinghamshire County Council

Objections are raised that the policy should be expanded to take into account any potential visual impact of development within the open countryside and proposed development should be assessed with regard to the impact on views and vistas.

The policy should also cover the landscape and visual impact of development within built-up areas as otherwise there is a gap in the implementation of Core Policy 13.

An individual objected to the policy in that it should make clear that development for employment use will be assessed in the same way as for residential development.

Bourne Leisure, David Wilson Homes and an individual supported the policy.

Policy DM8 Protecting and Enhancing the Historic Environment

Question 8 “Do you agree with the content of Policy DM8?”

National Trust

The policy as worded does not protect the setting of heritage assets such as archaeology sites and Conservation Areas and a wording change to the first sentence of part 5 is recommended.

Southwell Town Council

In part 3, reference should be made to the historic core of Southwell and in part 4, the word ‘usually’ should be replaced by the word “always”. Reference should be made in part 4 to the historic core of Southwell.

Nottinghamshire County Council

An objection is raised to a matter of detail in that in sub-paragraph 4, the term “their determination” should be “the determination of planning applications as in sub-paragraph 3.

Caunton Properties

Objections are raised to the policy in that it predates the new NPPF and parts of the policy are not compatible with the new national guidance in particular part 5.

Bourne Leisure

Objections are raised to part 1 in that reference should also be made to Core policy 7 (concerning tourism development) as well as to CP14 and specific reference should be made in this part of the policy to sustainable tourism being acceptable to the continues economic use of listed buildings and their settings, This approach would accord with the new NPPF advice.

An individual objected to the policy stating that the protection of Southwell should be given specific mention.

David Wilson Homes, CPRE and an individual supported the policy.

Policy DM9 Pollution and Hazardous Materials

Question 9 “Do you agree with the content of Policy DM9?”

Nottinghamshire County Council

Object to the policy in that it should include surface waters and air quality and that a conceptual site model should be prepared within an investigation report for the proposed development site. The policy should also cover groundwater in paragraph 5.

An individual objected to the policy in that a) reference should be made to relevant legislation and the need to avoid pollution of surface and flood waters, and b) bullet point 4 should read biodiversity rather than ecology.

CPRE, Southwell Town Council, David Wilson Homes and an individual supported this Policy.

Policy DM10 Retail and Town Centre Uses

Question 10 “Do you agree with the content of Policy DM10?”

Newark Town Council

Whilst not disagreeing with the policy, the Town Council was concerned at what will constitute the town centre boundary as this was a matter that they had raised at the Options Report stage and the Council would wish the Policy to apply to its definition of the Town Centre.

CPRE, Southwell Town Council, NFU, David Wilson Homes and two individual supported this policy.

Development Management Polices Summary of Changes

Additional Sites & Development Management Policies Ref.	Issues Identified as a Result of Consultation requiring Further Investigations and Conclusions and Changes required following the Introduction of the National Planning Policy Framework	Publication Allocation & Development Management DPD Ref:
DM1	<p>Use of term, ‘..planning permission will be granted..’ was considered too presumptive by some consultees.</p> <p>Text of policy changed to ‘proposals will be supported’</p>	Policy DM1: Development within Settlements Central to Delivering the Spatial Strategy
None	<p>The need for a policy to facilitate and guide development on allocated sites was identified by Officers.</p> <p>New policy added.</p>	Policy DM2: Development on Allocated Sites
DM2	<p>The need to direct developer contributions to the settlement in which the development takes place was identified. This would be achieved through the terms of any Section 106 Agreement entered into, but for the purposes of clarity the wording of the policy has been changed.</p> <p>Policy text changed to, ‘..are required as a result of, and to serve the new and existing population’</p>	Policy DM3: Developer Contributions
DM3	<p>Nottinghamshire County Council (NCC) suggested a revised form of wording to better reflect the aims of the policy.</p> <p>Policy wording and associated justification changed</p> <p>The need for specialist assessments in all instances was questioned.</p> <p>Justification changed to clarify specialist assessments only required where relevant.</p>	Policy DM4: Renewable and Low Carbon Energy Generation.
DM4	<p>NCC recommend the Access criterion should refer to Green Infrastructure</p> <p>Policy text changed to, ‘Provision should be made for safe, and where practicable, the use of Green Infrastructure and inclusive access...’</p> <p>NCC suggested Local Distinctiveness criterion be cross referenced to the requirements of the Landscape Character Assessment SPD.</p> <p>Policy text changed to require, ‘...all development proposals should address the requirements of the Landscape Character Assessment Supplementary Planning</p>	Policy DM5: Design

