



Newark & Sherwood Local Development Framework

Plan Review

Publication Amended Allocations & Development Management DPD

Policies Map

November 2022

Document Passport

Title: Newark and Sherwood Amended Allocations & Development Management DPD Publication Policies Map

Status: Publication Policies Map

Summary: The Policies Map contributes to the portfolio of documents forming the Newark & Sherwood Local Development Framework. The Publication Policies Map geographically expresses the proposed amendments to the Policies Map arising from the Newark & Sherwood Plan Review.

Date of Approval for Publication: 9th November 2022

Route of Approval for Publication: Cabinet 1st November 2022 and Full Council 9th November 2022

Consultation Summary: Public consultation was undertaken on the Plan Review on a number of occasions between 2015 and 2017, this led to the Amended Core Strategy being produced first and then more detailed consultation on the Allocations & Development Management proposals undertaken in July – August 2019 and July – September 2021. The results of these consultations have been used to assist in the production of this Publication DPD. The Publication DPD is subject to a period of representation. People who feel that the DPD is not 'sound' under the terms of the Planning Regulations can make a representation on the matter to the Council. The Publication Policies Map geographically illustrates changes to the adopted Development Plan Policies Map arising from this process.

Representation period: From the 14th November 2022 until 30th December 2022. Copies of this document and guidance on how to make a representation are deposited at Castle House (open between 9:00am and 5:00pm Monday to Friday), the District's Libraries and on the Council's website: <https://www.newark-sherwooddc.gov.uk/aadm-representation/>

After the Representation period: Following a period when representations will be sought on this document a finalised Policies Map will be submitted to the Secretary of State in March 2023, and examined by an independent Inspector in the Autumn of 2023.

Estimated Date of Final Adoption: May 2024

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1.0 Introduction

- 1.1 The District Council is currently undertaking a 'Plan Review' of its various Development Plan Documents ('DPDs') within its Local Development Framework ('LDF'). The Local Development Framework forms the local element of the Development Plan for the area providing a spatial strategy for its future development and to shape decision-making by the District Council both in terms of investment and in the determination of planning applications. It will also influence the other public sector bodies and private organisations in their decision making and investment plans in the District.
- 1.2 Local Planning Authorities (LPAs) must include within the LDF an adopted Policies Map. This Policies Map must be revised each time the approval of a Development Plan Document (DPD) would result in changes to the adopted Policies Map and should express geographically the most up-to-date adopted Development Plan policies of the LPA. The Policies Map can only be changed as a result of a DPD being adopted. The current Policies Map is available to view at:
- <https://www.newark-sherwooddc.gov.uk/policiesmap/>
- 1.3 The first element of the Plan Review has already been completed, and this was the Amended Core Strategy which was adopted in March 2019. The second element of this Plan Review is the Amended Allocations and Development Management DPD ('ADMDDP'), which has been published for a period of consultation. As a result of the adoption of the Amended Core Strategy in 2019, Map 10 (Edwinstowe) in the Allocations and Development Management DPD and the electronic Policies Map will be amended to include SHaP4 (Thoresby Colliery). These changes have already been 'adopted' and the changes have the sole purpose of updating the Policies Map to reflect the Development Plan.

Publication DPDs

- 1.4 Alongside the publication of a DPD, the District Council is required to produce a Publication Policies Map identifying how the adopted Policies Map will be amended or added to. This document sets out the proposed additions, amendments and deletions from the Policies Map and the 14 maps contained in the Allocations and Development Management DPD.
- 1.5 For the purposes of this consultation, these 14 maps have been updated, **however the interactive online Policies Map will be updated upon adoption of the new DPD**. The proposed maps are contained at Appendix 1. There is also an additional map (now referenced in order as 'Map 9') due to the creation of a new policy area in Laxton.

2.0 Publication Policies Map

- 2.1 Upon adoption, the Amended Allocations & Development Management DPD Policies Map will be amended to reflect the most up-to-date policies of the District's Development Plan. The revised Policies Map will form part of the Newark & Sherwood Local Development Framework. The table below accompanies the Publication Allocations and Development Management DPD and details the proposed changes to the Policies Map which will occur through the adoption of the DPD in its current form.
- 2.2 The proposed changes are also shown geographically on the Publication Policies Maps contained at Appendix 1. The table below also includes reference to the relevant inset map in the existing online interactive Policies Map so a comparison of the proposed changes can be shown geographically for consultees.

