



NEWARK &
SHERWOOD
DISTRICT COUNCIL

**Core Strategy Issues and Options –
Consultation Responses Document**

September 2006

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Core Strategy Issues and Options - Consultation Responses Document

15 September 2006

1.0 Introduction

- 1.1 The District Council and the Newark and Sherwood Partnership held a joint consultation on our Issues and Options for the Core Strategy and Community Plan. The consultation period ran from Monday 24th October 2005 until Monday 16th January 2006. The majority of consultation exercises were undertaken in November and early December and a variety of consultation methods were used (please see Appendix A).
- 1.2 The purpose of the Consultation Responses Document is to set out how the Council has responded to the comments it has received at the issues and options stage and what if any actions flow from these responses. The majority of responses were received in Questionnaire form, however the document first deals with issues that people raised in general.
- 1.3 The nature of this stage of the consultation means that individual responses to each questionnaire is not possible, rather we will respond to the summaries made at the end of each question or groups of questions, which ever is more appropriate.

2.0 Analysis of Consultation Responses

- 2.1 This document summarises the various responses we received to the main Core Strategy Issues and Options paper (a summary of other consultation information can be found at Appendix B and C), a full summary of all responses to the main paper accompanies this report and full copies of original responses are both available on the Council's website and at the Planning Reception.

General Comments

- 2.2 Various respondents made comments about subjects which were not chapter specific, or referred to the whole document. These fell into several categories, namely:
 - comments about the technical content of the document;
 - comments about issues not addressed; and
 - suggestions for the LDF.
- 2.3 The document received praise from the East Midlands Regional Assembly and others for the content and breath. Bleasby Parish Council commented that 'this is a jolly good stab at a difficult policy document, congratulations so far.' However, as Bleasby Parish Council and others pointed out that: 'the document could be made much more readable with far less planning related terms and made more accessible to the public'. This does expose one of the key anomalies of the LDF system, which, in one respect, attempts to better engage the community, whilst employing a vocabulary of acronyms and 'technical' words. Whilst this may appear at first to be only an unfortunate side effect, it can engender real confusion and mistrust. Several comments have been received which suggest that they may be wasting their time, including Thurgarton Parish Council who stated that they hoped they 'had not been hoodwinked into wasting our time'.

- 2.4 It is important that we endeavour to balance the need of the general public to understand future LDF work with the need to fulfil the requirements set out. For instance, the word 'spatial' is a particular mystery to some people; however it is a key concept of the new system.

Issues not addressed

- 2.5 Several consultees, including Nottinghamshire County Council, the Nottinghamshire Wildlife Trust and the Woodland Trust, expressed real concern about the lack of a chapter of on environmental issues, nature conservation and biodiversity. In the Issues and Options paper the Council makes clear that the paper 'does not include an exhaustive list of issues and options on all topic areas, given that several of the principles that will need to be embedded in the Core Strategy are already well established in national policy and other strategic guidance.'
- 2.6 The Environment Agency was concerned about the absence of the topic of flooding from the paper, particularly in respect of taking into account the issues of flooding in determining the location of development and future alleviation measure when considering development.
- 2.7 The National Trust as well as raising the issues mentioned above thought that the issues of heritage and conservation needed to be addressed within the Core Strategy.
- 2.8 A number of the other comments made in respect of issues not raised are outlined in this document or in the separate summary of comments which accompanies this report.
- 2.9 All these issues will need to be fully addressed within the Core Strategy Preferred Options Document.

Actions:

The Core Strategy Preferred Options paper will contain a range of policy directions on the environment. Covering the natural environment, biodiversity and the built heritage. Work on the development of a Strategic Flood Risk Assessment is under way, a policy direction on flooding will be included in the preferred options report.

Local Development Framework suggestions

- 2.10 A range of suggestions for things to be included in the LDF are mentioned, including a road schemes to relieve traffic in Clipstone from a concerned local resident and Nottinghamshire County Council's proposals for the Sherwood Forest Visitor Centre.
- 2.11 The Mobile Operators Association provide model policies on mobile phone masts which could be included within the Core Strategy. The National Farmers Union also outlines its desire to see policies on farm diversification included within the Core Strategy.
- 2.12 Again, many other comments have been made that should be referred to in the summary document of comments. Where these do not relate directly to one of the 31 questions posed in the Issues and Options papers, they have been grouped separately in association with one of the papers chapters or at the end of the summary document.

2.13 **Actions:**

All these issues will be further investigated as part of the production of the LDF.

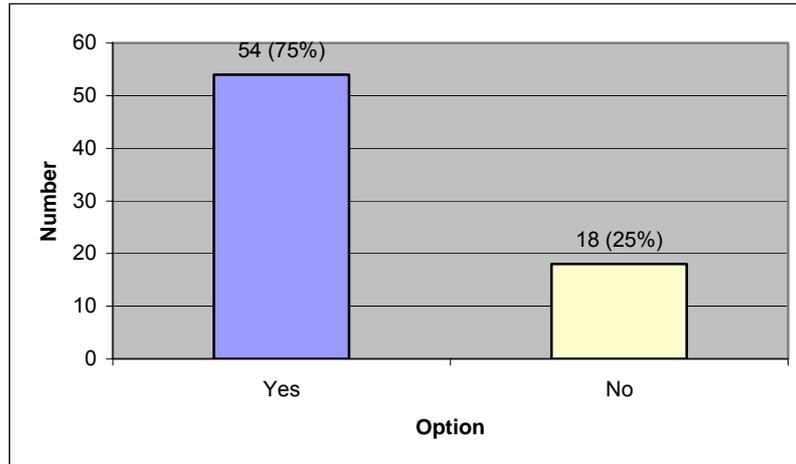
3.0 Issues and Options Paper; Comments, Responses and Actions

3.1 A Vision for the Newark and Sherwood Framework to 2021

Question 1

Q1: Do you think that the vision suggested at paragraph 3.2 is appropriate for the Core Strategy? How could this vision be improved?

Response



- 3.1.1 Of the 72 respondents to Question 1 who have given a 'yes/no' view, 54 (75%) consider that the suggested Vision is appropriate for the Core Strategy. Conversely, 14 (25%) respondents give a negative response to the proposition. There are a further five respondents who have made commented only and not said either 'yes' or 'no'.
- 3.1.2 A majority of responding town and parish councils express their support for the proposed Vision, although a number responded in the negative. In common with other respondents who consider the Vision to be inappropriate, concern is expressed at a lack of clarity in the Vision being put forward, and a request that aims, terms and measures be simpler, more explicit and clearly defined.
- 3.1.3 It is also suggested from a range of sources that the proposed Vision be added to improve its relevance and effectiveness. The suggested additional references that a re-drafted Vision could be expanded, generally reflect the particular interest of the respondents. Although from 'non-professional' consultees (as well as English Heritage), there was some support for the Vision to be amended to include reference to the District's special character/identity/heritage being protected/conserved/enhanced.
- 3.1.4 A number of respondees have chosen not to give a direct answer to the question, including a number of parish councils.

3.1.5 Given that the proposed Vision cited a 2015 date, some professional agents (and others) queried the validity of this timeframe, arguing that this should be extended to 2021 or beyond, to reflect RSS8/emerging RSS8/PPS12.

3.1.6 Highlighting some of the individual comments made:

The Government Office for the East Midlands comments that it would be helpful to be able to say how the District currently ranks.

Nottinghamshire County Council (Planning Manager) comments that it is appropriate to use the same Vision for the Core Strategy as the Community Plan, but that it could be improved for both documents. At present there is no reference to travel in the Vision and this is an important element which should be addressed. It may also be necessary to provide some explanation as to what is meant by 'green' to ensure that biodiversity is included within this.

English Nature comments that the proposed Vision reflects the definition of sustainable development stated at 1.6 and the underlying principles at 1.7. It is pleased to note that three strands of sustainable development, namely the economic, social and environmental, are clearly stated.

Nottinghamshire Wildlife Trust comments that there needs to be an explicit reference to the natural environment and biodiversity e.g. 'in a healthy environment rich in biodiversity'.

English Heritage comments that it does not consider that the conservation of the area's historic assets is covered by the headline statements in the draft Vision. It suggest that the following statement is added ... 'and where the natural and historic assets of the area are valued and conserved'.

Nottinghamshire Chamber has commented that the Vision should be re-drafted along the lines of: 'Newark and Sherwood District be recognised by its residents as a sustainable community, when judged against sustainable communities criteria'. Otherwise, the plan is pointed at a deprivation index, rather than a sustainable community index.

3.1.7 As an example of the negative response to the suggested Vision, Bleasby Parish Council comments that they do not consider the Vision to be appropriate because, in their present form, they are meaningless. The Parish Council suggests:

- Safe to live in.
- Pleasant to live in and providing good accessible health care.
- Provide good earning and recreational activities.
- Provide good amenities and are attractive to live in.

3.1.8 **Actions:**

The Vision (which is shared with the Community Plan) has since been amended to included extra aims namely 'culturally connected' and 'accessible.' The Community Plan has since been published and the District Council will aim to include the Vision in the Preferred Options Report.

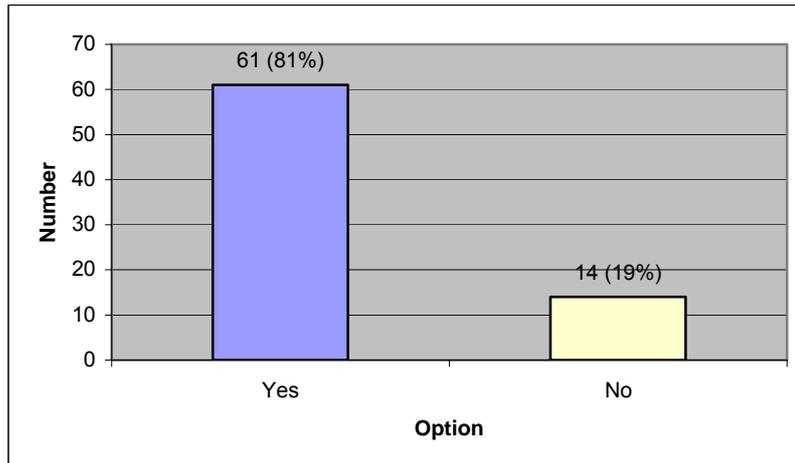
Also more information about what the Vision means will be included in the Preferred Options Report.

3.2 Spatial Objectives for the Core Strategy

Question 2

Q. 2 Do you think these draft objectives [at page 15 of the Issues and Options paper] are appropriate for the Core Strategy?
How could they be improved?

Response



- 3.2.1 Of the 75 respondents to Question 2 who answered either 'yes' or 'no', 61 (81%) agree with the draft objectives set out on page 15 of the Issues and Options document, and 14 (19%) do not. A further 10 respondents made comments only to the question. A clear majority of responding town and parish councils indicated their support for the draft objectives, but many also suggested revisions and additional objectives.
- 3.2.2 An example of this view is reflected in the comments of Coddington Parish Council, who state that an additional objective should be added - to safeguard and enhance the natural qualities of the area and its flora and fauna by positive action - i.e. designation of nature reserves and tree preservation orders. Similarly, Winthorpe-with-Langford Parish Council hope that this is not the definitive list, since, for example, there is no mention of catering for tourists. Farndon Parish Council considered that they could be improved by ensuring an improvement in leisure and cultural activities specifically designed for young people.
- 3.2.3 In line with this trend, a variety of other respondees comment that the objectives be improved by the addition of additional topics/references. This is illustrated by the following examples:

The Woodland Trust has replied that there is an inadequate focus on the protection and enhancement of the natural environment. In line with the level of detail given to the historic environment in Objective 3, a rewording of Objective 4 is suggested:

'To protect and enhance the biodiversity and natural environment. Ensuring all new development does not individually or cumulatively result in the loss of biodiversity; is in keeping with the landscape character and where possible contributes to the enhancement of the biodiversity resource.'

English Heritage replies that: 'In view of climate change, we suggest that a design objective that promotes high standards of sustainable design and construction is added.'

Nottinghamshire Wildlife Trust has replied that there needs to be an additional objective: 'To protect and enhance the natural environment and biodiversity by ensuring all new development does not have a negative impact, but a positive benefit for biodiversity ... etc.'

3.2.4 There is some opinion by respondees that the objectives needed to be clearer and/or less vague, and consequently should be capable of being quantified with appropriate measures to provide a basis for monitoring and assessment of delivery.

3.2.5 Suggested changes to the draft objectives often reflected the particular interest of the respondees. For example, Catesby Property Group does not agree that the draft objectives are appropriate. It feels that the draft list of Spatial Objectives should include a general emphasis on locating new development in sustainable locations, particularly within the main urban area of Newark, which is the only Sub-Regional Centre in the District. It also argues that reference should also be made to road and other infrastructure improvements, particularly in recognition of the substantial local support for a Southern Relief Road to the south of Newark between the A46 and A1.

3.2.6 Similarly, the National Trust feel the objectives should be amended, including objective 1, which should not be an aspiration merely to protect the environment but equally to enhance it. The Newark and Sherwood Disability Voice and Access Group considers that the objectives could be improved with the additional reference to all developments obliged to be fully accessible to all people.

3.2.7 Other respondees suggest revisions relating to a wider perspective, such as Anthony Aspbury Associates who feels that objective 8 should emphasise the evident tourist potential of the District and promote this objective more positively than currently set out, and that there should be an additional Core Objective supporting encouraging renewable energy schemes and energy efficiency in all developments. The energy theme is repeated from other sources, and Caunton Parish Council suggests that the objective could be improved by reference to all housing being strictly energy efficient.

3.2.8 Highlighting further some of the individual comments made:

East Midlands Regional Assembly comments that the nine objectives strongly accordance with the Regional Core Objectives of RSS8 (policy 1), but in objective 3 it may be appropriate to state that high quality designs for new development are sought that enhance the character and appearance of the local area. It also comments that the objectives make no specific reference to energy efficiency or renewable energy (see RSS Objective 8), which, given the authority's pioneering role in energy policy and practice, is surprising.

Newark Area Chamber of Commerce comments that the objectives should also line-up exactly with the full statements of the components of a 'sustainable community'.

Nottinghamshire County Council (NCC) (Planning Manager) comments that most of the objectives are appropriate, but some are inadequate and there are also some omissions. Objective 4 is to "protect the countryside from inappropriate development": it should be the aim of the Core Strategy to protect the whole District from inappropriate development. This objective would be better expressed in a

positive manner supporting development that will sustain the character and distinctiveness of the countryside and ensuring that development which enhances rural communities can be permitted, in line with Policy 2/10 of the JSP.

NCC highlights that there is no mention of the need to protect and enhance the natural environment, wherever possible. This is particularly important in light of Policies 1, 27 and 28 in R8SS8 and Policies 1/1, 2/1, 2/6 and 2/7 of the JSP. A further objective should be added to address this. It also makes the point that although Objective 7 relates to public transport and alternative modes of transport to car use, there is no objective to reduce the need to travel. This should be included as it has implications regarding the location of new development and is core to delivery of the sequential approach of R8SS8 and Policy 1/1 of the JSP.

3.2.9 **Actions:**
The Council intends to expand and amend the objectives to include many of the issues raised by contributors. It is likely that this will lead to an additional 3 objectives.

3.3 Strategy for Locating Development

Option for the new settlement hierarchy

Question 3

Q3: Which of the following options do you prefer for this group of main service settlements?

Bilthorpe	Blidworth	Boughton	Clipstone	Collingham
Edwinstowe	Farnsfield	Lowdham	Ollerton	Rainworth
Southwell				

A) that they form one single group of settlements in the hierarchy below Newark and Balderton.

If you support this option, are there any settlements that should be in or out of the list? For example, should Sutton-on-Trent also be considered as a main service centre?

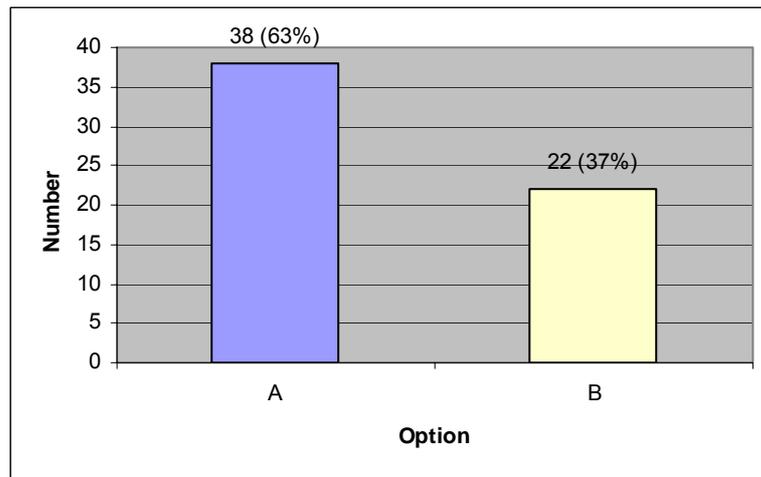
OR

B) that they be split into two (for example, with Ollerton/Boughton and Southwell placed in the hierarchy above the others).

If you support this option and wish to, please let us know how the settlements should be divided? Are there any settlements that should not be in either group or any others that should be included (for example, Sutton on Trent)?