DM4	<p>Document' NCC suggest Trees, Woodlands, Biodiversity and Green Infrastructure criterion should refer to Green Infrastructure.</p> <p>Policy text changed to , '...through integration and connectivity of the Green Infrastructure'</p> <p>Both NCC and Notts. Wildlife Trust requested hierarchical approach to ecological mitigation.</p> <p>Policy text changed to reflect, avoid, mitigate and compensate approach.</p> <p>NCC recommended mine gas included as an assessment criteria in Unstable Land criterion.</p> <p>Policy text changed accordingly.</p> <p>NCC recommended parking criterion include reference to appropriate surface treatments.</p> <p>Inclusion within Flood Risk and Water Management considered more appropriate, criterion amended accordingly.</p> <p>Replacement of PPS25 by NPPF and associated technical guidance requires change in reference for the application of Flood Risk Assessments.</p> <p>Justification changed to refer to Technical guidance of NPPF.</p> <p>Replacement of PPG19: Outdoor Advertisement Control by National Planning Policy Framework (NPPF) leaves a policy 'gap'</p> <p>Criterion and associated justification added policy.</p>	Policy DM5: Design
DM5	<p>NSDC/NCC Conservation Officers recommended consideration of impact on the setting of heritage assets.</p> <p>Criterion 6 text amended to , '...the significance and setting of any heritage assets'</p>	Policy DM6: Householder Development
DM6	<p>NCC objected to policy on grounds of non compliance with National Planning Policy Framework</p> <p>Policy text changed to criteria based approach, as advocated by NPPF</p>	Policy DM7: Biodiversity and Green Infrastructure
DM7	<p>Justification of need for agricultural and forestry development was challenged as being too onerous by NFU.</p> <p>Criterion 1 text and associated justification changed to require explanation of need to justify scale of proposals.</p> <p>Replacement of PPS7 by NPPF leaves a policy gap for the assessment of rural workers dwellings.</p> <p>Justification changed to include methods of assessment.</p>	Policy DM8: Development in the Open Countryside

DM7	<p>Officers identified lack of justification for size restriction for replacement dwellings Criterion 3 text and associated justification changed to explain reasons for size control over replacement dwellings NPPF removed the requirement for sequential site selection for small scale rural offices or other small scale rural development. Justification text changed to ‘Other than for small scale proposals...’</p>	Policy DM8: Development in the Open Countryside
DM8	<p>NCC recommended that the setting of all Heritage Assets be a consideration of this policy Criteria 2,3,4 and 5 amended to include setting.</p>	Policy DM9: Protecting and Enhancing the Historic Environment
DM9	<p>NCC recommended the consideration of impacts on surface water, air quality and biodiversity. Also suggest form of wording for method of site investigation Additional criteria added to policy and text changed to include suggested method of investigation.</p>	Policy DM10: Pollution and Hazardous Materials
DM10	<p>Replacement of PPS4 by NPPF leaves policy gaps in methods of retail assessment. Policy changed to include additional assessment criteria.</p>	Policy DM11: Retail and Town Centre Uses

METHODOLOGY**Summary of main consultation:**

Broadly the consultation responses are in support of the methodology and respondents in favour agreed that the methodology was robust and that it informed appropriate and sustainable allocations to meet the needs of the district until 2026. A number of respondents displayed confusion and objections regarding Table 4 – Distribution of housing growth, which had previously been considered as part of the Core strategy and was therefore not up for debate in terms of the methodology.

Question 3.1 ‘Do you agree with the methodologies which the Council have set out in Section 3?’

Whilst many respondents consulted negatively on the distributions and housing growth figures, consultation for the methodology received general support. Those in favour of the methodology, mainly agencies and agents, complemented the council for delivering a clear and logically laid out document – One agent stated: “The transparency of the process and openness of the consultation serve as a model for other local planning authorities.”

Natural England added to the support of the methodology and stated: “We support the methodology that has been used to inform the selection of sites, we consider the robust methodology, informed by a comprehensive evidence base, will result allocation of sites for development that is appropriate and sustainable to meet the needs of the district”

Conversely, the nature in which sites were allocated was scrutinised in consultation and respondents commented that the allocations have been made on an arbitrary basis of percentage share rather than need. The ‘tick box’ approach used for measuring and scoring the sites against Spatial Policy 9 was also criticised due to the approach giving no reason or comment for a site meeting or failing against the Spatial Policy 9 criteria.

Respondents who objected to the distributions and housing growth figures mainly commented on the ‘subjective’ nature of Table 4 – Distribution of Housing Growth. Respondents exercised concerns over how percentages for housing growth for each settlement were calculated, and that they didn’t take into account any assessment of land availability and potential impacts of site developments on other relevant policies.