<i>Development Management Policies</i>					
Change Ref	Publication AADMDPD Ref	Proposed Changes to Policies Map	Reason for Proposed Change	Online Policies Map Inset Ref¹	Publication AADMDPD Map Ref
1	Policy GRT2 Policy GRT3 Policy GRT4	Gypsy & Traveller Allocations are identified on the Publication Policies Map	New policy for Gypsy & Traveller accommodation and inclusion of allocations on Policies Map is necessary.	Inset Map 1 Inset Map 8	1, 2, 9
2	Policy GRT5	Tolney Lane Policy Area identified on Publication Policies Map	To integrate flood alleviation Policies, and to assist with the determination of day-to-day development demands of occupants so that sites are able to meet modern standards.	Inset Map 1	1
3	NUA/GRT/BL/1 OB/GRT/BL/1	Inclusion of two Broad Locations for Growth on Publication Policies map	To identify land which has the potential to supplement formal site allocations and accommodate additional pitches in the future, but which are either not necessary to allocate at this moment in time or that have a specific issue which requires further investigation. They are however in suitable locations for traveller site development and there is the reasonable prospect that the site is available and could be viably developed at the point envisaged.	Inset Map 1 Inset Map 8	1, 2, 9
4	NUA/AR/1 NUA/AR/2 So/AR/1	Addition of Archaeological areas to Publication Policies Map	To identify the areas that are significant archaeological locations at Newark and Southwell that are undesignated heritage assets of national archaeological importance.	Inset Map 1 Inset Map 5	1, 2, 6
5	NUA/TC/1	Amendment of Newark Primary Shopping area to include Morrisons and Asda	Both supermarkets were previously outside the Primary Shopping Area but it was felt necessary to include due to the link to the town centre as a result of providing car parking capacity.	Inset Map 1	3

¹ http://www.cartogold.co.uk/newark_sherwood/map.htm

6	Policy SP8	Updated to include sites mapped in Open Space Strategy and existing SP8 sites reviewed and amended / removed where necessary.	The Open Space Strategy prepared by KKP in 2021 provided GIS data for all sites within the Open Space Strategy. The Policies Map has been updated to include this data. A review of existing SP8 sites to update those where changes have occurred as a result of development etc.	All	All
7	Policy ST/MOA	Update boundary of Main Open Area in Sutton on Trent	To reflect the delivery of ST/MU/1.	Inset Map 4	5
8	NUA/OS	Opportunity Sites are identified on the Publication Policies Map	To identify land which has the potential to supplement formal site allocations and accommodate additional development in the future, but which are either not necessary to allocate at this moment in time or that have a specific issue which requires further investigation.	Inset Map 1	1, 2
9	NUA/OB/1	Amendments to Open Breaks	To amend the extent of the Open Breaks at Farndon, Winthorpe and Coddington to reflect the Open Break Assessment Report recommendations (2019)	Inset Map 1	1,2
10	Map 6 (Southwell)	Amendments to Crew Lane Industrial Estate Policy Area	To remove SO/E/3 (Which is to be redesignated as reserved land) from policy area and amend area to reflect reduced size of SO/E/2 following removal of portion of site at risk of flooding (See above).	Inset Map 5	6
11	Map 1 (Newark North)	Amend Newark Urban Area	To include Tolney Lane policy area within Newark Urban Area	Inset Map 1	1, 2
12	Map 11 (Bilsthorpe)	Amend village envelope	To include the development under construction at Oldbridge Way and remove site Bi/Ho/1 as detailed above.	Inset Map 10	11
13	Map 15 (Laxton)	Inclusion of additional map	To include additional map detailing the new Laxton Policy Area Sha/L/1	N/A	15

2.2 The following table identifies the proposed changes to the housing, employment and retail allocations on a site-by-site basis:

<i>Housing & Employment Allocations</i>					
Change Ref	Publication AADMDPD Ref	Proposed Changes to Policies Map	Reason for Proposed Change	Online Policies Map Inset Ref²	Publication AADMDPD Map Ref
14	NUA/Ho/1	Remove from Policies Map	The site is no longer considered deliverable and is proposed for deallocation.	Inset Map 1	1
15	NUA/Ho/2	Amend site area on Policies Map	The allocation will be amended to remove the area to the west and the operational area of the homeless hostel of the allocation to reflect the areas that remain available for development.	Inset Map 1	1
16	NUA/Ho/3	Remove from Policies Map	The site is no longer considered deliverable and is proposed for deallocation.	Inset Map 1	1
17	NUA/Ho/8	Amend site area on Policies Map	The permission on a portion of the site for a 64-bed care home has now expired and so the area available for development has significantly increase, so the site area and capacity has been increased.	Inset Map 1	2
18	NUA/Ho/10	Amend site area on Policies Map	The Council has now purchased the allocation plus an additional area to the west and so the allocation site area and capacity has been amended accordingly.	Inset Map 1	2
19	NUA/Mu/2	Remove from Policies Map	There is uncertainty over the delivery of the site and is therefore proposed for deallocation.	Inset Map 1	1
20	NUA/Mu/3	Redesignate as Opportunity Site	There is currently no fixed timeframe for the transfer of the existing NSK engineering plan to a new site within the Newark Urban Area and so the delivery of the site within the Plan period is no longer certain.	Inset Map 1	1
21	NUA/E/3	Amend site area on Policies Map	Originally the allocation was made up of three parcels of land. One parcel has been developed and parts of the other two are now protected by a Tree Preservation Order. The site area has been reduced accordingly.	Inset Map 1	1
22	SO/Ho/1	Remove from Policies Map	The site has been delivered.	Inset Map 5	6

² http://www.cartogold.co.uk/newark_sherwood/map.htm

23	SO/Ho/3	Remove from Policies Map	The site has been delivered.	Inset Map 5	6
24	SO/Ho/6	Remove from Policies Map	The site has been delivered.	Inset Map 5	6
25	SO/Ho/7	Amend site area on Policies Map	There is no longer a requirement to provide a bypass for Southwell and so as there is no longer a need to protect the route, the size of the allocation has been marginally increased to include the whole of the depot site.	Inset Map 5	6
26	SO/Mu/1	Remove from Policies map	The site is in use as open space and not available for development.	Inset Map 5	6
27	SO/E/2	Amend site area on Policies Map	The site area has been reduced to remove the areas of the allocation subject to flood risk.	Inset Map 5	6
28	SO/E/3	Redesignate as Reserved Land	To redesignate the site as reserved land to ensure it remains available for future development.	Inset Map 5	6
29	FA/Ho/1	Remove from Policies Map	The site has been delivered.	Inset Map 6	7
30	FA/Mu/1	Remove from Policies Map	The site has been delivered.	Inset Map 6	7
31	LO/Ho/1	Remove from Policies Map	The site is no longer considered deliverable and is proposed to be deallocated.	Inset Map 7	8
32	LO/Ho/2	Remove from Policies Map	The site has been delivered.	Inset Map 7	8
33	OB/Ho/1	Remove from Policies Map	The site has been delivered.	Inset Map 8	9
34	OB/Ho/2	Remove from Policies Map	The site has been delivered.	Inset Map 8	9
35	OB/Ho/3	Remove from Policies Map	The site has been delivered.	Inset Map 8	9
36	OB/Re/2	Remove from Policies Map	The site has been delivered.	Inset Map 8	9
37	Ed/Ho/1	Remove from Policies Map	The site has been delivered.	Inset Map 9	10

38	Bi/Ho/1	Remove from Policies Map	The site is no longer considered deliverable and is proposed to be deallocated.	Inset Map 10	11
39	Bi/Ho/2	Amend site area on Policies Map	To increase the site area of the allocation to reflect the land being in the same ownership and the entirety of the site having secured outline planning permission.	Inset Map 10	11
40	Bi/E/2	Remove from Policies Map	The site has been delivered.	Inset Map 10	11
41	Ra/Ho/1	Remove from Policies Map	The site has been delivered.	Inset Map 11	12
42	Bl/Ho/2	Remove from Policies Map	The site has been delivered.	Inset Map 13	14
43	Bl/Ho/4	Remove from Policies Map	The site is no longer considered deliverable and is proposed to be deallocated.	Inset Map 13	14
44	Bl/E/1	Amend site area on Policies Map	To reduce the site area as one discrete parcel of the allocation has been delivered.	Inset Map 13	14