Are there any other comments you would like to make on this question?
You may not, for example, support either option.

Response



- 3.3.1 Of the 60 respondents to the question who have chosen either A or B, 38 (63%) favour option A and 22 (37%) express a preference for Option B. A further 10 respondents make comment only to the question.
- 3.3.2 A majority of responding parish councils opt for option B, although this is only a small majority. In contrast, the responding general public expressed a preference for option A, as did representatives from the development industry.
- 3.3.3 In terms of highlighting a selection of individual responses, the East Midlands Regional Assembly comments that Section 5 concerning the 'Strategy of Locating Development' presents a particularly well-considered analysis of difficult issues and that RSS8 (Policy 6) may assist in reconciling the categories in which villages are grouped. For information, Policy 6 is entitled 'Regional Priorities for Development in Rural Areas' and states, inter alia, that:
- '... Local Development Frameworks ... should ensure that new development maintains the distinctive character and vitality of rural communities, strengthens rural enterprise and linkages between settlements and their hinterlands, helps to shorten journeys and facilitates access to jobs and services by:
- Encouraging the provision of public transport and opportunities for the use of other non-car modes of travel;
 - Providing for housing and a range of services in market towns to serve a wider hinterland;
 - Providing for employment development to strengthen the vitality and viability of market towns;
 - Identifying other settlements, or groups of settlement, which are accessible to the rural population, as the preferred location outside of market towns, for local needs housing including affordable housing and the provision and retention of most other services.'
- 3.3.4 A number of consultees emphasise the need for settlements to be considered in their own right. While Bleasby Parish Council opts for option B, it also makes the point that it could not judge how to then go on to differentiate the settlements. It makes the point that town or parish council's own views will be important, and goes on to say that as it seems sensible to segregate the large in the list from the smaller, a study should be conducted - the dividing line could be based on population or the scope/size of its shopping/trade facilities.

- 3.3.5 Some consultees are concerned about the implications of the hierarchy approach. An example of this is reflected in the views of Winthorpe with Langford Parish Council who comments that it disagrees with service settlements, as this stops the growth in smaller settlements, where it can have a detrimental effect on existing and new facilities and services.
- 3.3.6 Lichfield Planning makes the general point that inflexible adherence to strategic housing requirements across the District can lead to decisions that discourage or prevent the very type of organic and incremental development that is needed if the sustainable development of vibrant rural communities is to be transformed from vision into reality.
- 3.3.7 The question prompted a number of thoughtful responses from local residents including the following from two Egmanton residents who opt for option B. Their view is that the group of larger settlements should be those with highest building density and a comprehensive range of services e.g. numbers of shops, schools, medical facilities, dentists, bus routes e.g. Southwell, Ollerton (plus Boughton if the two are seen as a single unit, but otherwise not), Edwinstowe and Rainworth, plus any other comparable settlements. The smaller section should be those settlements with a good range of shops, services and facilities which set them apart from the larger villages but less comprehensive than those in the group above. It seems to them that, based on the shops and facilities test, Sutton-on-Trent should be included in the smaller group above, and that there may be other, similar settlements not known to them.
- 3.3.8 The Farndon Residents Environment Group, in choosing option A, states that more emphasis needs to be placed on the existing availability and capacity of employment, schools and retail infrastructure when deciding if an area can support further expansion.
- 3.3.9 Since Question 3 relates to issues about the strategy for locating development, the size and geography of the District means that a number of our settlements are located close to the District's boundaries and have a relationship with other larger settlements outside Newark and Sherwood. This is an important consideration and is referred to in the replies of some developers' agents.
- 3.3.10 For example, Ken Mafham Associates on behalf of Welbeck Estates comments that the potential of Clipstone and Rainworth on the edge of a larger urban area (that has a population in excess of Newark and Balderton) needs to be recognised. It suggests that Clipstone and Rainworth be included in the higher level of settlements, along with Ollerton/Boughton. It is argued that the Mansfield Ashfield Regeneration Route (MARR) has greatly facilitated interaction between the different parts of the larger urban area that has Mansfield at its centre, with scope to organise public transport routes along the MARR, so as to improve the modal shift in travel.
- 3.3.11 Some opinion confirmed a simple approach to the strategy issue, as evidenced by the comments by Catesby Property Group who considers that Newark should remain the principal focus for the majority of new housing during the period to 2021, with development for housing and employment elsewhere restricted to meeting local needs.
- 3.3.12 **Actions:**
In the preferred options report the Council it is anticipated that a single tier below Newark and Balderton will be defined in the hierarchy.

Question 4

Q4: Which of the following options do you prefer for this group of villages?

- | | | |
|------------------|---------------|----------------------|
| Averham | Barnby | Bathley |
| Besthorpe | Bleasby | Bulcote* |
| Carlton-on-Trent | Caunton | Old Clipstone |
| Coddington | Cromwell | Eakring |
| East Stoke | Edingley | Egmanton |
| Elston | Farndon | Fiskerton-cum-Morton |
| Girton | Gunthorpe | Halam |
| Harby | Kelham | Kirklington |
| Kirton | Kneesall | Little Carlton |
| North Clifton | North Muskham | Norwell |
| Rolleston | South Clifton | South Muskham |
| South Scarle | Syerston | Sutton-on-Trent |
| Thorney | Thurgarton | Upton |
| Walesby | Wellow | Weston |
| Winthorpe | | |

* (i.e. that part of Bulcote not part of the Green Belt-see para 5.7 and Q9 for details of the District's Green Belt Villages)

A) that they form one single group of settlements in the hierarchy.

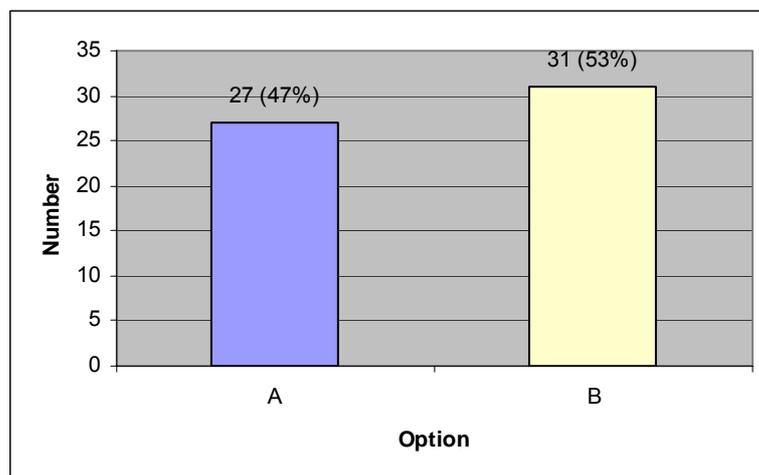
OR

B) that they be split into two groups, based on service levels in the village or good accessibility by public transport to services in other settlements.

If so, are there any particular villages that should be included in either group?

Are there any other comments you would like to make on this question?
You may not, for example, support either option.

Response



- 3.3.13 Of the 58 responses received to this question that give a 'yes' or 'no' answer, there was a near even split between those favouring option A (27 (47%)), and those preferring option B (31 (53%)).
- 3.3.13 In terms of the contrasting views of the parish/town councils, seven favour option A, while a higher number (11) went for option B. Responses received from the general public are evenly divided, with almost equal numbers for each of the two options.
- 3.3.14 In terms of highlighting some individual responses, the National Trust prefers option B. It comments that it appears that such an approach, primarily based upon accessibility, is needed to accord with RSS. However, consideration also needs to be given to any specific environmental constraints and the relative availability of brownfield land in each of the villages.
- 3.3.15 The reference to environmental constraints is also mentioned in other consultation replies. For example, Coddington Parish Council prefers option B, commenting that it is clearly beneficial to define which villages have better facilities/accessibility than others, but that environmental constraints should also be factored in.
- 3.3.16 Similarly, the Farndon Residents Environment Group prefers option B, stating:
- ‘...you need another category for villages whose identities are at risk and need protection from further development... The nature of Farndon has already been damaged by extensive and uncharacteristic development within its village envelope. This needs to stop... Its proximity to Newark’s services is not sufficient reason to develop further.’
- 3.3.17 This resistance to new development is reflected elsewhere and can be found in the response of Bleasby Parish Council who opts for option A and states: ‘Bleasby has all the new development it needs for the duration of this particular LDF. The Parish Plan defines this view.’
- 3.3.18 Some responses expressed opposition to the choices being offered, as well as expressing a view that each village/settlement should be treated separately. Winthorpe with Langford Parish Council comments that it does not accept either option. It does not believe that these villages should be grouped and certainly that there should be no hierarchy within any group, if grouping is forced on them.
- 3.3.19 The notion that new development should be located in Newark, as opposed to the District’s outer villages, found favour in the views expressed by Ben Bailey Homes Ltd in respect of the strategy for locating development. It comments that the location of new housing can only reflect the RSS which identifies Newark as a Sub Regional focus. This is based on the hierarchal/sustainability approach to the location of new homes. The LDF must plan to achieve this by reinforcing the role of Newark which cannot be achieved by a spread of housing across the District. Greenfield sites will be needed in Newark to achieve this goal and they should be released appropriately to ensure a supply of housing land. The previously developed land in Newark is an unreliable source that will not meet the demands of the RSS to 2021.
- 3.3.20 Several consultees gave detailed responses to the question setting out their approach to addressing the hierarchy issue. For example, Mr Stead (an Egmanton resident) prefers option B and comments that this group needs dividing according to accessibility and services offered. The most important factors are considered to be good road access (A & B class roads preferred), mains drainage, public house, primary school, shop, several shops, post office, library, regular public transport

(including late evening and early morning), distance to main area of work, distance to main shopping area. Present population size and historical value/architecture should also be considered. Once the criteria have been decided, Mr Stead argues that it should be relatively easy to give each settlement a score and create a hierarchy.

3.3.21 **Actions:**
In the preferred options document it is anticipated that the villages will continue to be in one group in the hierarchy.

Question 5

Q5: Which of the following options do you prefer for this group of villages?

- | | | | |
|-------------|-------------------|-------------|-------------|
| Alverton | Brough | Budby | Cotham |
| Gibsmere | Goverton | Grassthorpe | Halloughton |
| Hawton | Hockerton | Holme | Kersall |
| Kilvington | Langford | Laxton | Maplebeck |
| Normanton | Norwell Woodhouse | Ompton | Ossington |
| Perlethorpe | Spalford | Staunton | Staythorpe |
| Thorpe | Wigsley | | |

A) that they remain part of the settlement hierarchy, where opportunities for limited infill development and conversion of properties would continue.

B) that some of the villages remain within the settlement hierarchy, but some do not.

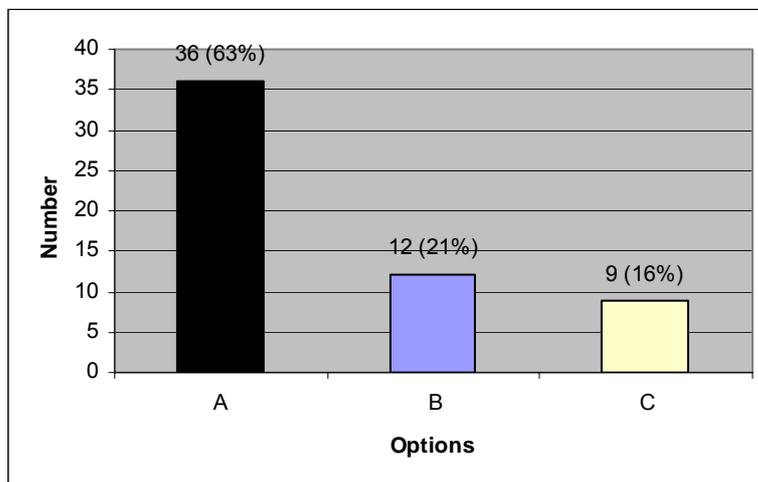
If so, are there any particular villages that you think should be excluded and why?

OR

C) That all the villages go unclassified in the hierarchy

Are there any other comments you would like to make on this question?

Response



- 3.3.22 Of the 57 respondents who choose one of the three options, a clear majority have chosen option A (36 (63%)) as opposed to Option B (12 (21%)), while a smaller number (9 (16%)) have gone for option C.
- 3.3.23 In terms of the contrasting views of town and parish councils, eight decide in favour of A, five in favour of B and only two express a preference for C. Option A is also the clear favourite of those replies from the general public and developers, illustrating a commonality of view on this point.
- 3.3.24 Highlighting some of the responses, the Environment Agency comments that some of the identified settlements are at flood risk or would become isolated in a major flood event. With regard to flood risk, some locations may be unsuitable for infill development or conversion. Development in such locations will need to be considered against relevant guidance in PPG25 and emerging advice in PPS25. A sequential approach should be taken to the allocation of development. Environmental constraints make some settlements inappropriate for further, sustainable development.
- 3.3.25 There is a contrasting range of opinions on whether these small villages should accommodate further development or cease to be locations for such schemes.

The Church Commissioners for England comments that given the desire to concentrate new development within and adjacent to main settlements, then the small villages should be unclassified in the hierarchy;

Allison Homes Eastern Ltd prefers option C - in the context of a limited requirement for additional development in the District and the requisite emphasis on sustainable development, it is not appropriate for limited infill development to continue to be permissible;

Coddington Parish Council believes a total ban on any development could lead to villages dying. However, an environmental capacity survey is necessary before any settlement is included in its preferred option B;

Collingham Parish Council prefers option B, commenting that particular villages that it thinks should be excluded are: 'historic and tourist attractions such as Holme, Goverton, Maplebeck, etc.'

Alan Branston of Caunton prefers option A, stating opportunities are needed for new development in smaller settlements, not infill development, but 'adjoining' developments allowing the chance of a sustainable community to prosper.

The National Trust prefers option B, stating that in terms of particular villages being excluded, the relative assessment of which are excluded and which are included should consider the current range of services and any apparent threats to those services continuing together with an assessment of the availability of brownfield sites and any specific environmental constraints.

- 3.3.26 One viewpoint suggests that the Joint Structure Plan's Sub-Area division of the District is relevant to the debate. Catesby Property Group states that: "Option B - we consider that the villages included within Question 5 which fall within the Newark Sub-Area should remain appropriate for small-scale infill development within existing groups of buildings and conversions where they would not harm the character and amenity, in order to continue their vitality as established communities. There may also be opportunities for appropriate development within or on the immediate edge of these villages, subject to a series of criteria, including one of harm. Small-scale infill

development within the remaining villages outside the Newark Sub-Area, where there is currently an oversupply of housing, should not be permitted until such times as the review of RSS8 has confirmed the level of housing required for the plan period."

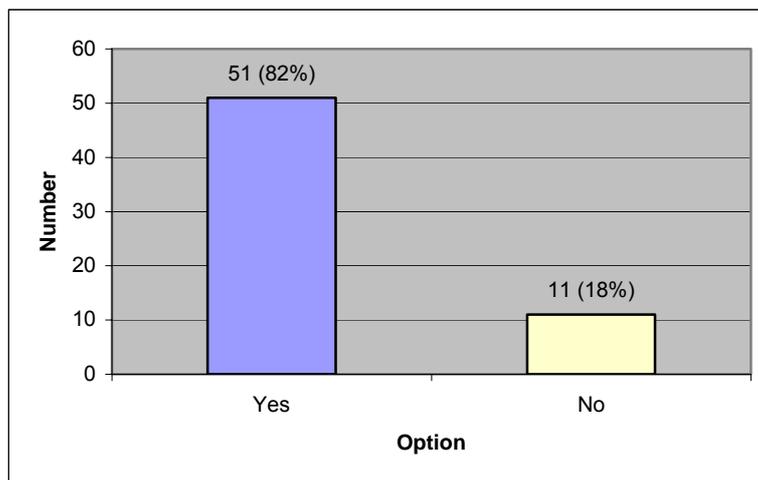
3.3.27 **Actions:**
It is anticipated that in the preferred options paper the council will continue to identify these villages however consideration must be given to whether it is appropriate to continue to allow infill development in such locations.

Options for Village Envelopes

Question 6

Q6:	Should a settlement envelope be defined for Newark and Balderton? Yes or No
	Have you any other comments?

Response



3.3.28 Of the 62 respondents who give a 'yes' or 'no' answer, 51 (82%) agree that a settlement envelope should be defined, 11 (18%) do not agree. A further three respondents gave comment only. The majority of all groups agreed with a defined envelope.

3.3.29 Supporting comments included: the need for scope for sites adjoining the urban area to be included within the envelope; need for confined areas with natural breaks to give each settlement its own identity and to prevent sprawl; detailed policy wording to make it clear that not all sites within the settlement boundary are available for development - and set out the relevant criteria to apply. The overriding policy on development should be one of high quality design, reflecting the towns regional character. This can be achieved in high-density housing.

3.3.30 Two comments were received opposing a defined envelope, one respondent felt this would unduly restrict necessary development to serve Newark and Balderton; the other opined that an envelope for Newark and Balderton would not be workable as commercial developments (e.g. garages and supermarkets) would lead to other properties being allowed to be built, infilled and otherwise.

