
**NEWARK AND SHERWOOD AMENDED CORE STRATEGY DPD EXAMINATION –
QUESTION 20: SHOULD POLICY NAP 2A (LAND SOUTH OF NEWARK) BE AMENDED TO
PROVIDE FOR THE EARLY DELIVERY OF A LARGE FOODSTORE OR SUPERSTORE?**

1. This Statement is prepared on behalf of Urban and Civic Plc, the Master Developer delivering the Sustainable Urban Extension (SUE) at Newark South (now called Middlebeck). Urban and Civic consider Policy NAP 2A (Land South of Newark) should be amended to provide for the early delivery of a large foodstore or superstore.
2. The SUE at Newark South benefits from a strategic site allocation in the Newark and Sherwood Core Strategy (adopted March 2011) under Area Policy NAP 2A Land South of Newark. The Amended Core Strategy continues to identify Newark South as a strategic site under Area Policy NAP 2A Land South of Newark. The land is identified as a strategic site for: housing; employment land uses; two local centres, including retail; and associated green, transport and other infrastructure. The site also benefits from outline planning permission (with means of access in part) under application 14/01978/OUTM. This planning permission is currently being implemented.
3. The two local centres are the Eastern Centre and the Western Centre. The Eastern Centre is the primary centre, including, amongst other things, a greater retail offer than the Western Centre. This includes a supermarket. Condition 27 of the permission allows for 1,800sqm sales area of Class A1 use floorspace in any one unit.
4. Urban and Civic consider that Newark South can accommodate a large foodstore or superstore of circa 4,181sqm (45,000 sqft) gross / 2,787sqm (30,000sqft) net (sales) floorspace, of which 2,230sqm (24,000sqft) net would be convenience goods floorspace¹. This could be delivered within the first phase of the Newark South development, which is to the east of the site and includes the Eastern Centre. Phase 1 has commenced on site with first occupation of dwellings planned for March 2018.
5. Against this background, we set out below the justification for Policy NAP 2A (Land South of Newark) to be amended to provide for the early delivery of a large foodstore or superstore. This focuses on the need for convenience retail floorspace within the Newark Urban Area and the case that the SUE at Newark South is best placed to deliver this. This demonstrates that delivery at Newark South is the most appropriate strategy, and, as such, the proposed amendment will ensure that the Amended Core Strategy is justified and therefore sound.

¹ These are indicative figures. Delivery of a large foodstore or superstore would be occupier led and the actual floorspace would reflect their specific requirements.

The need for convenience retail floorspace

6. Core Policy 8 of the Amended Core Strategy states that the District Council will, by working with partners and applicants, ensure that the needs for retail are met in full, with sufficient provision made to meet forecast capacity within the District to 2033. The supporting text (paragraph 5.31, Table 4) identifies capacity for 2,367sqm of convenience retail floorspace by 2033.
7. The Amended Core Strategy reflects the findings of the Carter Jonas Town Centre and Retail Study 2016, which forms part of its evidence base (Refs: RET/01 & RET/01A). For convenience goods, the Carter Jonas Study (paragraph 11.85) identifies a need for 2,367sqm net of new 'superstore format' floorspace by 2033. This is after allowances are made for commitments, including 1,480sqm net at Newark South (see Appendix 12 of the Carter Jonas Study), that is, the 2,367sqm net is in addition to the identified commitments. The Carter Jonas Study goes on to note that most of the identified need (1,235sqm) is focused on Newark Town Centre and the wider Newark Urban Area.
8. Taking account of the Carter Jonas Study, the Council's Preferred Approach Town Centre and Retail document (January 2017) (Ref: CS/22) states (paragraph 1.14) that: *"Given the lack of available sites within Newark Town Centre and that capacity is forecast to be driven by population growth, additional convenience retail provision as part of one of the Strategic Urban Extensions would represent the most sustainable solution."* Reflecting this, Core Policy 8 (Retail and Town Centres) directs new convenience retail development to the south of the Newark Urban Area at either Land South of Newark (NAP 2A) or Land Around Fernwood (NAP 2C).
9. There is, therefore, a demonstrated need for a large foodstore or superstore to be delivered as part of a SUE, and we welcome that the SUE at Newark South is identified as a suitable location. However, we consider Newark South to be best placed to deliver a large foodstore or superstore.

The case for Newark South

10. The outline planning permission for Newark South establishes the acceptability of retail use at the site, including a supermarket with a sales area of 1,800sqm.
11. Urban and Civic are the Master Developer leading the delivery of the SUE at Newark South, and Phase 1 of development, on the eastern part of the site, has commenced with first occupation of dwellings planned for March 2018. We consider early delivery of a large foodstore or superstore should be supported in order to ensure sustainable shopping patterns are established as early on in the development of Newark South as possible.