3.0 Matters of Fact

- 3.1 There are also a number of designations included on the Policies Map that are considered to be ‘matters of fact’, as whilst their geographical expressions are linked to the implementation of policies within the Local Development Framework, Newark & Sherwood District Council is not the responsible defining body and / or their location and extent is not subject to review through the preparation of the Amended Allocations and Development Management DPD.
- 3.2 Accordingly, the Policies Map reflects the current location and extent of these designations. However, should these be subject to review and amendment, then the Policies Map will be updated, as necessary, in order to reflect the most up-to-date definitions.
- 3.3 The following therefore form part of the Policies Map and any changes are explained:

‘Matter of Fact’ Designations	‘Matter of Fact’ Changes
Birklands & Bilhaugh Special Area of Conservation (SAC)	None
Sites of Specific Scientific Interest (SSSIs)	None
Sherwood Forest National Nature Reserve	None
Local Nature Reserves	Additional sites / boundary changes
Sites of Interest for Nature Conservation (SINCs)	New data from Nottinghamshire Biological & Geological Records Centre which renames SINCs as Local Wildlife Sites (‘LWS’) and addition of new sites.
Conservation Areas	Amendments to the boundaries of Laxton Conservation Area and Ollerton Conservation Area
Scheduled Ancient Monuments	None
Registered Historic Parks and Gardens	None
Highway / Public Transport Schemes identified within the Local Transport Plan (Ollerton Roundabout and Kelham Bypasses);	Southwell Bypass Protected Route removed
Hazardous substance installations	None
Groundwater Source Protection Zone	None
Mineral Safeguarding Areas	Adopted by Nottinghamshire County Council in March 2021
Other	<ol style="list-style-type: none"> 1. Removal of primary and secondary shopping frontages in line with changes to National Planning Policy. 2. Inclusion of SHaP4 (Thoresby) allocation, adopted in the 2019 Amended Core Strategy to the Edwinstowe Inset Map of the AADMDPD.

4.0 How to Make a Representation

- 4.1 Representations on the Publication Policies Map can be made from the 14th November 2022 until 30th December 2022. Copies of this document and guidance on how to make a representation are to be deposited at Castle House (open between 9:00am and 5:00pm Monday to Friday), the District's libraries and on the Council's website:

<https://www.newark-sherwooddc.gov.uk/aadm-representation/>

- 4.2 Alternatively representation forms can be obtained from Castle House and libraries around the District or downloaded from the Council's website (see above for the web address).

- 4.3 Completed forms should be posted to:

Planning Policy & Infrastructure Business Unit
Newark & Sherwood District Council
Castle House
Great North Road
Newark
Nottinghamshire
NG24 1BY

Or emailed to:

planningpolicy@nsdc.info

If you have any questions about this document or the Local Development Framework, please contact Planning Policy on 01636 655850.

Appendix 1 – Policies Map Proposed Changes

The following maps have been inserted into the Publication Allocations and Development Management DPD to replace the maps in the adopted DPD.

Map 1	Newark North
Map 2	Newark South
Map 3	Newark Town Centre
Map 4	Collingham
Map 5	Sutton on Trent
Map 6	Southwell
Map 7	Farnsfield
Map 8	Lowdham
Map 9	Laxton
Map 10	Ollerton & Boughton
Map 11	Edwinstowe
Map 12	Bilsthorpe
Map 13	Rainworth
Map 14	Clipstone
Map 15	Blidworth