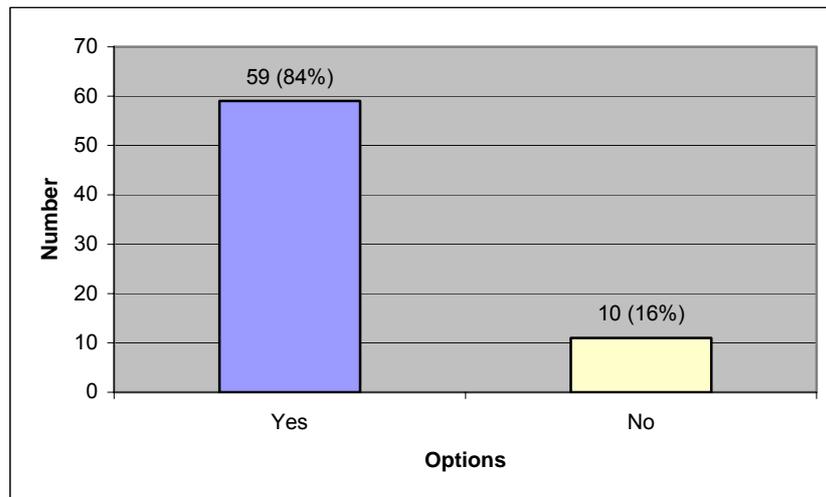
3.3.31 It should be noted that Newark Town Council has answered 'no' to this question and Balderton Parish Council does not offer a response despite submitting other comments.

3.3.22 **Actions:**
It is anticipated that Newark and Balderton will continue to have a settlement envelope.

Question 7

Q7:	Should settlement envelopes be defined for other main settlements and larger villages? Yes or No
	Have you any other comments?

Response



3.3.23 Of the 70 respondents who give a 'yes' or 'no' answer, 59 (85%) support settlement envelopes for other main settlements and larger villages and 10 (16%) do not; one respondents only comments in respect of the question. All 18 town and parish councils responding to this question support settlement envelopes, including Southwell and Ollerton and Boughton Town Councils.

3.3.24 Comments in support include the need for the views of residents and parish councils to be taken into account when defining the envelope; consideration to be given to the scope for sites adjoining the urban area to be included within the envelope; envelopes should be comprehensively reviewed; and the current practice of drawing envelopes tightly around existing development where boundaries do not correspond to features on the ground and/or cut arbitrarily across building curtilages should be abandoned.

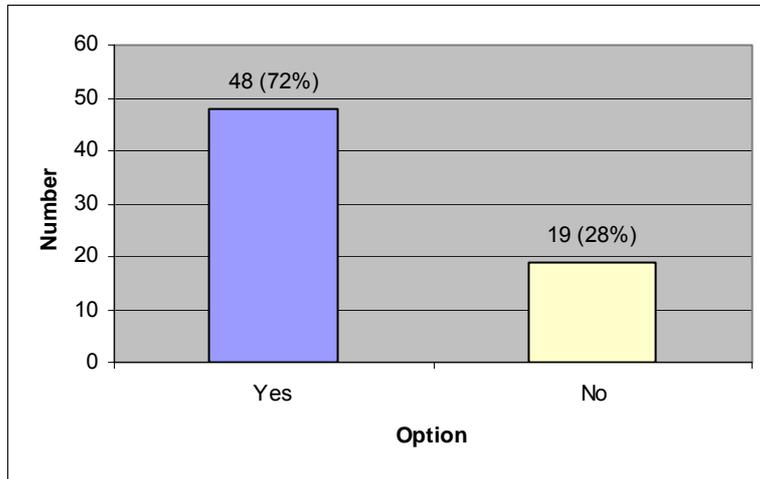
3.3.25 Those opposed feel that envelopes restrict/limit the ability to give smaller communities the flexibility to naturally evolve, grow and prosper; and (in larger villages) outward expansion should be allowed especially where there is an opportunity to develop previously developed land and derelict land. Areas which are accessible and well located in terms of employment and transport such as Bilsthorpe should be given the opportunity for further growth.

3.3.26 **Actions:**
It is anticipated that settlement envelopes will continue to be defined.

Question 8

Q8:	Should village envelopes be provided for 'small villages' if small-scale infill opportunities are allowed to continue? Yes or No Have you any other comments?
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Response



3.3.27 Of the 69 respondents who give a 'yes' or 'no' answer, 48 (72%) support envelopes for small villages and 19 (28%) do not. A further two respondents have made comments only in respect of the question.

3.3.28 Additional comments received for this question related to the level of appropriate development in small villages. A number of respondents feel that small-scale infill and conversions are still acceptable although there is no universal agreement as to the need for an envelope to support this. Others feel that neither envelopes nor further development is appropriate.

3.3.29 **Actions:**
It is anticipated that as small-scale development will not normally be allowed in such settlements, the consequence is that village envelopes will not be required.

Options for Nottinghamshire Green Belt

Question 9

Q9: Which of the following approaches to development in the Green Belt do you agree with?

A) all or some of the villages that in the existing Local Plan are “washed over” by the Green Belt should instead be given villages envelopes to allow greater opportunities for development.

If you agree with this option, which villages should be given a village envelope?

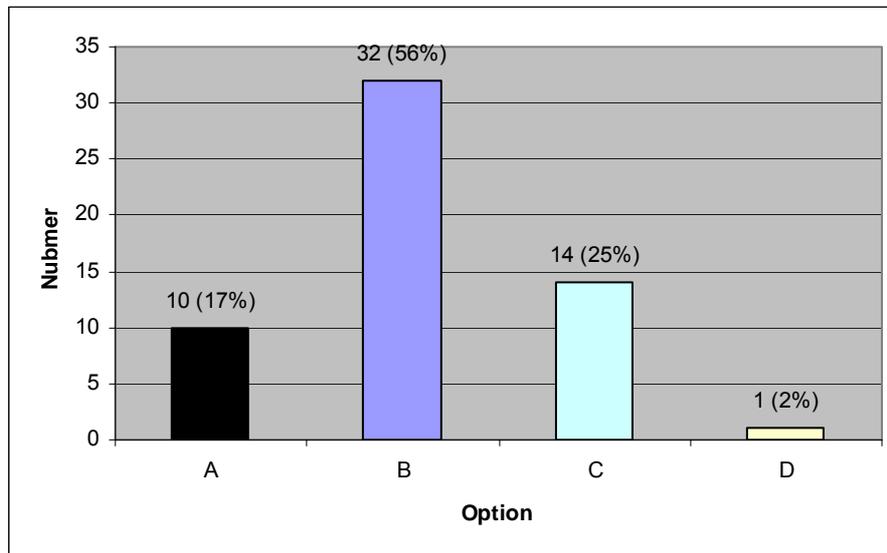
B) that all the villages “washed over” by the Green Belt should continue to be so, but there should continue to be opportunities within them for small-scale infill development and the conversion of existing buildings.

C) that all the villages “washed over” by the Green Belt should continue to do so, but there should only be opportunities for the conversion of existing buildings and NOT for small scale infill.

OR

D) Is there another approach that you feel should be taken. If there is, let us know what it is.

Response



3.3.30 Of the 57 responses received to this question that express a preference for a single option, a clear majority have chosen option B (32 (56%)) and a much smaller number options C (14 (25%)) and A (10 (17%)). Just one respondent, Bovis Homes Ltd, has chosen option D (a suggested alternative approach): it suggests the District Council should consider how any changes to the Green Belt arising from the emerging RSS can, if required, be addressed as part of the LDF process. Any settlements named in

the settlement hierarchy should be specifically excluded from the Green Belt. Other settlements can remain 'washed over' by the Green Belt.

3.3.31 In terms of the contrasting views of town and parish council's, eight have chosen option B, five have chosen C and two express a preference for option A. Option B is also the clear favourite of those replies received from the general public, while responses from the development industry show an equal preference for B and C, above the other options.

3.3.32 Highlighting some of the individual responses:

Nottinghamshire County Council (Planning Manager) comments that, generally, the approach in the current Local Plan is acceptable. However, in relation to the conversion of buildings, the policy should make it clear that priority will be given to employment and tourism uses in order to diversify the rural economy, in line with Joint Structure Plan Policy 1/2.

The Environment Agency comments that the preferred options would be options B or C. However, areas designated for infill are often vital refuges for habitat or an essential link between increasingly fragmented habitats.

Southwell Town Council makes no direct answer to the question and state that the 'views of affected settlements should prevail.'

3.3.33 **Actions:**

It is anticipated that settlements will continue to be 'washed over' by the Green Belt, however in order for all settlements without an envelope be treated in a consistent manner, whether in or out of the Green Belt, small scale infill growth will not be regarded as appropriate in such settlements.

Options for Open Breaks

Question 10

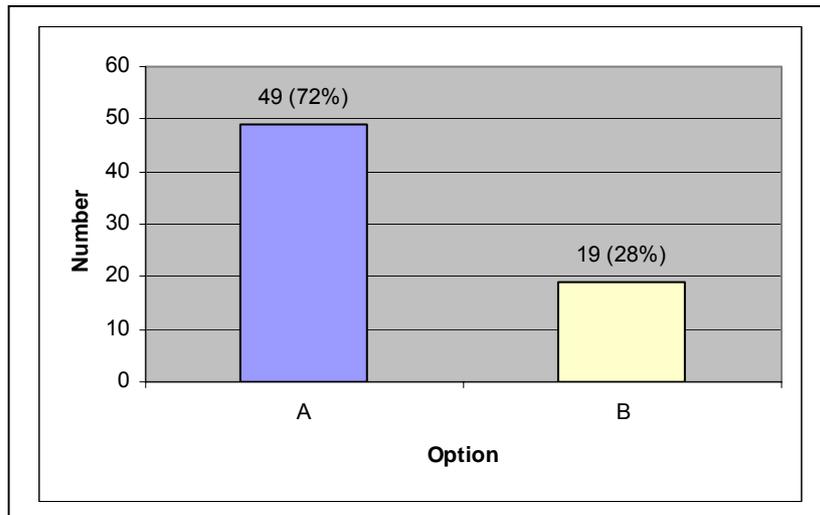
Q10: Which of the following options do you prefer?

A) that the use of Open Break designations in appropriate locations should continue.

OR

B) that Open Breaks should NOT be used and, instead, all applications on the edge of settlements should be assessed just against criteria-based policies.

Response



3.3.34 Of the 68 respondents who have chosen either A or B, 49 (72%) agree with option A. However, Winthorpe with Langford Parish Council add the comment: ‘Newark has already encroached on the Parish of Winthorpe by allowing the huge Mastercare buildings to be built on the elevated, open Greenfield countryside, next to a main arterial road and a major road, without any screening. If Open Breaks will stop this happening again, then, we not only are in favour of being retained but insist on it!’

Coddington Parish Council comments that a policy statement is not sufficient to protect ‘Open Breaks’, as it is open to interpretation and argument and does not give clear guidance. Southwell Town Council feels the views of affected settlements should prevail.

3.3.35 Only 19 (28%) agree with option B. The Countryside Agency, in supporting option B, comments that it supports a move to a character based approach based on the Nottinghamshire Landscape Character Assessment.

3.3.36 In addition, three comments expressing no preference have been made. The Environment Agency refers to the need to include an assessment of flood risk in any criteria based policies.

3.3.37 **Actions:**
Open Breaks continue to be an important policy in protecting against the coalescence of Newark and surrounding village therefore it is likely that they will become preferred options in the Core Strategy.

Options for Green Wedges

Question 11

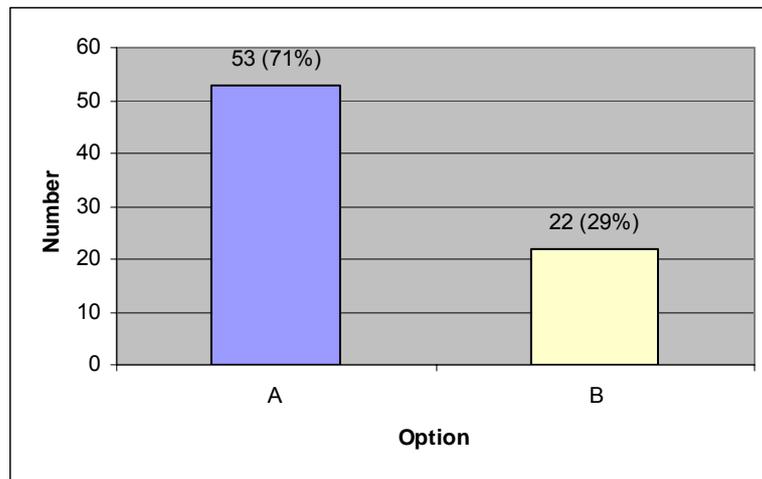
Q11: Which of the following options do you prefer?

A) that the use of Green Wedge designations in appropriate locations should continue.

OR

B) that Green Wedges should NOT be used and, instead, all applications on the edge of settlements should be assessed just against criteria-based policies.

Response



3.3.37 Of the 75 respondents, 53 (71%) agree with option A. Coddington Parish Council reiterates its comments regarding a policy statement not being sufficient to protect 'Green Wedges'. A petition of 67 signatures has been received expressing surprise at the number of people who are unaware of this document, especially in regard to aspects that affect them.

3.3.38 The National Trust considers that there is a strong case for a Green Wedge at Southwell - between the present built-up area and The Workhouse. Southwell Civic Society recommends that the wedge should be extended to include Beckett's Field.

3.3.39 Only 21 respondents (29%) agree with option B. The Countryside Agency comments that it supports a move to a character based approach based on the Nottinghamshire Landscape Character Assessment. The Church Commissioners for England feels that the case for green wedges in smaller settlements is much less clear and they do not really think they are justified. It continues that criteria-based policies are probably more relevant at this scale.

3.3.40 **Actions:**
Green Wedges continue to be an important policy and it is likely that they will be included within the preferred options stage.

Options for Land between Newark and Balderton Policy Area

Question 12

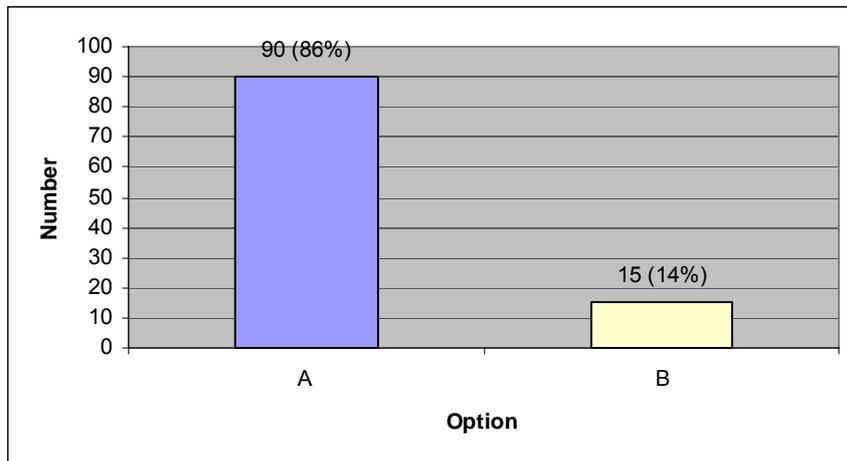
Q12: Which of the following options do you prefer?

A) that development on land between Newark and Balderton should continue to be subject to a special policy of restraint?

OR

B) that there should be no special policy of restraint in this area.

Response



3.3.41 Of the 105 respondents 90 (83%) agreed with option A. Fifty-four responses have been received from the general public supporting this option, many of which returned a copied extract that only showed this question. One of those responses included a petition of 67 signatures (not separately counted). The Environment Agency comments that low-density areas are an essential refuge for wildlife and also note that this area is partially at risk of flooding. Others commented that development should be limited to School and community use only.

3.3.42 Only 15 (14%) respondents agree with option B and a further four make comments only. Nottinghamshire County Council stresses that it is important planning policy takes into account the Newark Schools Review which identifies the Grove site as the most appropriate for the development of a new school and leisure centre. Two comments have been received from the development industry noting that Newark and Balderton should be recognised as a single urban area and most sustainable location for new development in the District. In this context, it may no longer be practicable to limit development at a low density.

3.3.43 The Countryside Agency supports a policy that retains distinctive character and stresses that Landscape Character Assessment can be an important tool to help determine where development can be located with minimal impact.

3.3.44 Action:
 The volume of response on this question was partly the result of peoples concerns regarding the future of the Grove School and Leisure Centre. Whatever the result of Newark Schools Review, including the Grove School, it is anticipated that the District Council will continue to recognise the distinct quality of the area. However this does not mean that developing a new school on the site would be jeopardised by such a stance.

3.4 Homes and Communities

Options for Southern and Western Areas

Question 13

Q13: There is currently an over-supply of housing in the Southern and Western Areas of District to 2021. With this in mind, what is your view in respect of the following statements?