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12. Phase 1 is to include the Eastern Local Centre. This is the primary local centre and is to include a supermarket. However, the site is capable of delivering a large foodstore or superstore with around 2,230sqm (24,000sqft) net convenience goods floorspace.
 13. We consider circa 2,230sqm net to be an appropriate scale. The Carter Jonas Study identifies a need for 1,235sqm net convenience floorspace to serve the Newark Urban Area, in addition to the 1,480sqm allowed for at Newark South (and other commitments). This means that there is a total need for 2,715sqm net new convenience retail floorspace, when the committed but unbuilt floorspace in Newark South is factored in. The floorspace currently being considered for Newark South is 485sqm below this.
 14. In addition, we consider the site at Newark South has available land to deliver a larger store without having a detrimental impact on the quantum of dwellings to be delivered. A store with 2,230sqm net convenience floorspace represents an increase of only 430 sqm from that permitted (i.e. 1,800 sqm net sales area). Furthermore, the Eastern Local Centre is to include a further 800sqm (circa 720sqm net) of other retail, some of which may be incorporated into a large foodstore or superstore.
 15. In comparison, progress of the Land at Fernwood SUE is slow. Unlike Newark South, which benefits from a Master Developer, the site is in the control of multiple landowners/developers. The first application for outline permission for up to 1,050 dwellings has only recently been approved (29th December 2017), and the application for outline planning permission that includes the single local centre remains undetermined (Ref: 16/00506/OUTM), despite Planning Committee resolving to grant permission subject to a S106 Agreement on 13 September 2016.
 16. The local centre proposed for Fernwood is significantly smaller than the Eastern Local Centre at Newark South. The description of development and draft conditions contained within the Officer's Report to Planning Committee sets the total quantum of retail floorspace at the local centre at 535sqm gross. This is significantly below that required for a large foodstore or superstore and it is therefore likely that to reach the level of floorspace required for a superstore will result in delivery of a substantially lower quantum of dwellings.
 17. On a final point, the SUE at Newark South lies immediately to the south of Newark and will be integrated with the existing settlement, whereas Land at Fernwood is separate, being centred on the village of Fernwood, and does not benefit from such linkages. Whilst the need for a large foodstore or superstore is being driven by population growth, provision at Newark South means it has potential to also serve existing residents to south, which is an area currently deficient in food shopping, and will also provide easy access for existing residents to the job opportunities

it will create. These benefits are highlighted in the Core Strategy². The Core Strategy notes that the Newark South site lies to the south of the residential area of Hawtonville, an area of relative deprivation with higher unemployment, low skills and lower access to services, and goes on to set out that development will provide opportunities to improve access to services, including retail, and that the local centre will provide employment opportunities.

Amendments

18. There is a demonstrated need for a large foodstore or superstore to be delivered as part of a SUE, and the SUE at Newark South is best placed to deliver this. The acceptability of retail use at Newark South is established and development of Phase 1, which includes the Eastern Local Centre, has commenced. The site is capable of accommodating a large foodstore or superstore, and whilst this would serve new residents it would also improve access to retail and provide employment opportunities to existing residents within the relatively deprived area of Hawtonville.
19. We consider Policy NAP 2A (Land South of Newark) should be amended to provide for the early delivery of a large foodstore or superstore.
20. To facilitate this, we suggest the following wording is inserted after paragraph 7:

“Support will be given to a large foodstore or superstore of up to 2,715sqm net convenience floorspace in an early phase of the development to promote sustainable shopping patterns”

And to reflect that development of large foodstore or superstore is established as appropriate we suggest that point (v) at paragraph 8, which requires a Retail Impact Assessment, is deleted.

21. For consistency, we also suggest that Core Policy 8 is amended. Taking account of suggested amendments in our Statement on Question 15 (*Is Core Policy 8 a proper reflection of national retail policy?*), we suggest the following wording:

“Deliver new convenience retail development to the south of the Newark Urban Area. Support will therefore be provided for provision within an appropriate location and subject to the application of the Sequential and Impact Tests (where applicable) at ~~either~~:

Land South of Newark (NAP2A) and

Land around Fernwood (NAP2C) ~~or~~

² Paragraph 6.36 of the adopted Core Strategy and paragraph 6.35 of the Amended Core Strategy.

At Land South of Newark (NAP2A) support will be given to a large foodstore or superstore of up to 2,715sqm net convenience floorspace.

Beyond this, additional comparison retail development and other main town centre uses will also be supported in the above locations”.