Main Open Areas

Introduction

As part of the consultation on the Allocations And Development Management Options Report the district council presented a review of the various Main Open Areas which have been designated within the District, where these appear within settlements where development is being allocated they have been dealt with alongside other proposals. However a number of other settlements also have Main Open Area designations.

Analysis of consultation comments from the Allocations & Development Management Options Report

Consultation Responses

Only a limited number of respondents commented on the Main Open Areas (MOA). A number of organisations proposed additional MOA's in their areas.

Subject: Newark Area Main Open Areas

Question 4.1 'Do you agree with the extent of these Main Open Areas (MOAs)?'

There was a general consensus of support for the MOA allocations in the Newark area. A number of respondents have also put forward sites which they believe to be eligible for MOA classification. Winthorpe with Langford Parish Council and Fardon Residents Environment Group asked that the Open Breaks be changed to Main Open Areas.

Cromwell Parish Meeting and Coddington Parish Council requested additional Main Open Areas be included.

Cromwell Parish Meeting stated that "the field north of St Giles Church should be added as a main open area. Previously outside the village envelope, it was protected but now is vulnerable. It has a line of mature chestnut trees along the line of the Great North Road, with a seat in their shade and makes a major contribution to the charm and Character of the village.

Objections to the MOA allocations came from Coddington Parish Council who were displeased that no MOAs were designated in their village. They provided information on 7 areas they thought worthy of designation.

Consultee Response	Proposed District Council Approach
<i>Farndon Residents Environment Group</i> – Request that the Open Break between Newark and Farndon become an MOA	The purpose of MOA's and Open Breaks are different – it is not proposed to change the designation.
<i>Winthorpe with Langford Parish Council</i> – Request that the Open Break between Newark and Winthorpe become an MOA	The purpose of MOA's and Open Breaks are different – it is not proposed to change the designation.

<p><i>Cromwell Parish Meeting</i> – Request an additional Open Break to the north of St Giles Parish Church</p>	<p>The site is clearly in the open countryside and whilst a Village Envelope no longer defines this it is clear that Spatial Policy 3 would protect this site. Do not identify as a MOA.</p>
<p><i>Coddington Parish Council</i> – Identify 7 potential MOA’s which have been identified as part of the Conservation Character Area Appraisal</p>	<p>See Main Open Area Summary of Changes below for a detailed response to Coddington Parish Council’s proposals.</p>

Subject: Southwell Area Main Open Areas

Question 5.1 ‘Do you agree with the extent of these Main Open Areas (MOAs)?’

There was unanimous support for the proposed Main Open Areas in the Southwell area. The respondents highlighted the importance of the MOA’s and how they contributed to the distinctive charm and character of the area.

Respondents also called for MOA’s to be rigorously protected by policies, accompanied by a clear statement that would restrict any form of future development on these sites.

Subject: Sherwood Area Main Open Areas

Question 7.2 ‘Do you agree with the extent of these Main Open Areas (MOAs)?’