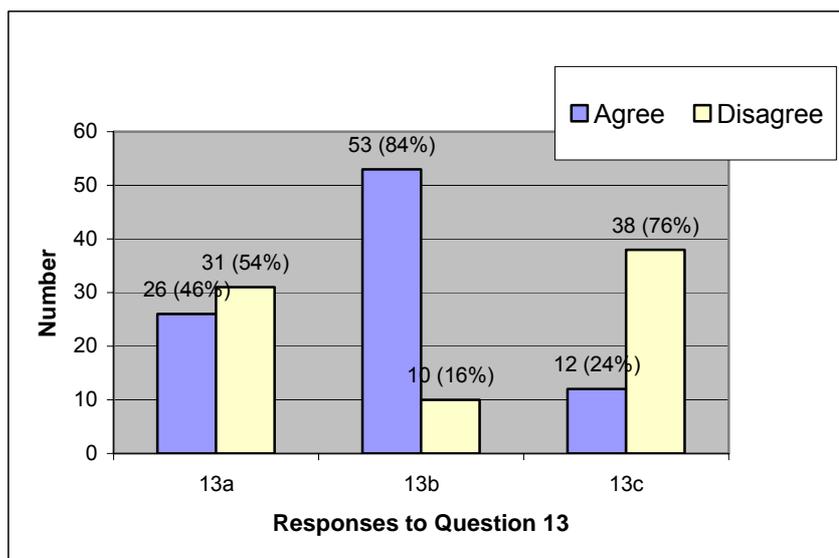
A) there is no scope at the moment for the allocation of any sites for housing development. Do you – Agree or Disagree?

B) redevelopment opportunities for housing development should still be allowed on sites within settlement boundaries. Do you – Agree or Disagree?

C) no new housing (including individual houses) should be allowed within any settlements. Do you – Agree or Disagree?

Have you any further comments to make in respect any of these questions?

Response



- 3.4.1 Question 13 asks respondents to comment on whether they agree or disagree with three statements, but not all respondents have given a view in respect of all three.

Q. 13A: there is no scope at the moment for the allocation of any sites for housing development. Do you – Agree or Disagree?

- 3.4.2 In response to statement A, the majority (slightly) disagree with the assertion that there is no scope at the moment for the allocation of any sites for housing development: 26 (46%) believe there is no scope and 31 (54%) believe there is.

- 3.4.3 There is not really a marked difference in the views of different groups. For example, both responding town and parish councils and those representing the development industry disagree (slightly) with statement A.

- 3.4.4 Highlighting some of the individual comments made:

Nottingham County Council (Planning Manager) agrees with statement A, subject to appropriate policies being put in place in respect of affordable housing;

From the development industry, Ian Beasley Associates and Anthony Aspbury Associates Ltd disagree with statement A and believe that there should be scope for housing allocations in the Southern and Western Areas of the District. By contrast, Catesby Property Group (who have land interests in the Newark Area) believes there should not be this scope and, more generally, that the emphasis for development should be on the Newark Sub-Area.

- 3.4.5 Lucinda Howe of Bleasby makes, in summary, the point that the area is well allocated for housing but there should be specific policy to help with the development of affordable housing, which there is a drastic shortage of. This call for continued provision of affordable housing, despite the situation of housing oversupply, is a point made by a number of respondents to Question 13. Newark and Sherwood Homes disagree with statement A and believes that there is scope for the allocation of sites for housing development.

Q. 13B: redevelopment opportunities for housing development should still be allowed on sites within settlement boundaries. Do you – Agree or Disagree?

- 3.4.6 The response to statement B (whether redevelopment opportunities for housing development should still be allowed on sites within settlement boundaries) is more clear-cut in terms of numbers. Of the 63 respondents, 53 (84%) agree that redevelopment opportunities should still be allowed to take place, whilst 10 (16%) believe they should not.

- 3.4.7 There is no marked difference between different types of respondents. For example, the majority from the development industry and those responding parish and town councils, support the view that redevelopment opportunities for housing development should still be allowed on sites within settlement boundaries.

- 3.4.8 Whilst allowing opportunities to continue, a small number of respondents are of the view that development should be restricted to affordable housing only.

- 3.4.9 Nottinghamshire County Council supports the continuance of opportunities for housing development within settlement boundaries in the Southern and Western Areas, but believes it should be limited.

Q. 13C: no new housing (including individual houses) should be allowed within any settlements. Do you – Agree or Disagree?

- 3.4.10 The response to statement C (whether no new housing (including individual houses) should be allowed within any settlements) is also clear-cut.
- 3.4.11 Of the 50 respondents to this part of Question 13, only 12 (24%) are of the view that no new housing should be allowed, whilst 33 (75%) do not support the proposition.
- 3.4.12 As with statements A and B of Question 13, there is not really a marked contrast in the balance of views between different respondents groups: the majority of respondents from both the development industry and those from parish/town councils are against all new housing being prevented.
- 3.4.13 Whilst Nottinghamshire County Council support an embargo on the specific allocation of sites for housing development in the Southern and Western Sub-Areas (see response to Q13A), it does not agree with the proposition that no new housing (including individual houses) should be allowed within any settlements. Instead, it supports redevelopment opportunities for housing development on sites within settlement boundaries. The Government Office for the East Midlands have also commented in respect of Question 13, and states that the proposition of no new housing at all would appear to be 'onerous and potentially detrimental'.
- 3.4.14 The Church Commissioners for England is one of the many respondents to disagree with statement C, arguing that no new development may well have an adverse affect on regeneration and general investment in the area. Newark and Sherwood Homes also disagrees that there should be an effective moratorium on housing development in the Southern and Western Sub-Areas.
- 3.4.15 One of the minority of respondents favouring an effective embargo on housing development in the Southern and Western Sub-Areas is Catesby Property Group, whose view is that this position should be maintained until the requirements of revised Regional Spatial Strategy for the East Midlands (RSS8) are known.
-

Options for Newark Area

Question 14

Q14: After taking account of existing planning permissions in the Newark Area, there is currently a requirement to provide for a further 871 houses by 2021. With this in mind, what is your view in respect of the following?

A) this housing provision should be provided for solely in the built-up area of Newark and Balderton? Do you – Agree or Disagree?

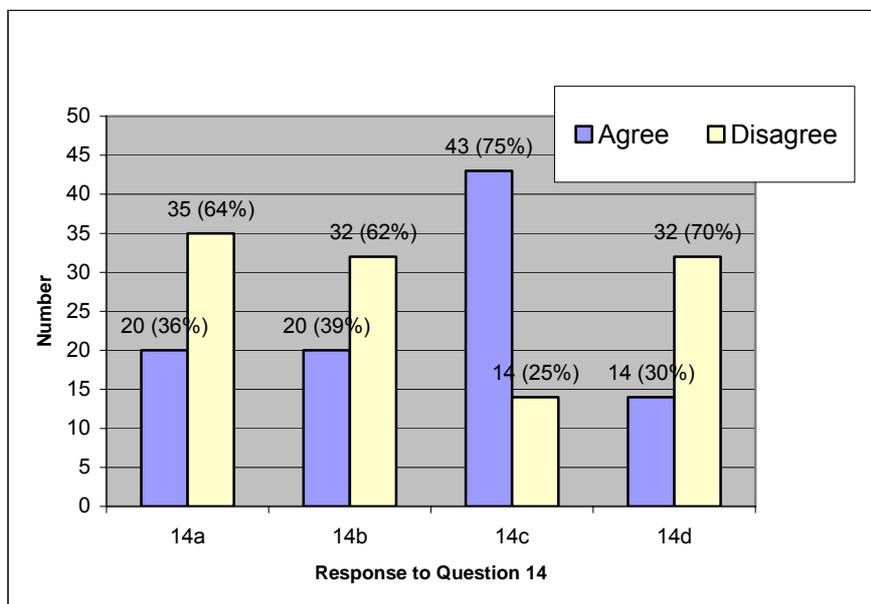
B) there should also be opportunities for some development on undeveloped, greenfield sites adjacent to the built edge of Newark and Balderton. Do you – Agree or Disagree?

C) there should still be opportunities for small-scale development in the built-up area of appropriate villages that lie within the Newark Area. Do you – Agree or Disagree?

D) there should also be opportunities for some development on undeveloped, greenfield sites adjacent to the built edge of appropriate villages that lie within the Newark Area. Do you – Agree or Disagree?

Have you any further comments to make in respect any of these questions?

Response



3.4.16 Question 14 asks respondents to comment on whether they agree or disagree with four statements, but not all respondents have given a view in respect of all four.

Q. 14A: this housing provision should be provided for solely in the built-up area of Newark and Balderton? Do you – Agree or Disagree?

3.4.17 In response to statement A, a majority of respondents disagree with this assertion.

Of the 55 respondents, 20 (36%) believe that housing should be solely within the built-up area, whilst 35 (64%) do not.

3.4.18 Those from the development industry are unanimous in opposing housing development solely within the Newark and Balderton built-up area, as do a majority of public respondents (10 against five). Whereas, nine of the 14 responding town and parish councils support the option of concentrating housing development solely in the built-up area.

3.4.19 In terms of highlighting individual comments made:

Nottinghamshire County Council agrees with statement A, when based on the presumption that preliminary work has concluded that the urban area of Newark and Balderton can directly take the scale of development proposed. This comment is made subject to there being appropriate policies on affordable housing; and

Catesby Property Group disagrees with statement A. In summary, it identifies that only preliminary work has been undertaken to assess the urban capacity of Newark and, therefore, it is unable to comment on whether the potential for the residual structure plan requirement to be met by redevelopment. Catesby goes on to say that until it is demonstrated that the Site Allocation Development Plan Document has ensured sites are available, suitable and viable it cannot be assumed that the residual requirement can be met by solely urban sites. It is also questionable whether the redevelopment of a range of smaller sites would be sustainable and meet or adequately contribute to delivery of necessary infrastructure (e.g. affordable housing).

Q. 14B: there should also be opportunities for some development on undeveloped, greenfield sites adjacent to the built edge of Newark and Balderton. Do you – Agree or Disagree?

3.4.20 In response to statement B, a majority of respondents disagree with it. Of the 52 respondents, 20 (39%) agree with this assertion and 32 (62%) disagree.

3.4.21 Opposite to the overall view, the majority of those from the development industry and business/commercial sector (11 against 4) agree that there should be some opportunities for development adjacent to the built edge of Newark and Balderton. Responses from the general public are pretty evenly split, whilst the large majority of parish/town councils (12 against 2) disagree with statement B.

3.4.22 In terms of highlighting individual comments made:

The Church Commissioners for England agrees with statement B. In summary, it argues that there should be some consideration of undeveloped, greenfield sites adjacent to the built up area of Newark, The reason for this is that greenfield land does allow for a comprehensive approach and the potential for greater planning benefits than typically smaller brownfield sites; and

Nottinghamshire County Council disagrees with statement B. In line with its comment for statement A, the County Council's view is based on the assumption that Newark and Balderton can directly take the scale of development proposed, and provided that appropriate policies are in place for affordable housing.

Q. 14C: there should still be opportunities for small-scale development in the built-up area of appropriate villages that lie within the Newark Area. Do you – Agree or Disagree?

3.4.23 In response to statement C, a clear majority agree with this statement: 43 (75%) agree and 14 (25%) disagree. Regardless of whether the respondent is from the development industry or a parish/town council, the majority tend to agree with statement C. However, responses from the public are more split.

3.4.24 In terms of highlighting individual responses:

The Parish Councils of Laxton and Moorhouse, Kirklington, Thurgarton, Harby, Sutton-on-Trent, Farndon, Collingham, Oxton, Caunton, Coddington, Weston, and Bleasby all agree with statement C: they are of the view that there should still be opportunities for small-scale development in the built-up areas of villages within the Newark Area. By contrast, Southwell Town Council and North Muskham Parish Council disagree with statement C; and

Nottinghamshire County Council agree with statement C, but is of the view that any development should be limited and, also, that appropriate provision should be made for affordable housing.

Q. 14D: there should also be opportunities for some development on undeveloped, greenfield sites adjacent to the built edge of appropriate villages that lie within the Newark Area. Do you – Agree or Disagree?

3.4.25 In response to statement D, a clear majority of respondents disagree with this statement: 14 (30%) agree with this assertion, whilst 32 (70%) disagree.

3.4.26 Looking at the make-up of responses, whilst all responding parish/town councils disagree with statement C, responses from the development industry are far more mixed: 7 agreeing with statement C and 5 disagreeing. Members of the public are also generally against such edge of village development.

3.4.27 Highlighting some of the individual responses:

Newark and Sherwood Homes agree with statement D: its view is that there should be opportunities for such edge of settlement development. This is a view also held by the National Farmers' Union and Anthony Aspbury Associates Ltd.

Nottinghamshire County Council oppose statement D, subject to appropriate policies in respect of affordable housing. Nottinghamshire Wildlife Trust also disagrees with statement D.

Q14: Additional Comments

3.4.28 A number of additional comments are offered by respondents to Question 14 and the issue of housing provision in the Newark Area (and also, in some cases, the wider District).

3.4.29 While both the Countryside Agency and the Environment Agency did not wish to offer a view in respect to the four statements contained in Question 14, they have both provided written comments.

3.4.30 The Countryside Agency comments that, whilst it has no preference on the options set out in Question 14, it suggests that any developments incorporate sufficient open spaces to establish a green infrastructure in built-up areas and to create links between countryside and towns.

3.4.31 The Environment Agency comments that housing allocation should not be so restrictive as to require sites to be developed which would otherwise be inappropriate. Appropriate weight needs to be given to the impact of development on sites of special ecological/ biodiversity interest and development in areas of flood risk must be avoided - sequential assessment of flood risk will inform the process of allocation.

3.4.32 In addition, a number of other individual views are expressed relating to this question that can be viewed within the original representations.

3.4.33 **Actions:**
 The Council will continue to focus development to the urban area of Newark and Balderton, and consider proposals for housing development elsewhere in line with the strategic housing requirements of the Joint Structure Plan (JSP).

 The Regional Assembly is currently producing a Regional Plan which will contain housing figures for a period beyond the present JSP, and therefore it is likely that in 2008 the Council will no longer be in a situation of oversupply. At this point the Council will use its settlement hierarchy to focus new housing within the District.

 The Regional Plan is also considering the potential for Newark becoming a New Growth Point which would mean that a higher level of housing supply would be provided for in the upcoming plan period.

Options for future housing requirements

Question 15

Q15: In locating future housing development in the District's towns and villages, new development should:

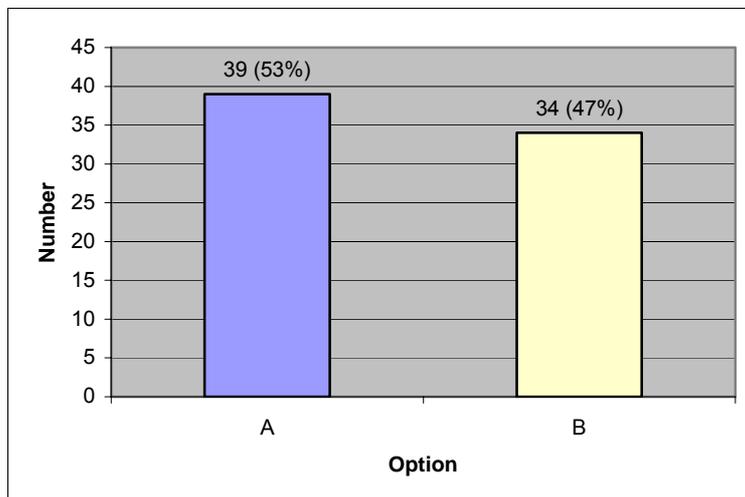
A) only be allow on undeveloped, greenfield sites once opportunities for development on available urban sites (or on previously developed land) have been exhausted.

OR

B) allow more of a balance between development within urban areas (or on previously developed land), and some development on greenfield sites.

Have you any further comments to make about this question?

Response



3.4.34 Of the 73 respondents to Question 13 who have chosen one of the options, 39 (53%) support option A and 34 support option B (47%). A further six respondents make only comments in respect of the question.

3.4.35 While there is not strong support for one option above another, it is interesting to note that of those respondents from the development industry and business/commerce only two support option A, but 19 support option B. Many of these respondents have made additional comments emphasising their view that there needs to be a mix of sites. The Home Builders Federation, the trade association for many house builders, comments that any viable long term strategy for development must allow for a mix of sites, both urban and rural sites on both greenfield and previously developed land. This must be related to industry agreed housing market assessment or the market be allowed to determine the mix of housing provided.

3.4.36 In respect of other respondents (including parish and town councils, the general public and statutory bodies) there is a much clearer majority in favour of option A. Nottinghamshire County Council, for instance, supports option A and advises that any move towards option B needs to be fully and carefully justified.

3.4.37 **Actions:**
It is anticipated that, in order to meet existing requirements within the JSP, development on greenfield land will be delivered only when brownfield land has been exhausted. However, if the Regional Plan approves the idea of Newark as a New Growth Point, then consideration will have to be given to an urban extension (on greenfield land) being developed in tandem with brownfield development.

Options for mix of housing

Question 16

Q16: In securing a mix of houses on development sites, which of the following options do you prefer?

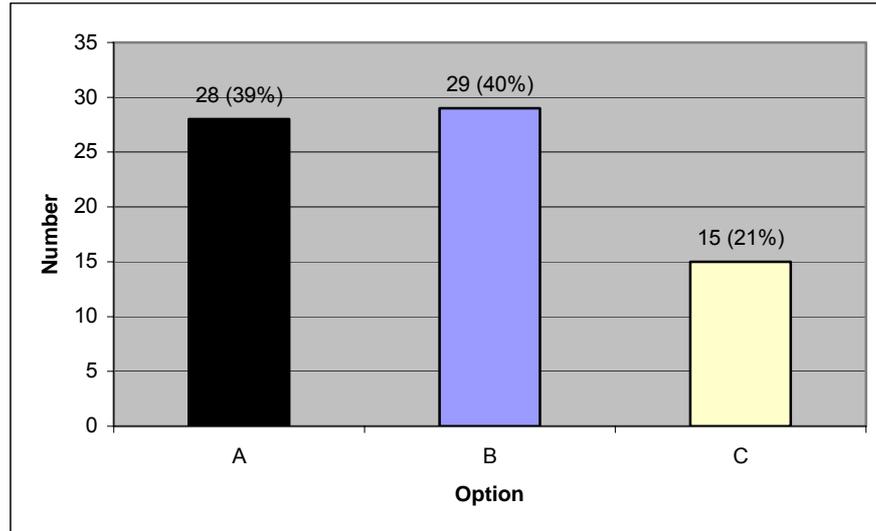
A) there should be mix of housing sizes and types based on relevant local survey information on all sites of two or more dwellings.

B) there should be a mix of housing sizes and types based on relevant local survey information on only larger sites (for example, 5 houses or more).

OR

C) Decisions over the mix of housing should be left to the developer and market forces to determine

Have you any further comments to make about this question?

Response

3.4.38 Question 16 asked for respondents to choose between three options as to how housing mix should be achieved on sites. Of the 72 respondents who indicate a preference for one of the three options, only 15 (21%) favour decisions over mix being left to the developer and market forces to determine (option C). While the majority therefore favour some planning intervention, there is a split between whether this should be in respect of all sites (of two or more) (39%) or only larger housing sites (40%). A further five respondents have chosen only to make comments in respect of the question.

3.4.39 In terms of the response from the development industry and business/commercial sector, there is no support for mix being sought on even small sites (option A). Eight support option B and nine (of the total of 15) support option C. While the House Builders Federation has not explicitly chosen any of the three options, it expresses the view that the housing market is geared to assessing local demand and meeting such needs and as such should not be interfered with without good cause.

3.4.40 Of the 20 responding parishes, 10 support option A, five option B and five option C. Hoveringham Parish Council has expressed its view on this question in terms of the views of individual councillors: 2 support option A and 3 support B. Similar to the pattern of responses overall, 12 members of the public support option A, 11 option B and just one supports option C.

3.4.41 **Actions:**

It is anticipated that in order to best secure a mix of housing in all locations that the Councils Preferred Option will be option A.

Options for affordable housing

Question 17

Q17: What thresholds should be set for the District Council seeking a proportion of affordable housing on housing development sites?

A) As in the Interim Housing Policy Note, which is:

Newark/Balderton	-	on sites of 10 or more dwellings or 0.4 hectares or more; and
The rest of the District	-	on sites of 5 or more dwellings or 0.2 hectares or more

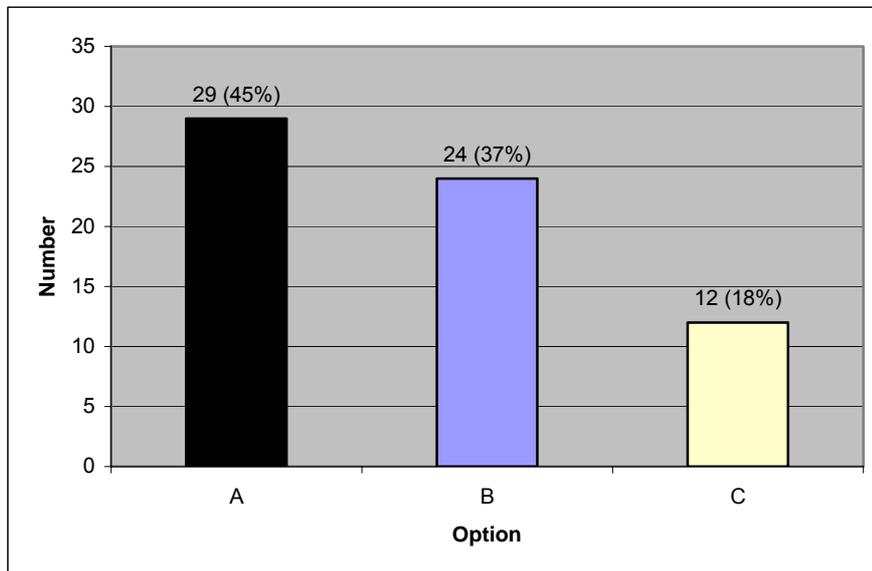
OR

B) Sites of 15 or more dwellings or 0.5 hectares or more, which is now considered to be the norm in the latest draft Government guidance.

OR

C) Is there another more appropriate threshold? Please tell us what you think it should be.

Response



3.4.42 Question 17 asked for respondents to choose between two options over what levels of affordable housing should be secured on housing sites or, alternatively, whether there is another suitable option.

3.4.43 Of the 65 respondents that have chosen either A, B or C, 29 (45%) have opted for A (and therefore, support the approach of the Interim Housing Policy Note) and 24 (37%) support option B and the higher threshold of 15 or more dwellings or 0.5 hectares or more. In terms of the types of respondents responding to these two options, generally speaking the development industry and business/commercial sector are far more in favour of option B (1 for option A against 12 for option B),

whilst other groups (parish/town councils, general public, etc) heavily support option A (28 for option A, against 12 for option B).

3.4.44 A further 12 respondents have chosen option C (that there is another more appropriate threshold), although not all go as far as suggesting what this should be. Catesby Property Group believes the threshold should be sites of 25 or more dwellings or 1 hectare or more, in accordance with Circular 6/98. Similarly, William Davis Ltd believes that until it is formally removed the thresholds in Circular 6/98 should apply (e.g. 25 dwellings or 1 hectare).

3.4.45 Conversely, the Campaign for the Protection of Rural England and the National Trust believe the 5 dwelling or more/0.2 hectare or more threshold in option A should be applied across the whole District, not just Newark and Balderton. Others, including North Muskham Parish Council suggest that the threshold for seeking affordable housing should be as low as 2 dwelling or more.

3.4.46 **Actions:**
It is likely that Option A will become the Councils Preferred Option as up to date local information is the basis for the current thresholds. The Council believes this is the most appropriate way to determine affordable housing requirements.

Question 18

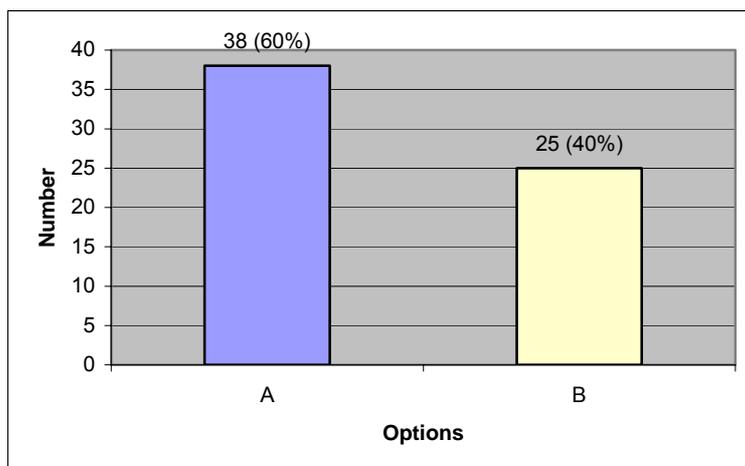
Q18: Which of the following options for 'exceptions' affordable housing do you think we should use?

A) Have an 'exceptions' policy for affordable housing that does not specifically identify sites.

OR

B) Have an exceptions policy that also identifies specific sites for affordable housing.

Response



3.4.47 There are 63 respondents that express a preference to the two options: 38 (60%) prefer option A and 25 (40%) prefer option B. A further two respondents make comments, but do not directly express a preference for the two options. Hoveringham Parish Council has expressed their view on this question in terms of the

views of individual councillors: 3 support option A and 2 support option B.

3.4.48 There is strong support for option A by the development industry, business/commercial sectors and general public; whereas there is a more mix response from the 17 responding parish/town councils – six support option A and 11 support option B.

3.4.49 **Actions:**
It is anticipated that the exceptions policy will not identify specific sites, but set out the criteria by which sites that do come forward, would be judged.

Question 19

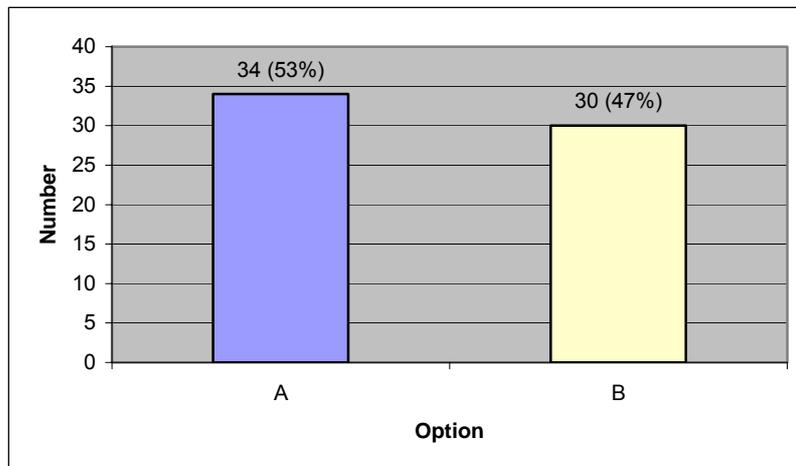
Q19: Which of the following options for the location of ‘exceptions’ site affordable housing do you think is most appropriate?

A) that ‘exception’ affordable housing sites should be limited to villages with a reasonable range of local facilities and public transport access.

OR

B) that ‘exception’ affordable housing sites should be allowed in all villages, even those with limited or no local facilities.

Response



3.4.50 There are 64 respondents that express a preference to the two options, with the responses being almost evenly split: 34 (53%) prefer option A and 30 (47%) prefer option B. A further two respondents make comment, but do not directly express a preference for the two options.

3.4.51 In terms of how different groups have responded, the development industry and business/commercial sectors as a whole lend greater support to option A (10 against 3) as do all four District Councillors who have responded to the question. Conversely, the general public (8 for option A and 13 for option B) and parish/town councils (8 for option A and 11 for option B) give more support to option B.

3.4.52 Highlighting one comment made: Coddington Parish Council make the point that some villages with only limited facilities may need affordable housing and this could boost those facilities. It sees accessibility by public transport as being an essential facility for any affordable housing and this should be incorporated in Option B.

3.4.53 **Actions:**
As established above it is likely that a criteria based policy will be developed and one of the criterion will be the settlements suitability to support further development, in terms of local services and facilities.

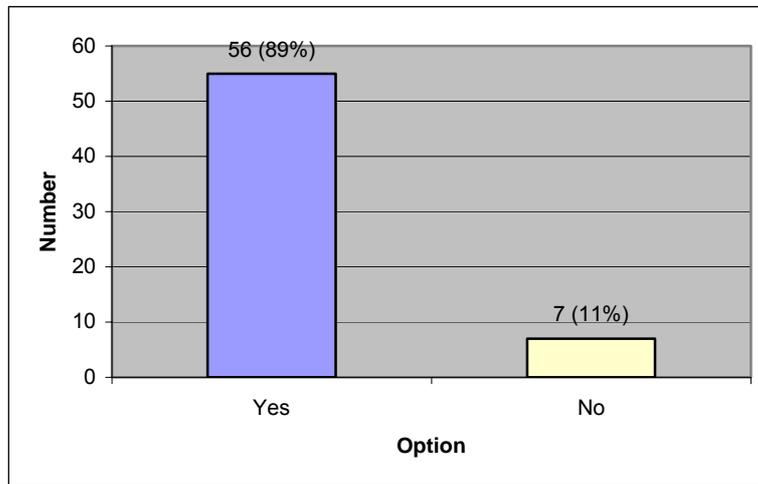
Question 20

Q20: Despite a general lack opportunity for new housing in the Southern and Western Sub-Areas of the District, should there still be scope for 'exception' affordable housing sites in appropriate villages?

Yes or No?

Do you have any other comments?

Response



3.4.54 Sixty-three responses have been made giving a 'yes' or 'no' answer to this question, with three respondents offering comments only. This includes Caunton Parish Council who comments that affordable housing developments are not acceptable hence it does not make a comment on Question 20 (nor Questions 18 and 19).

3.4.55 The large majority make it clear that there should still be scope for 'exception' affordable housing in appropriate villages in the Southern and Western Sub-Areas of the District despite a general lack of opportunity for new housing (89% answering 'yes').

3.4.56 It is relevant to note the response of Nottingham County Council, who have responded 'yes' but make the comment that sites must be justified through local needs studies. There are other comments made, that can be viewed in the summary of all individual responses.

3.4.57 **Actions:**
It is anticipated that opportunities for exceptions sites, in the South and the West of the district will continue, in line with local survey information.

Options for community facilities

Question 21

Q21: Does your organisation consider it will be developing new services which will require a policy in the Core Strategy or land to be allocated in the subsequent Site Specific Development Plan Document?

It may not be immediately clear that your organisation carries out a land use related activity, but it would be a great help if you could review your future plans/intentions and answer this question.

Response

3.4.58 Twenty-six responses have been received to this question, five of which (including four Parish Councils) answered no. Specific areas mentioned include:

- Coddington Parish Council and Newark Town Council refer to the need for more Cemetery/burial land;
- Sutton-on-Trent Parish Council has plans for a new village centre and suggests a policy to release land outside of envelopes for community facilities;
- Southwell Town Council has plans for additional car parks, also noted by Sir John Starkey;
- Nottinghamshire County Council request a policy for the Sherwood Forest Area and refer to the new Visitor Centre; and
- the development industry refers to general and site-specific development requirements, including a proposal for Brackenhurst College.

3.4.59 Other references are made to: access to the countryside and the public rights of way network; the 'On-Trent' initiative and the multi-functional nature of the Trent Navigation; and possible expansion of the estate owned by the Nottinghamshire Wildlife Trust. One needs to refer to the summary of individual comments for all further responses to this question.

3.4.60 **Actions:**

The Council recognises the importance of working with partners to achieve the provision of new or improved services and facilities and this will be acknowledged within any Preferred Option.

Whilst any preferred option will not refer to all proposals received, some of the major schemes (e.g. Sherwood Forest Visitor Centre) will be mentioned in name.

Question 22

Q22: The District Council believes that where a development will put strain on one of the following existing facilities a developer will be expected to contribute towards remedying that strain.

List of Potential Areas where developers will be expected to contribute:

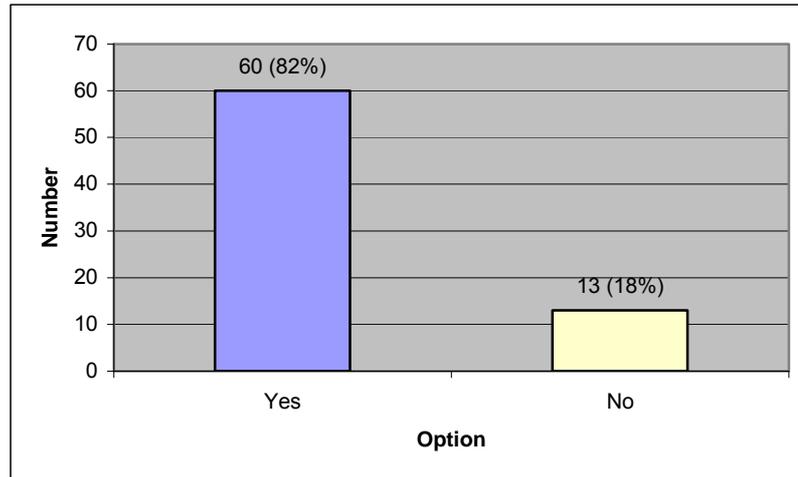
- Education
- Public Open Space
- Health Facilities (e.g. Doctors Surgeries)
- Public Transport and Highways
- Recreational Facilities (including Libraries and Sports Halls)
- Community Centres and Village Halls
- Recycling Centres

Do you agree that this list is appropriate? Yes or No?

Are there other facilities which are affected by new development?*

* Affordable Housing is also a form of developer contribution.

Response



3.4.61 Of the 80 respondents, 60 (82%) agree that this list is appropriate, 13(18)% do not agree. A further 7 respondents make comments only. Other facilities/areas suggested are:

- Water and power supply
- Sewerage/drainage/flood risk
- Public safety/policing
- Railway Station facilities
- Wildlife/biodiversity improvements
- Strengthening and revitalisation of Southwell as a Shopping Centre
- Car parking facilities
- Natural and cultural heritage
- Access to the countryside

3.4.62 The Environment Agency comments that whilst the mitigation of flood risk may require the provision/improvement of flood defences or the improvement of emergency support facilities, developer contribution is not to be regarded as an alternative to the application of a sequential approach to flood risk.