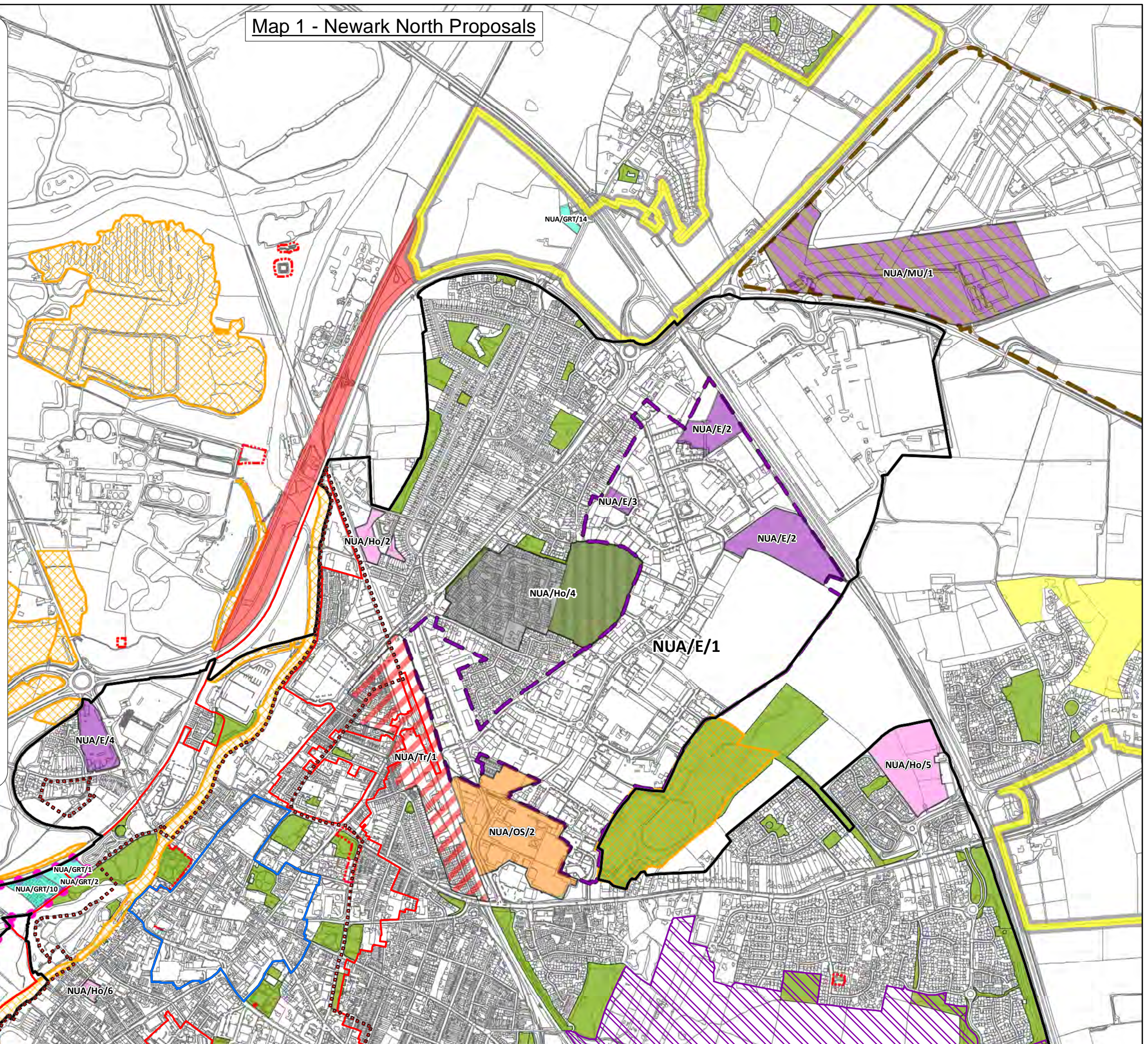
The following map has been inserted into the Publication Allocations and Development Management DPD as a new map to support the development of Proposed Policy SH/La/1.