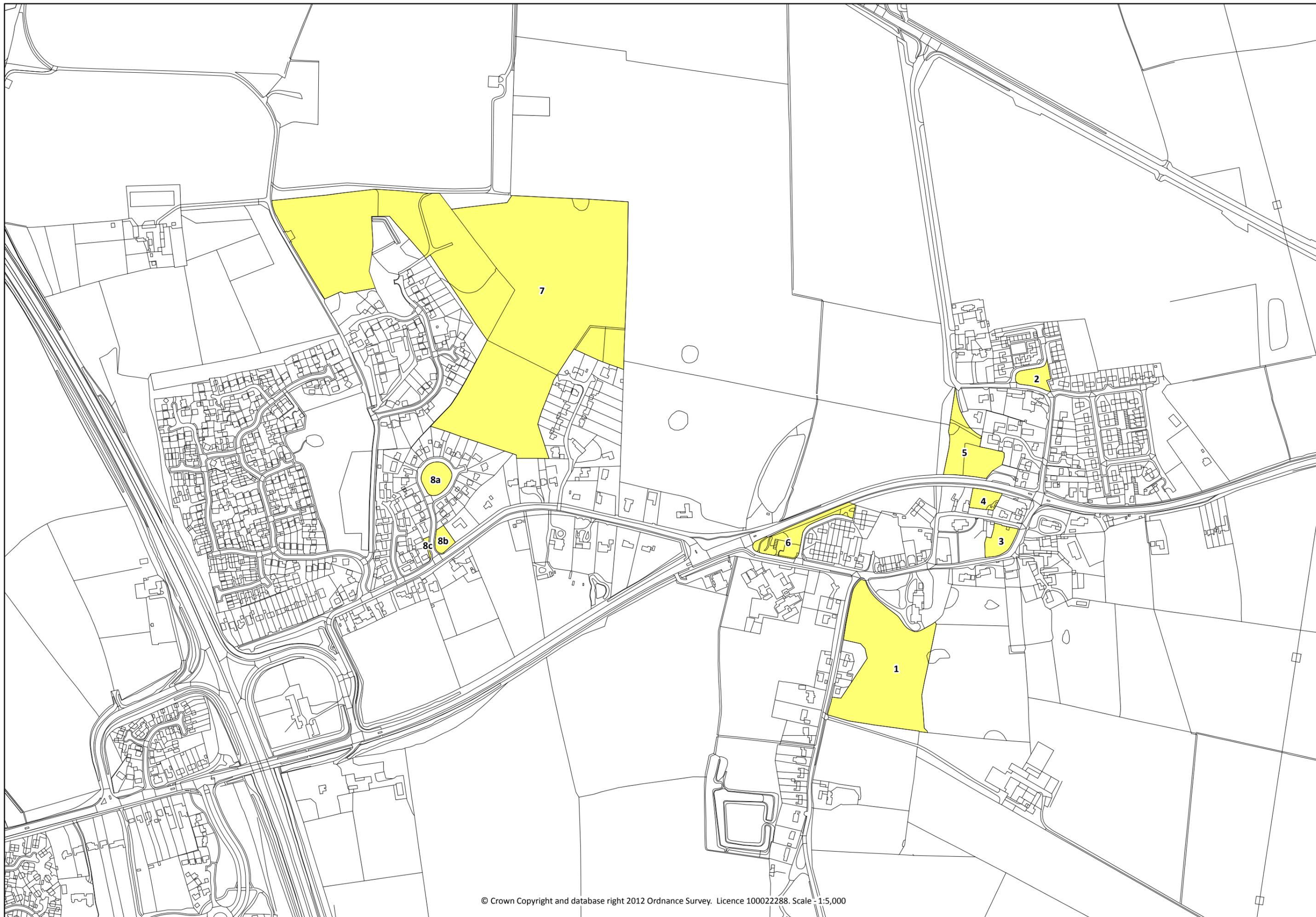
There was a limited response to the consultation regarding MOA’s in the Sherwood area, but respondents displayed unanimous support for the allocations.

Main Open Area Summary of Changes

Newark & Sherwood Response to Coddington Parish Council Proposals

MOA classification proposed	
MOA classification unsuitable	
Open Space classification	

Settlement	ID Number	Site Proposals
Coddington	1	The site south of Coddington House is pasture land for which there is no public access and there are limited views from the public highway. It does however provide context for this part of the village and meets the requirement to be classified as a Main Open Area.
Coddington	2	Site is in the conservation area. Street frontages offer views across the communal area and should be classified as Open Space protected by SP8.
Coddington	3	Site is important to the setting of the church and is located in the main built up area of Coddington.
Coddington	4	Site currently used as a paddock, offers views of the church and is important to the historical setting of the area.
Coddington	5	No public access onto the site with limited views from the street frontage. Should not be considered as MOA.
Coddington	6	The area opposite Coddington School and next to Valley View is partly a car park with garages, although the rest of the site is grass land set out with trees. Site is to be classified as Open Space protected by SP8.
Coddington	7	Significant and should be retained due to public right of way running adjacent and across the site offering views from the North and South. In the conservation area and forms important part of the village character.
Coddington	8a	Retain as Open Space protected by SP8.
Coddington	8b	Site is to be classified as Open Space protected by SP8.
Coddington	8c	Very small and restricted area of land. No defining characteristics that contribute towards the village therefore MOA classification is not necessary.



GYPSY AND TRAVELLER SITE PROVISION (Sustainable Development & Regeneration and Health & Homes Portfolios – Councillors R.V. Blaney and R.B. Laughton)

1.0 Purpose of Report

- 1.1 To outline to Cabinet proposals for increasing the number of additional caravan pitches for Gypsy and Traveller use in the Newark urban area in line with the requirements of the District Council's Local Development Framework (LDF) Core Strategy (Core Policy 4).