3.4.63 Newark and Sherwood Homes query whether this policy will increase the price of homes. Members of the development industry comment that care must be taken to ensure the needs are fully justifiable, as there is a point where development is simply not viable; and the economic benefits that development brings should be used to provide the facilities.

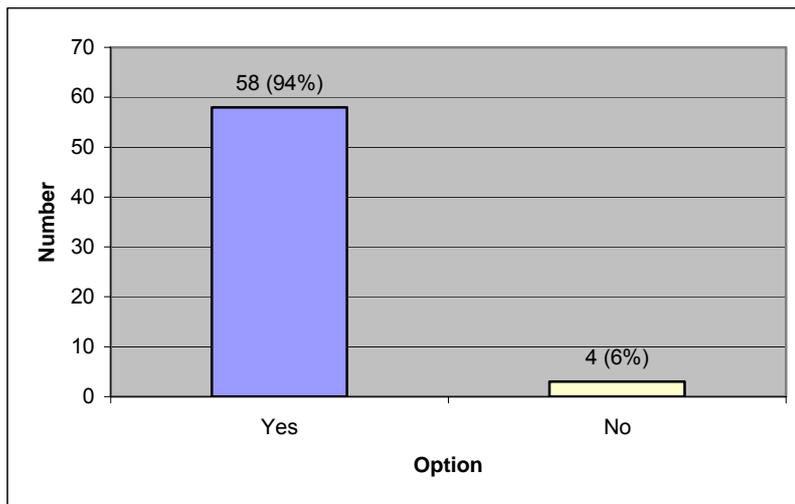
3.4.64 **Actions:**
It is anticipated that the in line with government guidance, the Council will include a list of potential areas were developers will be asked to contribute within its preferred options.

Question 23

Q23: Is it appropriate to protect a community facility that contributes to the social life of the settlement or neighbourhood, unless a use can be demonstrated to be no longer viable or there is suitable alternative provision elsewhere? Yes or No?

Do you think that there are any other ways that the District Council can, through the Local Development Framework, protect and encourage the protection and enhancement of existing facilities, particularly in rural areas?

Response



3.4.65 In response to the first part of the question, almost all have said ‘yes’ (94%); that it is appropriate to protect a community facility that contributes to the social life of the settlement or neighbourhood, unless a use can be demonstrated to be no longer viable or there is suitable alternative provision elsewhere.

3.4.66 Five comments have been received in response to the second part of the question regarding the protection and enhancement of facilities; three from parish/town councils and two from the development industry. Parish council comments include: the possibility of reducing or cancelling council tax and/or protecting facilities with the Council’s insurance; considering exceptions to planning policy where development is supported by parish consultation and considered to be beneficial to the protection or enhancement of that community facility (e.g. village pub seeking diversification). The development industry comment that the LDF should provide for appropriate levels of new development in all towns and village settlements, thereby securing adequate population bases to sustain local facilities. The opportunity to create additional car parking for tourism and shopping purposes should also not be lost.

3.4.67 **Action:**
It is anticipated that a preferred option will be drawn up to reflect the strong support for the protection of local facilities.

3.5 Growth and Prosperity

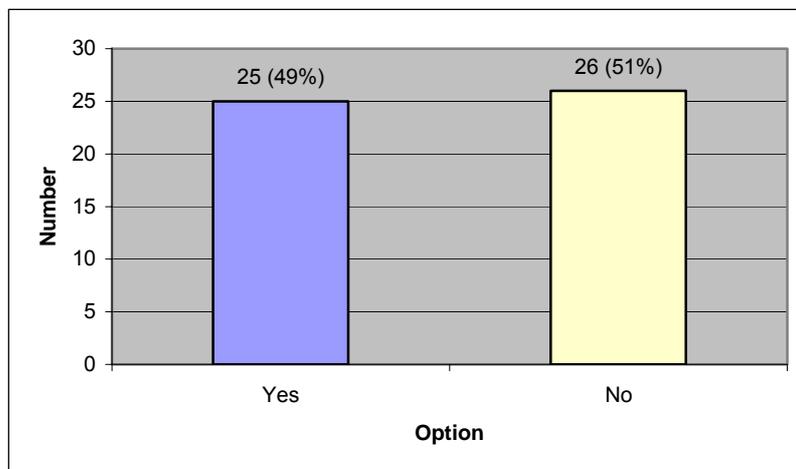
Options for employment land provision

Question 24

Q24: Do you agree that some or all of the employment sites identified in the existing Local Plan that remain undeveloped (see Table 8) should be de-allocated in the Local Development Framework? Yes or No?

If you do, are there any in particular that you think are unsuitable for employment and why?

Response



3.5.1 Of the 51 respondents to Question 24 there is a near equal split in views: 25 (49%) agree with the statement and 26 (51%) do not.

3.5.2 Highlighting some of the individual comments made:

Nottinghamshire County Council comments that the County Council’s position is set out in JSP Policies 4/1 and 4/2;

Environment Agency comments that prior to the allocation of new sites or the re-allocation of existing sites, PPG25 advises that a sequential assessment of flood risk be carried out;

Richie Bros., in opposing de-allocation, express the view that it is important to maintain a range and choice of employment sites; and set out a belief that there needs to be a balance between economic and residential development, because if the local economy does not support the resident population there will be a decline in environmental, community and social qualities;

Nottinghamshire Wildlife Trust specifies five sites which should be de-allocated on, in most cases, nature conservation grounds: land to the north of Ollerton Roundabout (E2-Wa / E10); Crew Lane, Southwell; Boughton (E2-We); Rainworth (E2-Wf and E13); and Northern Road Industrial Estate, Newark (E6).

3.5.3 In addition, a number of other individual views are expressed on this matter that can be viewed within the original representations.

3.5.4

Actions:
The Council will be expected to meet the employment land requirements in the Joint Structure Plan, which will mean that some sites will be de-allocated.

Question 25

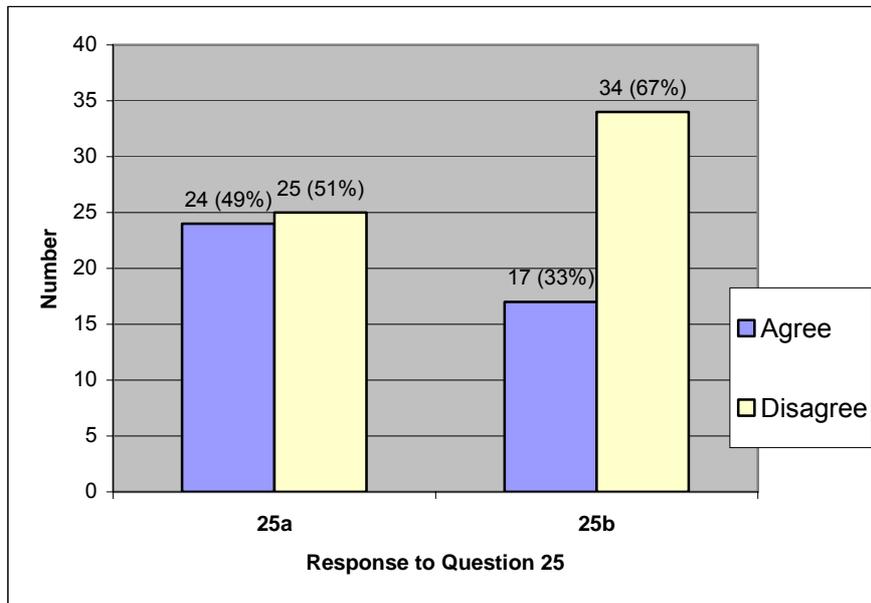
Q25: There is currently an over-supply of employment land in the Western and Newark Areas of District to 2021. With this in mind, what is your view in respect of the following statements?

A) That the Council should seek as far as possible to reduce employment land supply in the Western Area. Do you: Agree or Disagree?

B) That the Council should seek as far as possible to reduce employment land supply in the Newark Area. Do you: Agree or Disagree?

Do you have any other comments to make?

Response



3.5.5 Of the 49 respondents to Question 25A, 24 (49%) agree that the Council should seek as far as possible to reduce employment land supply in the Western Area and 25 (51%) disagree. Responding town and parish councils, together with respondents representing the development industry, are divided in their views. Responding members of the general public largely disagree with the statement.

3.5.6 Highlighting some of the individual responses by parish councils, both Ollerton and Boughton Town Council and Kirklington Parish Council disagree that employment land supply should be reduced in the Western Area, whilst Hoveringham Parish Council and Thurgarton Parish Council agree it should be de-allocated.

3.5.7 Of the 48 respondents to Question 25B, 17 (33%) agree that the Council should seek as far as possible to reduce employment land supply in the Newark Area and 34 (67%) disagree with it. Responding town and parish councils, together with responding members of the general public and respondents representing the development industry, largely disagree with the statement.

3.5.8 Highlighting some of the individual responses, Nottinghamshire County Council comments that its position is set out in JSP Policies 4/1 and 4/2. Catesby Property Group opposes a reduction in employment land supply in the Newark areas. Its view is that it is likely that new employment requirements of the revised RSS8 may require additional employment land to be provided.

3.5.9 In addition, a number of other individual views are expressed relating to this question that can be viewed within the original representations.

3.5.10 **Actions:**
 The Council will be expected to meet the employment land requirements in the Joint Structure Plan, which will mean that some sites will be de-allocated. In the context of the Western Area there are a small number of large sites which are likely to be considered. In Newark there are only a few sites which can be considered for de-allocation.

The forthcoming Regional Plan is considering Newark as a New Growth Point location, which could mean that any future requirement for housing would have to be accompanied by an equivalent increase in employment land and sites.

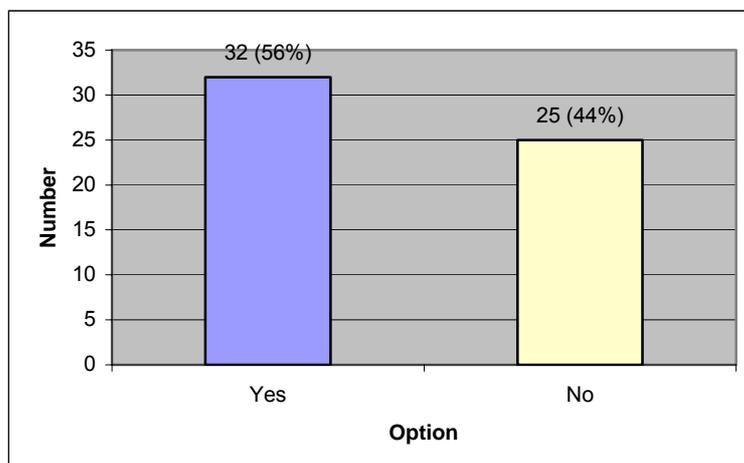
Options for existing employment land

Question 26

Q26: Do you agree with the approach taken in the existing Local Plan that existing areas or employment land or buildings should be protected from alternative uses? Yes or No?

Do you have any other comments make?

Response



3.5.11 Of the 57 respondents to Question 26 who have responded ‘yes’ or ‘no’, 32 (56%) agree with the statement in the question and 25 (44%) do not. There is not really any marked divergence between the majority view and those of any particular respondent group.

3.5.12 Highlighting some of the individual responses made:

Government Office for the East Midlands points out that PPG 3, as amended, together with accompanying good practice guidance, refers to recognition of the need to protect an employment site – where it can be demonstrated that the land is required for employment;

Nottinghamshire County Council indicates that JSP Policies 4/2 and 4/4 should set the context for assessing whether existing employment land should be retained. JSP Policy 4/2 provides the criteria for such an assessment – the Core Strategy should reflect that; and

Nottinghamshire Chamber are of the view that Newark Area allocations should be retained and ideally increased – to make sensible allowance for future economic development through to 2021. Locational options for development should be re-assessed in the light of “sustainable communities” principles.

3.5.13 **Actions:**
It is anticipated that the Council will continue to protect employment land and buildings, however it is acknowledged that in some circumstances there may be an overriding case to develop sites for a none employment use e.g. housing.

Options for tourism

Question 27

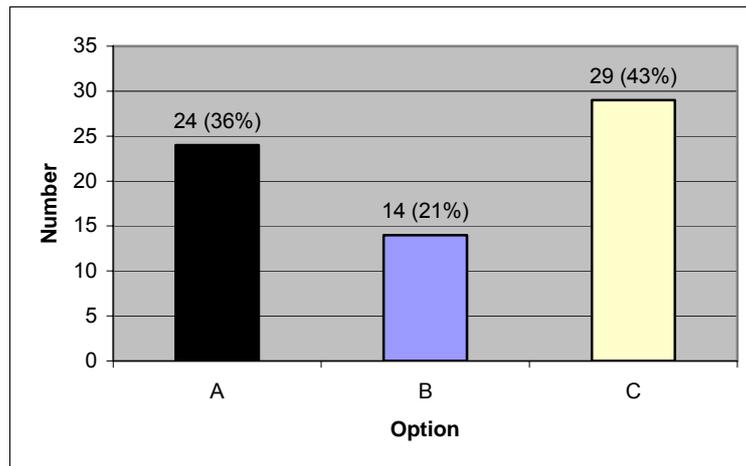
Q27: Which of the following options do you prefer?

A) The existing approach in the Local Plan that allows for limited tourist facilities in the countryside where it can be justified that a rural location is required

B) That there should be greater scope for new tourist facilities in the countryside in areas of greatest identified tourist potential (such as the Sherwood Forest area).

OR

C) That there should be greater scope for new tourist facilities in the countryside in all areas of the District

Response

3.5.14 Of the 67 respondents to Question 27 who chose either of the three options, 24 (34%) prefer option A; 14 (21%) prefer option B and 29 (43%) prefer option C. Responding town and parish councils and members of the public are pretty much divided in their preferences, whilst a majority of respondents representing the development industry favour option C.

3.5.15 Highlighting some of the individual comments made:

Government Office for the East Midlands is critical that paragraph 7.25 of the Issues and Options paper does not specifically refer to relevant guidance in PPG21: Tourism.

Countryside Agency prefers option A, unless it can be demonstrated that new tourist facilities can be built without detriment to the rural area.

Nottinghamshire County Council prefers option A and comments that it will be necessary to make reference to the new Sherwood Forest Visitor Centre.

National Farmers Union prefers option C, whilst the Campaign to Protect Rural England, Nottinghamshire Wildlife Trust and Newark and Sherwood Local Historical Society all prefer option A.

3.5.16 **Actions:**

It is anticipated that the Council will continue to focus tourist facilities towards existing towns and villages, however tourism strategies will be prepared for Newark, Southwell and Sherwood Forest areas to address local tourism needs.

Question 28

Q28: Which of the following options do you prefer?

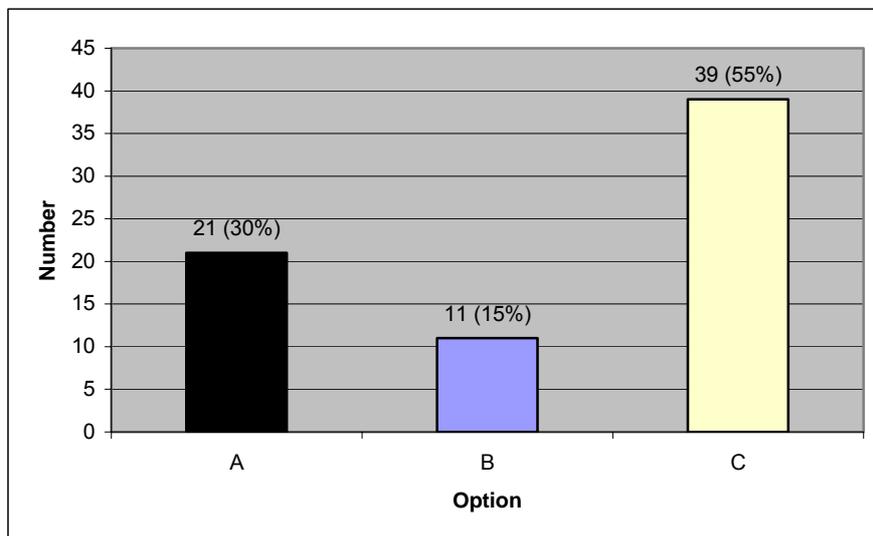
A) that new tourist accommodation should continue to be generally restricted to the District's towns and villages.

B) that there should be greater scope for tourist accommodation in the areas of greatest identified tourist potential (for example, in the Sherwood Forest area).

OR

C) that there should be greater scope for tourist accommodation in the in all areas of the District.

Response



3.5.17 Of the 71 respondents to Question 28 who have chosen one of the three options, 21 (30%) prefer option A, 11 (15%) prefer option B and 39 (55%) prefer option C. Responding town and parish councils narrowly favour option C (on a 'first past the post' basis). A significant majority of responding members of the general public, together with respondents representing the development industry and business/commercial sector also favour option C.