Map 9	Laxton
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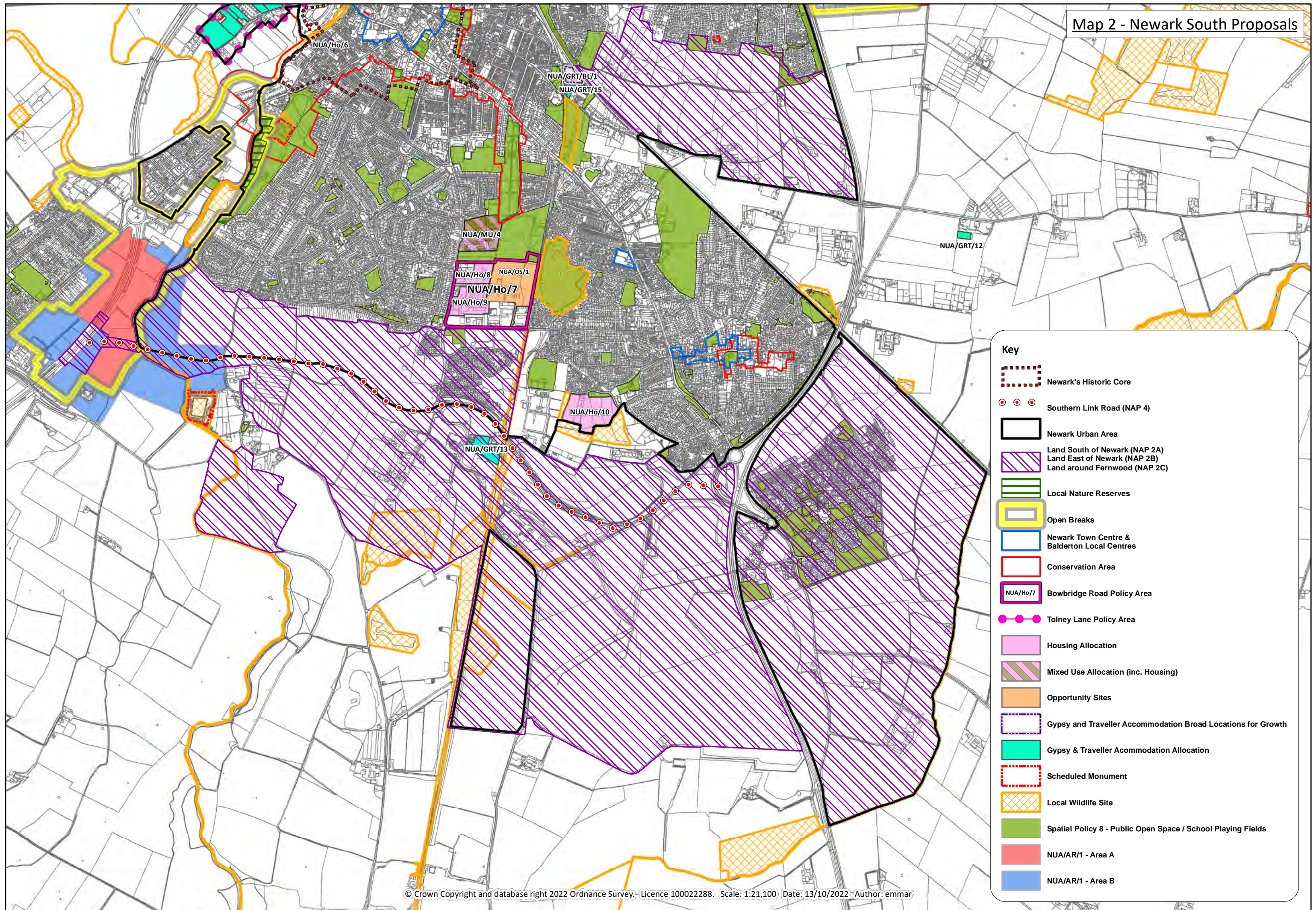
Map 1 - Newark North Proposals

Key

- Newark's Historic Core
- Newark Urban Area
- Land East of Newark (NAP 2B)
- Newark Town Centre
- Newark_and_Southwell_Nov22 - CA
- Open Breaks
- Employment Allocation
- Housing Allocation
- Mixed Use Allocation (Non-Residential)
- Mixed Use Allocation (inc. Housing)
- Opportunity Sites
- Gypsy & Traveller Accommodation Allocation
- Transport Allocation
- NUA/E/1 Newark Industrial Estate
- NUA/Ho/4 Yorke Drive Policy Area
- Tolney Lane Policy Area
- Newark Showground Policy Area
- Newark Flyover SP7
- Local Wildlife Site
- Main Open Areas
- Scheduled Monument
- Spatial Policy 8 - Public Open Space / School Playing Fields