2.0 Background Information

- 2.1 The Core Strategy sets a target for 84 new permanent residential Gypsy and Traveller pitches within Newark and Sherwood. This figure emanates from research carried out in 2007 to assess the future accommodation needs of the Gypsy and Traveller population within the District. The research was conducted on a countywide basis and titled the Nottinghamshire Gypsy and Traveller Accommodation Needs Assessment (GTAA). The assessment is a statutory requirement under Section 225 of the Housing Act 2004.
- 2.2 The research involved a combination of reviewing the availability of sites accessible to Gypsies and Travellers and by surveying members of the local Gypsy and Traveller community in terms of their accommodation needs.
- 2.3 From this process it was proposed that 88 new permanent residential Gypsy and Traveller pitches be provided by 2011 across Newark and Sherwood. In 2008 the East Midlands Regional Assembly commissioned work to assess the findings of each GTAA to inform the Regional Spatial Strategy.
- 2.4 This resulted in a revised figure of 84 new permanent residential pitches, which is included as a target within Core Policy 4: '*Gypsies and Travellers and Travelling Showpeople – New Pitch Provision*' of the District Council's LDF Core Strategy (see Appendix A). Core Policy 4 directs that the majority of new pitch provision should be provided in and around the Newark Urban Area.

3.0 Current Delivery

- 3.1 Since the setting of this target the Council has granted planning permission for 45 new permanent caravan pitches available to Gypsies and Travellers in the District. Whilst not counted against the pitch target of 84, a further 12 transit pitches, another 2 pitches with conditions allowing use for 8 month of the year and 3 more pitches with a 3 temporary permission have gained planning consent since 2007. A full list of sites is provided at Appendix B. It should be noted that an appeal is due to be heard from the 24th April 2012 for a site proposing a further 4 permanent residential pitches.
- 3.2 Counting only permanent residential planning permissions, the District Council's Planning Committee has approved over 50% of the target pitch provision.

- 3.3 Of these 45 new permanent permissions, 67% have been granted in and around the Ollerton and Boughton area, with the remainder in and around the Newark urban area.
- 3.4 There is a need, going forward, for the Council to enable an increase in Gypsy and Traveller pitch provision in and around the Newark urban area to meet the requirements of the Core Strategy.
- 3.5 Core Policy 4 of the Core Strategy states that the *'Council will identify and, where necessary, allocate 84 pitches to meet identified need through the Allocations & Development Management DPD'*. In this respect the Council has recently consulted on the published Allocations & Development Management Development Plan Document, which identified one new potential Gypsy and Traveller site in the Newark urban area. However, through this process it has become apparent that the site will not be progressed for such use.
- 3.6 The site was not identified as a complete solution to meeting the residual Gypsy and Traveller pitch target, but as part of a combined approach which also looks to make sites available that already have planning permission but are not currently in use.
- 3.7 In this respect there are currently two caravan sites within the Newark urban area that have existing planning permissions for such use but are not being made available for occupation. The sites are: Church View; and Land North of Ropewalk Farm, both situated on Tolney Lane. Detailed maps of the sites on Tolney Lane and their specific location within the Town are attached to the report.

4.0 Planning History of the Identified Sites

4.1 Church View

Planning consent was granted for this site to be a caravan site by a Lawful Development Certificate (reference LDC/930310). This approval was for 35 residential caravans and there are no restrictions in respect to who can occupy the caravans. In 1994 planning permission was granted for 19 WC/store blocks to be used in connection with the 35 residential caravans. These were erected but have since been demolished. Parts of the site are classed as flood zone 2 and the rest flood zone 3.

4.2 Land North of Ropewalk Farm

Planning permission was granted for the change of use of agricultural land to a Gypsy and Traveller caravan site. This permission was granted at appeal, reference 01/00771/FUL. Parts of the site are classed as flood zone 2 and the rest flood zone 3.

- 4.3 As at 19th January 2012, Church View was occupied by 3 caravans and Land North of Ropewalk Farm was unoccupied. Figures from the statutory bi-annual Gypsy and Traveller Caravan Count show that since 2007 Church View has only had a maximum of 3 caravans on the site when the count has been undertaken. Land North of Ropewalk Farm has never had a record of caravan occupation and so is not included in the caravan count figures.

- 4.4 A key consideration about the Church View site is that although it had planning consent prior to the GTAA it was not counted in the assessment as being available for Gypsy and Traveller use because it was termed as a long term void. This means that if the site became available for Gypsy and Traveller use it would count as new pitch provision against the Core Strategy target.
- 4.5 The proposals in this report would allow for a planned and managed approach to pitch provision, which would go some way to prevent speculative sites being put forward in other locations in the district.
- 4.6 In terms of the site at Land North of Ropewalk Farm this was classified in the GTAA as a long term void but expected to come back into use. The pitch provision on this site was seen as planned supply over 2007-11 and therefore deducted from the estimated need for additional permanent pitches. The consequence of this site not being brought back into use increases the need for additional Gypsy and Traveller pitch provision in the District based on the assumptions made in the 2007 GTAA.
- 4.7 Both sites are owned by the same individual. Informal discussions have been held in recent years between Council officers and the owner about bringing the Church View site back into full Gypsy and Traveller use. However, the site owner has previously indicated that he had alternative plans to use Church View for park homes. However, this has not been progressed, and the owner's future intentions for the site may not be specifically for Gypsy and Traveller use.
- 4.8 As such, the current position is that it seems unlikely that this site will come forward in the immediate future under the current ownership.
- 4.9 The reasons why the site at Land North of Ropewalk Farm has failed to come forward as an available site are not readily known, although it did come to the Council's attention that an electrical cable running under the site has caused some issues previously. It is unclear whether this is the reason why the site has remained undeveloped. In any event, it seems reasonable to assume that the current state of the site is unlikely to change in the short-term, as it has not progressed in any way other than the construction of a small amount of hard standing for 6 plots since planning consent was achieved in 2001.
- 4.10 Due to the above matters and to ensure the Council proactively explores all opportunities to meet the requirements set out in Core Policy 4 of the Core Strategy, to address the accommodation needs of Gypsy and Travellers within the District, it is recommended that work to look at bringing these two sites back into use specifically for Gypsy and Travellers be progressed. It should also be acknowledged that Tolney Lane is a long established location for this community in Newark.

5.0 Potential Approaches to bring existing Sites on Tolney Lane back into Use

- 5.1 There are a number of approaches that could be followed in relation to the identified sites:

- a) **Do nothing:** The status quo is maintained with the expectation that the sites become available for occupation under the present ownership. This approach would not require any Council time or resource being committed in trying to enable this to happen. However, this approach could potentially lead to the Council's Allocation & Development Management Development Plan Document being found unsound if either site remains unavailable for general use. It is also fair to say that the sites have remained unused or undeveloped for a number of years and there is nothing to suggest that this situation will change without intervention.
- b) **Make an offer to acquire one, or both, sites:** The most apparent starting point for securing one, or both, sites would be to make an offer to the landowner(s) if either site is judged as feasible for development. The Council could then look to deliver provision of Gypsy and Traveller pitches at these sites either on its own or in conjunction with a partner organisation. As commented earlier, negotiations with the owner have previously progressed unsuccessfully, but these have never included an offer for the acquisition of the land.
- c) **Compulsory Purchase Order (CPO):** If a negotiated agreement cannot be achieved, then the Council could have recourse to other means of acquiring one, or both, of the sites. The most obvious is using a Compulsory Purchase Order (CPO).

6.0 Taking forward a Compulsory Purchase Order (CPO)

6.1 If a CPO was to be pursued the Council would need to demonstrate a compelling case for this in the public interest. Given the need to enable further Gypsy and Traveller pitch provision in and around the Newark urban area and that planning permission already exists for the sites in question, it is considered that a case can be made for a CPO. If objections were to be made to any proposed Order, forcing an inquiry, then an Inspector would have to be convinced that:

- a) **There are no physical or legal impediments:** As stated elsewhere in this report, both sites are within flood zones 2 and 3. The use of adjacent land for a similar use to that proposed should assist in demonstrating that the proposed use is physically possible and that the risk of flooding is judged by many other occupiers to be an acceptable risk. It would not be in the financial interests of the owners to argue otherwise, but an Inspector could conceivably decline to make an order on the basis that by making an order more spaces would be created in the floodplain. However, the fact that the sites have planning permission for their use as caravan pitches should also pray heavily in favour of any proposed CPO.
- b) **There is funding:** The Council would need to show that it has either adequate funds of its own which it is prepared to commit to both the purchase and the setting up of the intended site (that is to say the construction of pitches and the laying on of necessary services), or that it has in place funding arrangements with others to cover any shortfall.

c) **The Council has considered other sites:** The Council would have to be prepared to give details of its consideration of alternative sites and whether the pitches could be provided elsewhere.

6.2 Under this process if the ultimate intention is to transfer/lease such land to a Registered Provider, then the Council should have in place, before making any Order, an agreement with a Provider giving the Council a full indemnity for all costs and compensation arising out of the CPO (ideally whether or not it is successful) and setting out an agreement to transfer or lease the land and manage it following a successful Order.

6.3 As far as procedure is concerned, following a formal resolution by the Council to make an Order, requisitions for information would be served on the owners in order to establish whether or not there is anyone else with an interest in the land and then the Order itself and accompanying Statement of Reasons would be prepared and made. The Order would have to be advertised in the local press, notices placed on site and notices sent to the owners and anyone else with an interest. If the owners or anyone else with an interest object, then the Council can seek to negotiate a withdrawal of any such objection but if it is unsuccessful in getting any objections withdrawn, a public local inquiry would have to be held. Alternatively, if the objectors agree, the matter can be dealt with by way of written representations.

6.4 Even if the Council were to be unsuccessful in getting a confirmed Order, the owners will usually be awarded their costs. On a successful Order, the Council would have to be prepared to pay the market value, (disregarding the compulsion of the sale), for the land and the owner's legal and surveyor's fees. Win or lose, the Council would also have to pay the Inspector's costs at a daily rate in the region of £600. Following any confirmation, the Council would acquire title either by serving notice of entry and notice to treat or by use of the general vesting declaration procedure.

6.5 In terms of timescales, if no objections are made, it would be possible to make and confirm an Order in about 6-8 months but on the assumption that at least one objection would be forthcoming then a realistic timescale would be around 18 – 24 months.

6.6 If the Council does wish to acquire this land without recourse to external funding and be prepared to underwrite the cost of site acquisition and also construction, which combined would require considerable levels of finance (see point 8.0 onwards for further explanation), then it will need to have regard to the following advice in the circular:

“Given the amount of time which needs to be allowed to complete the compulsory purchase process, it may often be sensible for the acquiring authority to initiate the formal procedures in parallel with such negotiations. This will also help to make the seriousness of the authority's intentions clear from the outset, which in turn might encourage those whose land is affected to enter more readily into meaningful negotiations.”

7.0 Potential Funding Routes to develop a site

- 7.1 Funding for the purchase of a site(s) by way of an agreed sale with the landowner or through CPO could possibly be obtained from the Homes and Communities Agency (HCA).
- 7.2 The HCA currently offers funding for the development of Gypsy and Traveller sites. A first round of funding was allocated in early 2012. From £60 million available, £47 million was allocated nationally. This leaves currently around £13 million pounds available for new bids
- 7.3 Guidance will be issued for the new bid round in May 2012. Nonetheless, according to HCA staff, it is anticipated that the bid process will largely follow the first bid round and will be run on a continual basis until the funding is exhausted.
- 7.4 There will be a clear need for bids to demonstrate value for money. No benchmarks exist around this as such, although from the first bidding round the HCA have stated they will not fund 100% of capital costs and will look for competitive offers in terms of funding per pitch.
- 7.5 Analysis of the first round funding allocation across the Midlands show grant rates per pitches ranging from £35,540 to just under £90,000. The average across 16 Midlands' bids was £68,120 allocated per pitch. A number of local bids were made and these are detailed below:

Funding Organisation	Local Authority Area	Pitches	Grant per pitch
Framework Housing	Bolsover	20	£81,000
Leicester City Council	Leicester	6	£45,000
Framework Housing	Leicester	15	£87,000
Framework Housing	Melton	15	£86,000
Framework Housing	North West Leicestershire	15	£85,000
Framework Housing	Bassetlaw	20	£80,000

- 7.6 The Council is classed as an investment partner to the HCA and so could bid for funding in its own right. A preferred approach would be to work with a Registered Provider that is a qualified investment partner and has experience and expertise in the delivery and management of Gypsy and Traveller sites.
- 7.7 Whilst looking to make a HCA bid is clearly an option, it should be noted that with an absence of Council land (which is often included as a Local Authority contribution), there may be a requirement for additional capital funding.

- 7.8 HCA have confirmed that whilst there is a need for assurances that any bid made is deliverable, an allocation of funding is not tied to one site only and the location can be switched as long as it continues to deliver on the terms of the original allocation and within the agreed programme timeframe.
- 7.9 At the time of any bid for funding there is also no requirement for a site to be already in the possession of the bidder in order for the HCA to consider it for funding and because of this the HCA would consider schemes where a proposed site is subject to CPO.
- 7.10 In this situation if a CPO is undertaken, it would need determining at what point this process is commenced. The most prudent course of action would be to wait until the outcome of any HCA bid was known. If funding was awarded, and a CPO was required, the CPO would be commenced at this point. However, it would need assessing if the length of a CPO (both uncontested and contested) and construction of a site would fit within HCA funding timeframes. Any over-run outside the programme timeframe leaves the Council, or another party, exposed to significant risk of the HCA withdrawing any remaining balance of funding. Whilst the guidance issued in May 2012 will clarify programme timeframes, it is assumed that a HCA grant funded Gypsy and Traveller scheme would need practical completion by March 2015, as all other HCA programmes accord to the Comprehensive Spending Review period of 2011-2015.

8.0 Costs

Site Valuation

- 8.1 Traveller sites rarely come onto the open market and so making a judgement on site values can be difficult, as local benchmarks are often hard to identify. Officers are currently working to assess what land values will be for Church View and Land North of Ropewalk Farm. It may be the case that external parties will need to be consulted to help inform this matter.
- 8.2 Whilst this work is ongoing, it is worth making Cabinet aware that in February 2007 the owner of Land North of Ropewalk Farm did state on the Land Registry Proprietorship register that the value of the land was less than £100,000. This was stated with the planning permission in place.

Construction Cost

- 8.3 Conversations with several Local Authorities and Registered Providers have been undertaken to establish the potential construction costs of developing a Gypsy and Traveller site. *(Whilst the Council is in possession of very detailed construction cost information from these Local Authorities they were calculated in relation to their sites and no detailed assessment has been undertaken at this stage as to the likely costs to build out the two sites on Tolney Lane).* The costs received, as detailed below, are for capital only and do not include for land acquisition or revenue funding for ongoing management.

- Site A (East Midlands 2010) - £85,000 per pitch
- Site B (East Midlands 2010) - £94,000 per pitch
- Site C (East Midlands 2008)) - £134,000 (including Wardens facility) per pitch
- Site D (Yorkshire 2011) - £90,000 per pitch.
- Site E (West Midlands 2009) - £103,000 per pitch
- *A pitch can contain up to 3 caravans.*

8.4 If site acquisition was progressed then a detailed cost and feasibility analysis would need to be undertaken to provide a clear indication of the costs to develop one, or both, of the Tolney Lane sites. It should also be added, that there may be a need for additional flood mitigation measures at these sites, which may add to the overall cost.

9.0 Further Considerations

9.1 There are a number of ways a Gypsy and Traveller site could be owned and managed. These include:

- the Council owning the site with a specialist management agent providing the management and maintenance services, as is the case in Lincolnshire;
- the Council owning and running the site, which is case on some sites in Doncaster;
- or a Registered Provider owning and managing the site, which is planned in Bassetlaw and a number of other local areas.

A full options assessment can be undertaken to fully explore the benefits and risks of each option to the Council.

9.2 Whilst the Council has underlined through its Core Strategy the intention to enable 84 new Gypsy and Traveller pitches in the District, Cabinet should note that on the 25th March 2012 Government introduced a new planning policy for Traveller Sites. This maintains the statutory requirement for Local Authorities to assess the accommodation needs of Gypsies and Travellers, although it appears national guidance on how 'need' should be calculated will not be issued.

9.3 Whilst the requirement is for 'robust evidence' it would seem that there is flexibility for Local Authorities to determine the way that 'need' is assessed in their area, although the importance of consistent approaches across Local Authority boundaries is emphasised. This means that the methodology adopted for the GTAA could be followed again, or a new methodology formulated.

9.4 Other details of the new planning policy include the need to:

- Identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets.
- Identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.
- Consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries).
- Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density.

10.0 Proposals

- 10.1 The main proposal is for Cabinet to consider whether it is appropriate for the Council to proactively take forward actions to bring one or both of the sites named in this report back into use specifically for Gypsy and Traveller occupation.
- 10.2 If this approach is supported then further work would need to be taken forward to action the following:
- a) Establish an accurate valuation of each site;
 - b) Draw up a funding bid with an appropriate Registered Provider to access the HCA Gypsy and Traveller funding programme (which would involve testing options, costs and risks);
 - c) Enter into negotiations with the landowner of each site with the intention to progress a CPO if these fail pending the outcome of b).

11.0 Equalities Implications

- 11.1 The Gypsy and Traveller community represents a significant minority ethnic group within Newark and Sherwood and further to completion of the GTAA, which directly involved consultation with this community; additional pitch provision would help address the identified accommodation needs of this community.

12.0 RECOMMENDATIONS that:

- (a) Cabinet consider whether the Council should take direct action to bring one or both of the sites named in this report back into use specifically for Gypsy and Traveller occupation; and**
- (b) if direct action under a) above is approved, then the actions set out in paragraph 10.2 of the report be progressed, with regular update reports be submitted to the Cabinet.**

Reason for Recommendations

To ensure the Council is enabling the provision of additional Gypsy and Traveller pitches within the District in order to meet the requirements of Core Policy 4 of the Local Development Framework Core Strategy.

Background Papers

Nil

For further information please contact Rob Main, Strategic Housing on extension 5930.

Karen White

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