3.5.18 Highlighting some of the individual comments made:

Government Office for the East Midlands is, as with Question 27, critical that paragraph 7.25 of the Issues and Options paper does not specifically refer to relevant guidance in PPG 21: Tourism;

Countryside Agency prefers option A, arguing that development would contribute to the economy, whilst open countryside would be protected from (over) development; and

The National Farmers Union prefers option C, whilst Nottinghamshire County Council, the Campaign to Protect Rural England, Nottinghamshire Wildlife Trust and Newark and Sherwood Local Historical Society all prefer option A.

3.5.19

Action:

It is anticipated that the Council will continue to focus tourist accommodation towards existing towns, villages and appropriate rural conversions, however tourism strategies will be prepared for Newark, Southwell and Sherwood Forest areas to address local tourism needs.

3.6 Town Centres

Options for that balance and protection of town centre shops

Question 29

Q29: Which of the following options do you prefer for the main shopping areas for the communities of Newark, Ollerton, Southwell and Edwinstowe?

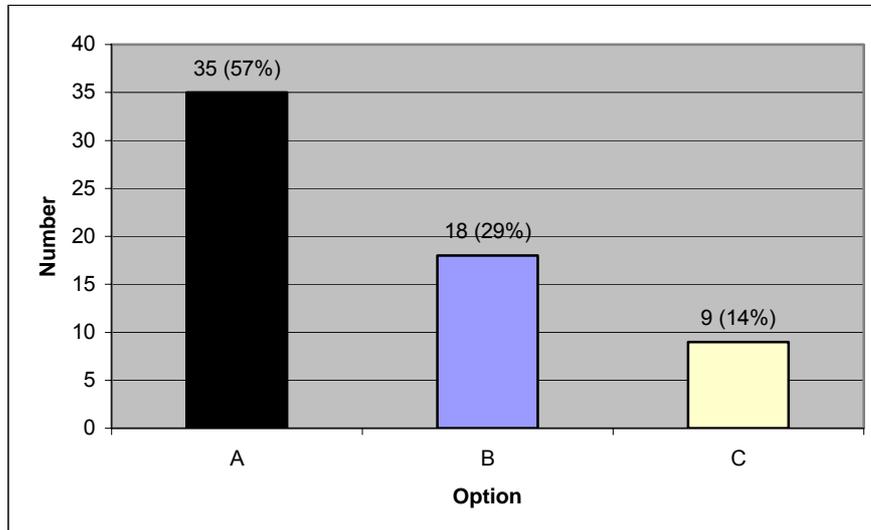
A) planning policy should seek to strongly restrict change of use from shops to other uses?

B) there should be some protection for retail uses but it should be more lenient to allow more non-retail uses

OR

C) specific protection of retail uses is not necessary.

Response



3.6.1 Of the 62 respondents to Question 29, 35 (57%) prefer option A, 18 (29%) prefer Option B; and 9 (14%) prefer option C. A significant (overall) majority of responding members of the general public, together with responding town and parish councils, favour option A. An (overall) majority of respondents representing the development industry and business/commercial sector favour option B.

3.6.2 Highlighting some of the individual comments made: Ollerton and Boughton Town Council prefers option B, whilst Southwell Town Council, Newark Business Club, Southwell Civic Society and Newark and Sherwood Local Historical Society all prefer option A. Newark and Sherwood Primary Care Trust comments that policies should not result in worsening access to cheap and healthy food.

3.6.3 **Action:**
It is likely that the Council will include option A within its preferred options.

3.7 Transport

Options for 'Southern Relief Road', Newark

Question 30

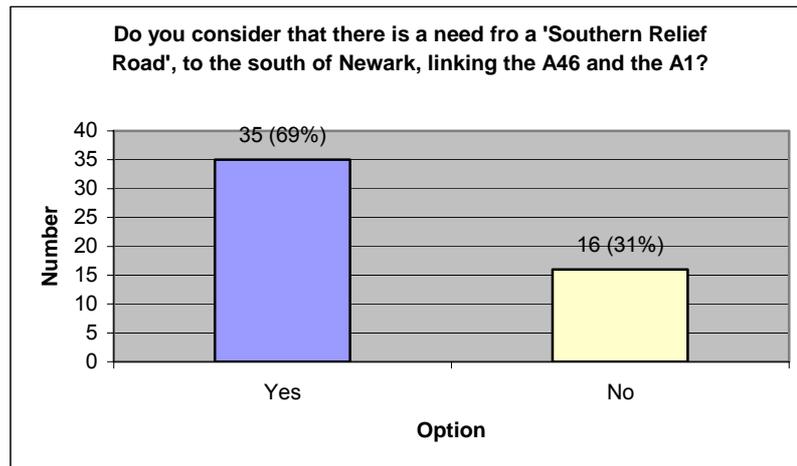
Q30: Do you consider that there is a need for a 'Southern Relief Road', to the south of Newark, linking the A46 with the A1? Yes or No?

If your answer is 'yes', what is your response to the following statements?

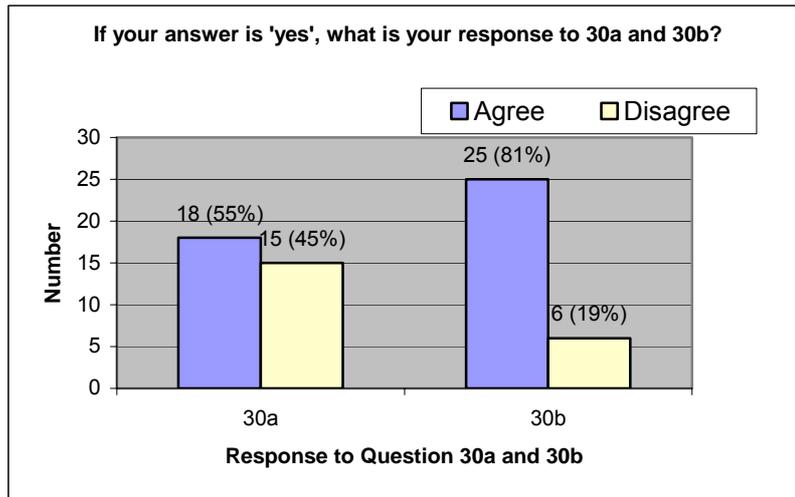
A) the provision of such a road should be funded only by public funding? Do you: Agree or Disagree?

B) that funding should also be considered as part of a private sector development of land to the south of Newark, if a need for such development could be justified in the future. Do you: Agree or Disagree?

Response



- 3.7.1 Of the 51 respondents, 35 (69%) consider there is a need for a Southern Relief Road and 16 (31%) do not. Responding town and parish councils mainly agree there is a need for a Southern Relief Road with only two of the 14 not being in favour. The general public are divided on the issue, with nine being in favour of a road and six not. The development industry and business/commercial sector is also divided, with six in favour and five against.
- 3.7.2 Supporting comments are made about the reduction of traffic in town and removing unsuitable traffic from residential areas. Qualifying comments have regard to the need for sensitive routing and support being conditional on the A46 dualling taking place. Those opposing the road suggest the upgrading of the A52 and thought the Newark by-pass flowed well and gave access to the A1 from the A46.
- 3.7.3 The Highways Agency comments that any upgrade of the Newark Relief Road to cater for growth in Newark is unlikely to be good value for money. Therefore, the only solution would be a bypass linking the A46 (Farndon) and the A1 (Balderton). However, this is unlikely to gain government funding within the next 20 years. Any scheme would therefore have to be privately funded.



3.7.4 The second part of Question 30 then looked at whether those favouring a road would only wish to see it funded through public finance, or do they think that funding should also be considered as part of a private sector development of land to the south of Newark, if a need for such development could be justified in the future.

3.7.5 Of the 33 respondents to statement A of Question 30, 18 (55%) agree that the road should be funded only by public finance and 15 (45%) do not agree. Four out of five responses from the development industry and business/commercial sector disagree that funding should be by public financing only, whilst all other groups are divided on the issue.

3.7.6 Winthorpe with Langford Parish Council suggest the road should go from the south west side of East Stoke to the Balderton roundabout on the A1.

3.7.7 Of the 31 respondents to statement B of Question 30, 25 (81%) agree that funding should also be considered as part of a private sector development of land to the south of Newark and six (19%) disagree. Of the 11 responding town and parish councils, eight agree and the majority of the responses from both the general public and the development industry are in agreement with this statement.

3.7.8 Comments have been received regarding the need for a sustainable urban expansion to justify the scale of investment. Millgate Conservation Society do not agree that funding should also be considered as part of a private sector development of land to the south of Newark, and instead suggest there may be scope for a privately funded toll road.

3.7.9 **Actions:**

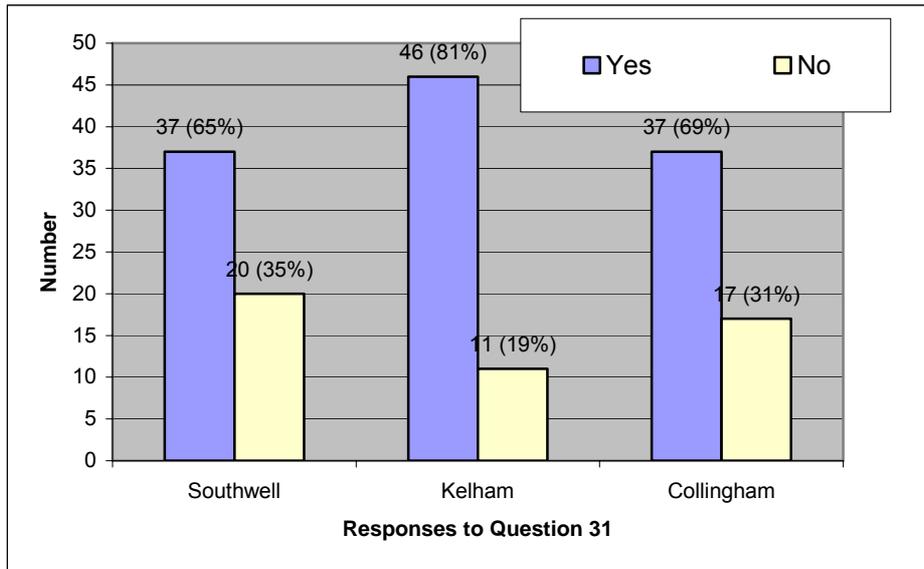
It is anticipated that the provision for a Southern Relief Road will be made within the preferred options, funding of such a scheme would be considered as part of any New Growth Point bid which will be considered as part of the Regional Plan.

Options for bypasses for Kelham, Collingham and Southwell

Question 31

Q31: Do you support a by-pass for the following settlements:
 A) Southwell. Yes or No?
 B) Kelham. Yes or No?
 C) Collingham Yes or No?

Response



Q. 31A: Do you support a by-pass for Southwell? Yes or No?

3.7.10 Of the 57 respondents, 37 (65%) support a Southwell by-pass and 20 (35%) do not. Of those respondents based in Southwell, seven were against the proposal and four were in favour. The development industry is generally in favour of the by-pass.

3.7.11 Southwell Town Council comments that active consideration should be given to imaginative solutions to the traffic problems affecting Southwell. For example, weight restrictions (downgrading)/heavy vehicles use existing alternatives. Southwell Civic Society did not register support for the by-pass but commented: ‘support the need for a bypass but not the current proposed alignment.’

3.7.12 Concerns are registered over the visual and landscape impact of the proposed scheme. Other options for upgrades to alternative routes are suggested as well as a by-pass for Upton.

Q. 31B: Do you support a by-pass for Kelham? Yes or No?

3.7.13 Of the 57 respondents, 46 (81%) support a Kelham by-pass and 11 (19%) do not. The one respondent based at Kelham supports the proposal. The majority of respondents in all groups are in favour.

3.7.14 Winthorpe with Langford Parish Council supported the proposal but with greater emphasis on the Collingham bypass. Farndon Parish Council oppose it and comment that all village by-passes should be put aside until the A46 Widmerpool/Newark scheme is started, as this scheme is economically and socially important.

Q. 31C: Do you support a by-pass for Collingham? Yes or No?

3.7.15 Of the 54 respondents, 37 (69%) support a Collingham by-pass and 17 (31%) do not. Neither of the two respondents based in Collingham support the proposal. The majority of respondents are in favour of the by-pass, Nottinghamshire Wildlife Trust and the Campaign to Protect Rural England are amongst those not in favour.

3.7.16 Coddington Parish Council, who supported the proposal, commented that there is no reference made to achieving environmental improvement on existing roads through traffic calming etc. Core strategy should identify roads in need of such treatment.

3.7.17 **Actions:**
It is anticipated that land will be safeguarded for the three bypasses within the preferred options.

Additional comments made in respect of transportation

3.7.18 Critically, a number of respondents are critical that the issues and options in respect of transport are focused solely on road transport matters, with little coverage of other transportation modes.

3.7.19 The Government Office for the East Midlands comments that the importance of effective transportation networks for a dispersed rural district cannot be over-stated. In relation to which, the document appears to say relatively little other than on road transport. Nottinghamshire County Council has suggested some amendments to the text of the document.

3.7.20 Network Rail note that there is no reference to rail transport and set out that it might be worth noting that Nottinghamshire County Council has been in discussion with Network Rail to increase line speeds between Nottingham and Lincoln.

3.7.21 The Highways Agency comments that dualling from Newark to Widmerpool (A46) is currently being considered, but the Newark and Sherwood LDF should only take account of currently committed schemes; and the Highways Agency supports the objective to 'improve public transport links and provide increased opportunities for walking and cycling, in order to provide good alternatives to car use'; and any proposals will be expected to provide a detailed traffic assessment.

3.7.22 Ollerton and Boughton Town Council supports a fourth by-pass option and believes that land should be safeguarded at Ollerton for a by-pass.

3.7.23 Members of the public have also made the following comments with regard to transportation. This includes a call for a connecting road be provided between Cavendish Lodge Farm to the proposed industrial estate on Cavendish Park estate to alleviate the effects of heavy goods traffic on the local residents. Another respondent has argued that there is a strong need for restricting the weight of traffic using the B6386, A6121 and A617 over Kelham Bridge.

3.7.24

Actions:

Developing sustainable transport options will be a key element within the preferred options.

Appendix A: Consultation processes undertaken at the Issues and Options stage.

- 1.1 At the beginning of the process, both the Core Strategy Issues and Options document and the Community Plan were deposited at Kelham Hall, the District's libraries and on the Council's website. A notice was placed in local newspapers. Town/parish councils/meetings, leisure centres and other community buildings were asked to place a poster on their notice boards, advertising the consultation period and planned public events.
- 1.2 A press release unfortunately failed to garner any response from the media and we must look again at how we get newspapers and other media interested in the Local Development Framework (LDF). Examples from neighbouring Bassetlaw suggests that a 'quirky' consultation method may well be the way to gain interest, along with linking policy issues with current local issues e.g. the use of Newark Market Place with changes to Newark's shopping policies.

Consultation Events

Public Exhibitions

- 2.1 A series of exhibitions were held in each of the market towns of the District with varying degrees of success.
- 2.2 Officers attended "Ollerton Christmas Lights Switch On" on Friday 2nd December. The event turned out not to be the most appropriate to attend, as the weather proved to be inclement (extremely windy and torrential rain) and the anticipated crowds did not turn up in the afternoon.
- 2.3 Newark Market Place – Officers attended two events in the Market Place: one on Wednesday 7th March and another on Saturday 10th December. At both events a steady stream of people did take leaflets and occasionally asked questions or took a copy of the full Issues and Options document.
- 2.4 Southwell Market Square – Officers attended Southwell Market on Saturday 3rd December. A fair number of people look leaflets and discussed planning issues with the officers.
- 2.5 Whilst a large number of leaflets were handed out (around 200 in total) only 15 responded. However at this stage in the production of the Core Strategy raising awareness is just as important as responses.

Newsletter

- 2.6 The Council's newsletter was distributed to every address in the District with various items of news in it including an article on the LDF. However, the Newsletter had to be prepared months in advance of its publication, which totally up-to-date details of the Core Strategy could not be included; also distribution of the document took over 6 weeks (longer than a normal consultation period). It may be more appropriate in the future to publish a special issue of the magazine just focusing on planning issues which would be distributed over a much shorter period of time.
- 2.7 The Citizens Panel was very successful: the Council received over 400 responses to its questionnaire, including comments on the six questions relating to the Core Strategy. At an Issues and Options stage this type of feedback is especially valuable, as it sets in context the views of the local community.

Hard to Reach Groups

Young People

- 2.8 The Youth Conference at Kelham Hall on the 19th October 2005 was used to talk to secondary school students about the issues raised by the Core Strategy and the Community Plan. In workshops, the students discussed the strengths and weaknesses of their communities and ways to address such issues (a full copy of the results of the workshops can be made available).
- 2.9 The workshops went fairly well, although some students were not too enthusiastic. Others expressed the type of sentiment that: “this was the only workshop where we were asked our opinions rather than being told the opinions of adults.”
- 2.10 The results of the workshop seem to point to teenagers being as worried about antisocial behaviour as other sectors of society and are concerned about the local environment in which they are growing up.
- 2.11 A Newark and Sherwood Youth Assembly is in the process of being set up and in future this will be an important addition to our consultation.

Older People

- 2.12 Officers attended the Newark & Sherwood Older Persons Forum on 15th November 2005 to explain to the Forum the new Planning System and on the issues raised in the Core Strategy. The Forum raised the issue of the need for housing for young people.

Ethnic minorities

- 2.13 Officers raised the Issues and Options at an introductory meeting with Mr Dominic O’Callaghan – a representative of the East Nottinghamshire Travellers’ Association. Although the East Nottinghamshire Travellers Association has not responded to the consultation, it is likely that the Association will now play an important role – alongside a number of other agencies and representative groups / individuals – on a Gypsy and Traveller Accommodation Needs Steering Group (Chaired by an Officer from the District Council’s Strategic Housing Services area), which is being established to oversee an Accommodation Needs Study in the Nottinghamshire area.

People with Disabilities

- 2.14 Officers gave presentations on the Issues and Options report to the Ollerton and District Economic Forum – Disability Action Group (on the 28th November) and the Newark and Sherwood Disability Voice and Access Group (on 30th November 2005). Members of the Newark and Sherwood Disability Voice and Access Group have now responded to seven of the questions posed in Issues and Options paper.

Homeless People

- 2.15 Officers attended the Inter- agency Homelessness Forum on the 17th January 2006 and set out the scope and content of the Issues and Options paper. The Inter-agency Homelessness Forum – as such – has not responded to the consultation. However, responses have been received from Newark and Sherwood Homes and the Newark and Sherwood Primary Care Trust, who are members of the Forum.

Local Voluntary Groups and Interest Groups

- 2.16 The Council attempted to contact as many local groups as it could identify to explain the importance of the Issues and Options paper. To this end, officers attended the Newark and Sherwood Community Action Network on the 7th December, carrying out a workshop session to discuss the various aspects of the Issues and Options paper.

Town/Parish Council/Meetings

- 2.17 All local councils were sent a copy of the Issues and Options paper along with a copy of the questionnaire. In total, 23 parish and town councils responded, who are:

Balderton Parish Council
Bleasby Parish Council
Caunton Parish Council
Coddington Parish Council
Collingham Parish Council
Cromwell Parish Council
Eakring Parish Council
Farndon Parish Council
Fiskerton-cum-Morton Parish Council
Harby Parish Council
Hoveringham Parish Council
Kirklington Parish Council
Laxton & Moorhouse Parish Council
Newark Town Council
North Muskham Parish Council
North Muskham Parish Council
Ollerton and Boughton Town Council
Oxton Parish Council
Southwell Town Council
Sutton Parish Council
Thurgarton Parish Council
Weston Parish Council
Winthorpe with Langford Parish Council

- 2.18 Southwell Town Council (jointly with Southwell Town Forum) and Egmanton Parish Meeting both requested officers to attend to explain the Issues and Options paper.
- 2.19 The Issues and Options display was set up at the Parish Council Conference; however it garnered little interest. One of the chief criticisms of parishes is that the Local Planning Authority (LPA) fails to take notice of their opinions when determining Planning Applications. However, even when told that the LPA must determine applications in line with the Local Plan, consultations on changes to such documents do not raise much interest. The Council will have to redouble its efforts to involve parishes in consultation.

Business and Commercial Sector

- 2.20 Officers attended a special meeting of the Newark and District Chamber of Commerce on 8th November 2005. Officers gave a presentation on the new Local DF system and the Issues and Options paper, and an interesting debate ensued regarding the future of the area's economy.

Statutory Bodies

- 2.21 All statutory bodies that the Council has to consult were sent a copy of the Issues and Options paper along with a questionnaire. In total, 17 bodies responded to the consultation.

Central Networks
Nottinghamshire County Council
Newark and Sherwood Primary Care Trust
Nottinghamshire Police
English Heritage
Sports England
Highways Agency
Countryside Agency
English Nature
The National Trust
East Midlands Regional Assembly
Environment Agency
Government Office for the East Midlands
Mobile Operators Association
Network Rail
The Inland Waterways Association
Newark Area Internal Drainage Board

Development Industry

- 2.22 The Council held an LDF Drop-In Day on 24 January 2006, around 20 developers or their agents attended and officers gave a presentation on the Issues and Options paper and at both sessions lively debates ensued regarding the new LDF system and the effects of regional and county planning policy on Newark and Sherwood District.

Appendix B: Comments on the leaflet 'Help us to plan for the future of Newark and Sherwood'

Introduction

A total of 14 leaflets have been returned. The following responses are given to the six questions.

<p>1) Which locations do you believe are most appropriate for housing development?</p> <p>a) solely within Newark (including Balderton) b) within Newark and on greenfield sites at the edge. c) as well as Newark, some development within villages. d) as well as c) some development on greenfield sites on the edge of villages.</p>	<p>Number of responses</p> <p>4 3 6 3</p>
<p>2) Development in the countryside is strictly controlled. Which of the following statements is appropriate for the future?</p> <p>a) retain strict control of development in the countryside. b) retain strict control, but allow appropriate small-scale development to support rural communities and businesses. c) As well as b) above allow some tourist facilities (such as hotels) in rural locations.</p>	<p>Number of responses</p> <p>6 6 4</p>
<p>3) Should even small-scale sites be required to provide affordable housing?</p> <p>Strongly agree Agree Strongly disagree Disagree Uncertain</p>	<p>Number of responses</p> <p>4 1 0 5 1</p>
<p>4) Some employment land has been allocated for some time and has not been developed. Should the council 'de-allocate' (remove) sites?</p> <p>Strongly agree Agree Strongly disagree Disagree Uncertain</p>	<p>Number of responses</p> <p>5 3 0 4 1</p>
<p>5) New development often has an impact on existing community facilities. The Council asks developers to contribute towards providing new facilities to lessen such impacts. Which of the following do you believe are the most important community facilities (please rank 1 to 7 [1 being the most important]).</p> <p>Schools Community Centres and Village Halls Parks and Open Space Recycling Centres Doctors Surgeries Transport (roads and public transport) Recreation Facilities (including Libraries and Sports Halls)</p>	<p>Cumulative Score (lowest being the most important)</p> <p>34 46 54 60 39 36 65</p>

6) In order to protect town centre shops and village facilities should the Council prevent their change into houses and offices?	Number of responses
Strongly agree	7
Agree	4
Strongly disagree	0
Disagree	0
Uncertain	2

Appendix C: Responses of Services Overview and Scrutiny Committee
4th January 2006

		Response
Q1.	Do you think that the vision suggested at Paragraph 3.2 is appropriate for the Core Strategy?	Yes (Unanimous)
Q2.	Do you think these draft objectives are appropriate for the Core Strategy?	Yes (Unanimous)
Q3.	Which of the following options do you prefer for the group of main service settlements (as set out in the Core Strategy Issues & Options Paper Paragraph 5.12)? a) That they form one single group of settlements in the hierarchy below Newark and Balderton b) That they be split into two (for example, with Ollerton/Boughton and Southwell placed in the hierarchy above the others)	No (Unanimous) Yes (Unanimous)
Q4.	Which of the following options do you prefer for the group of villages (as set out in Paragraph 5.13)? (a) That they form one single group of settlements in the hierarchy (b) That they split in two groups, based on service levels in the village or good accessibility by public transport to services in other settlements	9 for 1 for
Q5.	Which of the following options do you prefer for the group of villages (as set out in Paragraph 5.15)? (a) That they remain part of the settlement hierarchy, where opportunities for limited infill development and conversion of properties would continue (b) That some of the villages remain within the settlement hierarchy, but some do not	9 for 1 for
Q6.	Should a settlement envelope be defined for Newark and Balderton	9 for 1 against
Q7.	Should settlement envelopes be defined for other main settlements and larger villages?	Yes (Unanimous)
Q8.	Should village envelopes be provided for 'small villages' if small-scale infill opportunities are allowed to continue?	Yes (Unanimous)
Q9.	Which of the following approaches to developments in the Green Belt do you agree with? (a) All or some of the villages that in the existing Local Plan are 'washed over' by the Green Belt should instead be given village envelopes to allow greater opportunities for development?	9 for 1 against

	<p>If you agree with this option, which villages should be given a village envelope?</p> <p>(b) That all the villages 'washed over' by the Green Belt should continue to be so, but there should continue to be opportunities within them for small scale infill development and the conversion of existing buildings</p> <p>(c) That all the villages 'washed over' by the Green Belt should continue to do so, but there should only be opportunities for the conversion of existing buildings and NOT for small scale infill</p> <p>OR</p> <p>(d) Is there another approach that you feel should be taken?</p>	<p>5 for</p> <p>5 for with the comment that individual villages should be consulted</p>
Q10.	<p>Which of the following options do you prefer?</p> <p>(a) That the use of Open Break designations in appropriate locations should continue</p> <p>(b) That Open Breaks should NOT be used and, instead, all applications on the edge of settlements should be assessed just against criteria-based policies</p>	<p>7 for</p> <p>2 for</p> <p>1 abstention</p>
Q11.	<p>Which of the following options do you prefer?</p> <p>(a) That the use of Green Wedge designations in appropriate locations should continue</p> <p>(b) That Green Wedges should NOT be used and, instead, all applications on the edge of settlements should be assessed just against criteria-based policies</p>	<p>6 for</p> <p>2 for</p> <p>2 abstentions</p>
Q12.	<p>Which of the following options do you prefer?</p> <p>(a) That development on land between Newark and Balderton should continue to be subject to a special policy or restraint</p> <p>(b) That there should be no special policy of restraint in this area</p>	<p>6 for</p> <p>2 for</p> <p>2 abstentions</p>
Q13.	<p>There is currently an over-supply of housing in the Southern and Western Areas of the District until 2021. With this in mind, what is your view in respect of the following statements?</p> <p>(a) There is no scope at the moment for the allocation of any sites for housing development</p> <p>(b) Redevelopment opportunities for housing development should still be allowed on sites within settlement boundaries</p>	<p>Disagree (Unanimous)</p> <p>Agree (Unanimous)</p>

	(c) No new housing (including individual houses) should be allowed within any settlements	Disagree (Unanimous)
Q14.	<p>After taking account of existing planning permissions in the Newark area, there is currently a requirement to provide for a further 871 houses by 2021. With this in mind, what is your view in respect of the following?</p> <p>(a) This housing provision should be provided for solely in the built-up area of Newark and Balderton</p> <p>(b) There should be opportunities for some development on undeveloped, Greenfield sites adjacent to the built edge of Newark and Balderton</p> <p>(c) There should still be opportunities for small scale development in the built-up area of appropriate villages that lie within the Newark area</p> <p>(d) There should also be opportunities for some development on undeveloped, Greenfield sites adjacent to the built edge of appropriate villages that lie within the Newark area</p> <p><u>Comment</u></p> <p>A majority of members believed that each application should be treated on its own merit.</p>	<p>Disagree</p> <p>Disagree</p> <p>Agree</p> <p>Agree – 4 Disagree – 6</p>
Q15	<p>In locating future housing development in the District's towns and villages, new development should:</p> <p>(a) Only be allowed on undeveloped, Greenfield sites since opportunities for development on urban sites (or on previously developed land) have been exhausted</p> <p>(b) Allow more of a balance between development within urban areas (or on previously developed land) and some development on Greenfield sites</p>	<p>2 for</p> <p>7 for</p> <p>1 abstention</p>
Q16	<p>In securing a mix of houses on development sites, which of the following options do you prefer?</p> <p>(a) A mix of housing sizes and types based on relevant local survey information on all sites of two or more dwellings</p> <p>(b) There should be a mix of housing sizes and types based on relevant local survey information on only larger sites (e.g. 5 houses or more)</p> <p>(c) Decisions over the mix of housing should be left to the developer and market forces to determine</p>	<p>1 for</p> <p>5 for</p> <p>1 for</p> <p>3 abstentions</p>
Q17.	What thresholds should be set for the District Council seeking a proportion of affordable housing on housing development sites?	

	<p>(a) As in the Interim Housing Policy Note, which is: Newark/Balderton – on sites of 10 or more dwellings or 0.4 hectares or more and the rest of the district – on sites of 5 dwellings or 0.2 hectares or more</p> <p>(b) Sites of 15 or more dwellings or 0.5 hectares or more, which is now considered the norm in the latest draft Government guidance</p> <p>(c) Is there another more appropriate threshold? Please tell us what you think it should be</p> <p><u>Comments</u></p> <p>A number of members suggested that density to be taken into account. Should support developers who will do affordable housing only.</p>	<p>8 for</p> <p>2 for</p>
Q18.	<p>Which of the following ‘exceptions’ affordable housing do you think we should use?</p> <p>(a) Have an ‘exceptions’ policy for affordable housing that does not specifically identify sites</p> <p>(b) Have an ‘exceptions’ policy that also identifies specific sites for affordable housing</p>	<p>8 for</p> <p>2 for</p>
Q19.	<p>Which of the following options for the location of ‘exceptions’ site affordable housing do you think is most appropriate?</p> <p>(a) That ‘exception’ affordable housing sites should be limited to villages with a reasonable range of local facilities and public transport access</p> <p>(b) That ‘exception’ affordable housing sites should be allowed in all villages, even those with limited or no local facilities</p>	<p>Yes (Unanimous)</p>
Q20.	<p>Despite a general lack of opportunity for new housing in the Southern and Western Sub-Areas of the District, should there still be scope for ‘exception’ affordable housing sites in appropriate villages?</p>	<p>Yes – 7</p> <p>No – 3</p>
Q21.	<p>Not answered.</p>	
Q22.	<p>The District Council believes that where a development will put strain on one of the following existing facilities a developer will be expected to contribute towards remedying that strain.</p> <p>List of Potential Areas where developers will be expected to contribute:</p> <ul style="list-style-type: none"> • Education • Public open space • Health facilities (e.g. Doctor’s surgeries) • Public Transport and Highways 	

	<ul style="list-style-type: none"> • Recreational Facilities (inc Libraries and Sports Halls) • Community Centres and Village Halls • Recycling Centres <p>Do you agree that this list is appropriate?</p> <p>Are there other facilities, which are affected by new development?</p>	<p>Yes</p> <p>Sewage and other Utilities</p>
Q23.	Is it appropriate to protect a community facility that contributes to the social life of the settlement or neighbourhood, unless a use can be demonstrated to be no longer viable or there is suitable provision elsewhere?	Yes (Unanimous)
Q24.	Do you agree that some or all of the employment sites identified in the existing Local Plan that remain undeveloped should be de-allocated in the Local Development Framework?	1 for 8 against
Q25.	<p>There is currently an over-supply of employment land in the Western and Newark Areas of the district until 2021. With this in mind, what is your view in respect of the following statements?</p> <p>(a) That the Council should seek as far as possible to reduce employment land supply in the Western Area.</p> <p>(b) That the Council should seek as far as possible to reduce employment land supply in the Newark area.</p>	<p>Disagree</p> <p>Disagree</p>
Q26.	Do you agree with the approach taken in the existing Local Plan that existing areas of employment land or buildings should be protected from alternative uses?	5 for 4 against
Q27.	<p>Which of the following options do you prefer?</p> <p>(a) The existing approach in the Local Plan that allows for limited tourist facilities in the countryside where it can be justified that a rural location is required</p> <p>(b) That there should be greater scope for new tourist facilities in the countryside in areas of greatest identified tourist potential (such as the Sherwood Forest area)</p> <p>(c) That there should be greater scope for tourist accommodation in all areas of the District</p>	<p>2 for</p> <p>5 for</p> <p>2 for</p>
Q28.	<p>Which of the following options do you prefer?</p> <p>(a) That new tourist accommodation should continue to be generally restricted to the District's towns and villages</p> <p>(b) That there should be greater scope for tourist accommodation in the areas of greatest identified tourist potential (e.g. in the Sherwood Forest area)</p> <p>(c) That there should be greater scope for tourist accommodation in all areas of the District</p>	<p>2 for</p> <p>4 for</p> <p>3 for</p>

Q29.	<p>Which of the following options do you prefer for the main shopping areas for the communities of Newark, Ollerton, Southwell and Edwinstowe?</p> <p>(a) Planning policy should seek to strongly restrict change of use from shops to other uses</p> <p>(b) There should be some protection for retail uses but it should be more lenient to allow more non-retail uses</p> <p>(c) Specific protection of retail uses is not necessary</p>	<p>4 for</p> <p>4 for</p> <p>1 for</p>
Q30.	<p>Do you consider that there is a need for a 'Southern Relief Road' to the south of Newark, linking the A46 with the A1?</p> <p>If your answer is 'yes', what is your response to the following statements?</p> <p>(a) The provision of such a road should be funded only by public funding</p> <p>(b) That funding should also be considered as part of a private sector development of land to the south of Newark, if a need for such a development could be justified in the future</p>	<p>8 for 1 abstention</p> <p>3 agree 5 disagree 1 abstention</p> <p>1 agree 7 disagree 1 abstention</p> <p>It was unclear to the Committee if this meant toll roading or financed in conjunction with development</p>
Q31.	<p>Should land continue to be safeguarded for village by-passes for:</p> <p>(a) Southwell</p> <p>(b) Kelham</p> <p>(c) Collingham</p>	<p>7 for 1 against 1 abstention Local member opposed</p> <p>8 for 1 against Local member not on Committee</p> <p>7 for 2 against Local member supported</p>