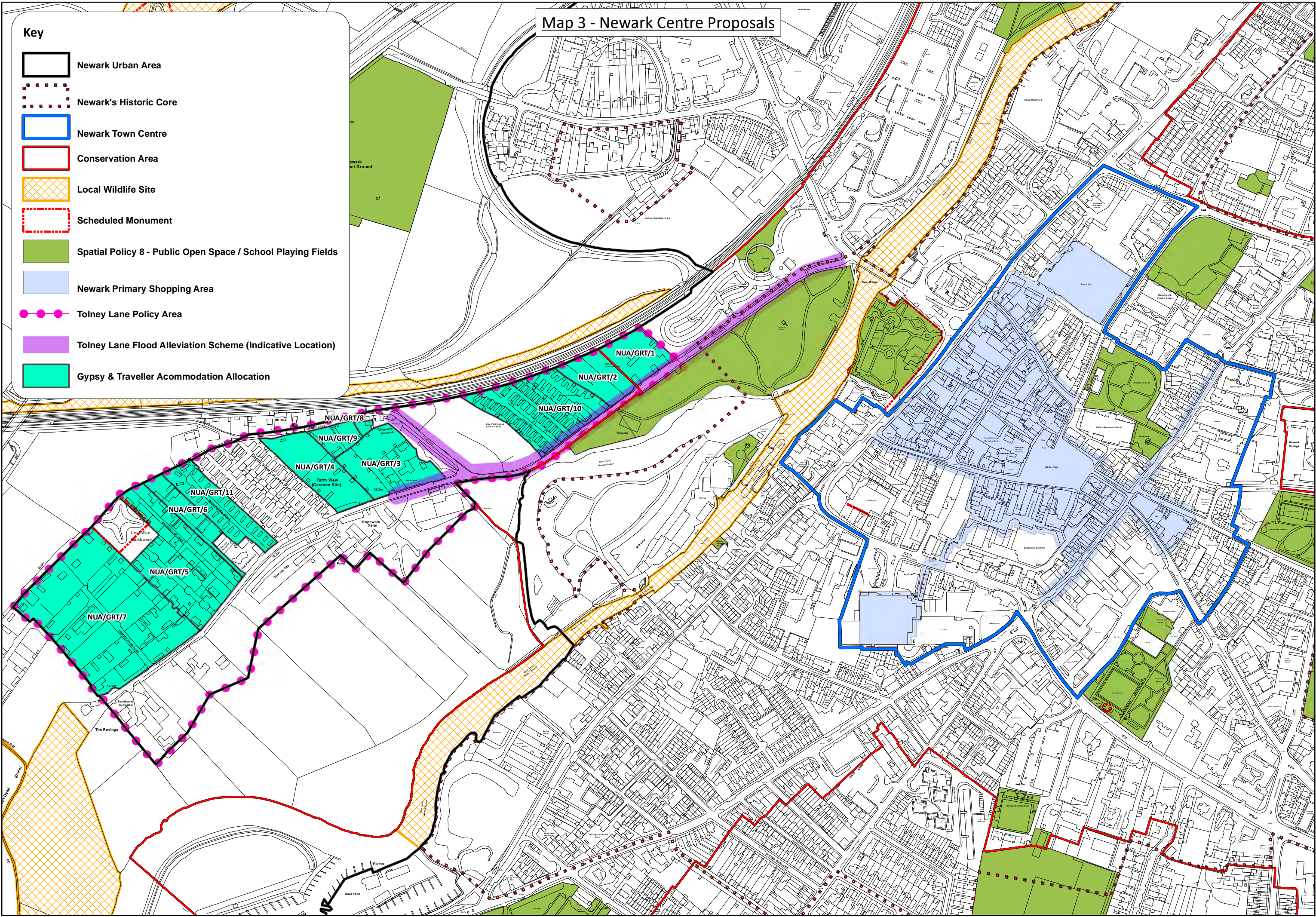
Map 2 - Newark South Proposals



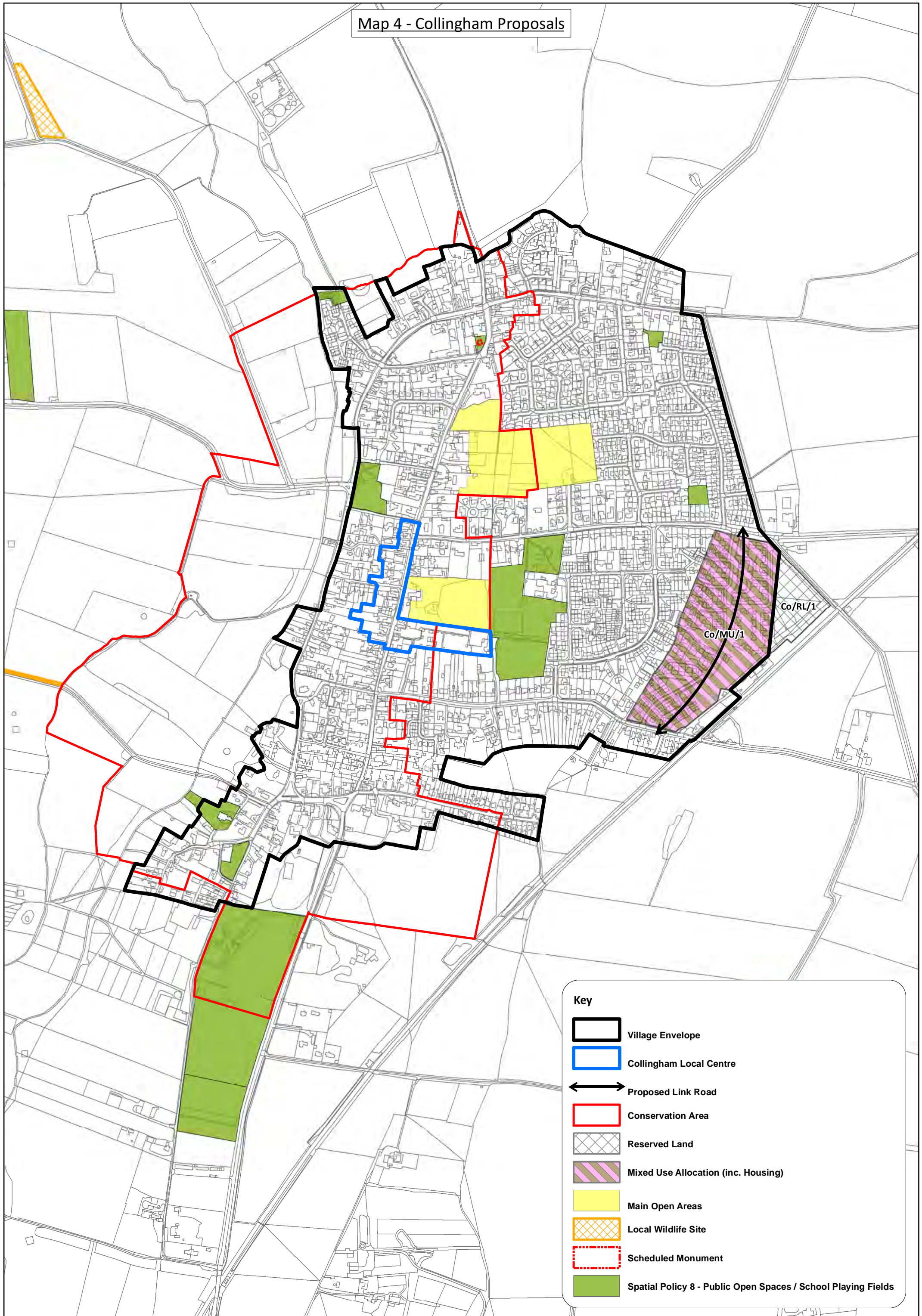
Map 3 - Newark Centre Proposals

Key

- Newark Urban Area
- Newark's Historic Core
- Newark Town Centre
- Conservation Area
- Local Wildlife Site
- Scheduled Monument
- Spatial Policy 8 - Public Open Space / School Playing Fields
- Newark Primary Shopping Area
- