



**Newark and Sherwood Amended Core
Strategy DPD**

**MATTER 21 – POLICY NAP2B (Land East of
Newark)**

**Statement on behalf of Newark and
Sherwood District Council**

January 2018

Question 21: Is Policy NAP2B (Land East of Newark) workable in its current format?

- 21.01 The Adopted Core Strategy (CS) (CS/04) allocated NAP 2B Land East of Newark as one of three Strategic Urban Extensions (SUE's) in Newark. The area was identified for housing in the region of 1600 dwellings, and a local centre comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. To date NAP 2B does not have planning consent.
- 21.02 During the first stages of Plan Review in 2015 it was identified in the Issues Paper (CS/23) that as part of Stage 2 of the review current allocations and sites with planning permission would be reviewed to understand whether they remained deliverable, and whether there may be a change in the presumed number of dwellings that could be delivered. Define on behalf of William Davis Ltd, who have a controlling interest in NAP 2B, confirmed in their consultation response (Issues Paper – Statement of Consultation (CS/24)) that there was general agreement with the Council's proposed approach to reviewing the existing development allocations. Further setting out that a review of the development Masterplan was underway to take account of the detailed assessment work that had been completed, and to ensure that the development proposals appropriately reflected the site's current constraints and opportunities. This exercise confirmed the deliverability of the proposed development however initial plans suggested that the total capacity of the site may be less than anticipated in the CS (CS/04) which would be investigated further through pre-application consultation with the Council.
- 21.03 The Strategic Housing and Employment Land Availability Assessment (SHELA) (HOU/08) was produced in 2017 and formed a key part of the evidence base underpinning the plan review. As part of this process an assessment was carried out for NAP 2B (SHELA reference 16_0120) the full assessment can be read in the Newark and Rural South Sub Area Assessment (HOU/09) the overall conclusion included that the site remained suitable subject to appropriate mitigation as necessary and that the site is both available and achievable.
- 21.04 Giving consideration to the consultation comments submitted on behalf of William Davis Ltd and evidence in the SHELA the Council proposed amendments to Policy NAP2B in the Preferred Approach Settlements and Sites paper (CS/21) that was consulted upon in early 2017. Of significance is that the policy was amended to reduce the proposed number of dwellings from 1600 to 1000 with the presumption that all dwellings would be delivered during the plan period. A summary of the response received on behalf of William Davies Ltd can be read at Appendix 4 of the Regulation 18 Consultation Statement (CS/11). Comments suggested that the Masterplan produced by William Davies Ltd indicated that NAP 2B has the capacity to deliver 1200 dwellings and this figure should be included in the policy. Comments also included that the country park should extend throughout the development, only

2 points of access are required and that the ‘indicative Illustration’ does not correspond with the Master plan. In addition the provision of 2 GP facilities should be removed from the policy, changes should be made to wording related to retail impact assessment and less stringent requirements for linking pathways with the countryside, providing sports fields and retaining landscape features. In response the Council agreed that some amendments should be made to reflect the current circumstances with regard to infrastructure provision, but did not agree that the original design concept of the Country Park should be removed. Following discussions between William Davis Ltd and the Council a small number of changes were made to Policy NAP 2B and both parties agreed that the scheme could be delivered with the current parameters in place.

21.05 Further representation was made on behalf of William Davies Ltd [Representor 022] in response to the consultation of the Publication Amended Core Strategy – Policy NAP2B (PACS) (CS/01-02). Representor [22] made the following objections to the wording of Policy NAP2B;

- Amend the policy to make clear that the size of the site would be resolved through master planning
- Object to Figure 6 because it is out of date – request that it should be deleted
- Object to the wording of Part 8v of NAP2B relating to works offsite in relation to Green Infrastructure is not necessary
- Object to the wording of Part 8vi as the site cannot connect to the wider countryside because of the A1 therefore propose deletion
- Part 8viii should be revised to simply refer to “retention of important landscape features where practicable”

21.06 In response the Council has made the following comments and recommendations:

- Policy NAP2B requires a master planning exercise to be undertaken, if it emerges out of this process that more or less dwellings can be accommodated then this will be taken on board by the Council as part of the development management process. It is therefore considered that further amendment to this aspect of Policy NAP 2B is not necessary.
- The Council points out that Figure 6 –‘Land East of Newark’ (CS/01-02) is indicative, however it is accepted that it should better reflect the developable area. Therefore an Amended Figure 6 ‘Land East of Newark’ has been prepared which the Council propose will replace the existing Figure 6 through the making of a main modification (MM/0008)
- The Council agrees with the recommendation to delete the wording of Part 8v of NAP2B which reads; ‘improvements to existing spaces’ and proposes deletion through the making of a main modification (MM/0009)

- The Council is happy to amend the wording of Part 8vi of NAP2B to read; ‘Safe, convenient pedestrian and cycle routes within and adjoining the development’ and therefore proposes this change through the making of a main modification (MM/0010)
- The Council believes that the level of detail at NAP 2B Part 8viii is necessary to clearly define such features and therefore proposes no change. The wording of Part 8viii reads; ‘retention of important landscape features including mature hedgerows, the wooded slopes of Beacon Hill, field boundaries, ponds and features on the northern and eastern perimeter of the site’

21.07 The Council is satisfied that Policy NAP 2B (Land East of Newark) is deliverable with the proposed amendments as submitted in the Publication Amended Core Strategy (CS/01-02), and the further Main Modifications proposed. The Council will continue to work closely with the Developers and other interested parties to bring the site forward.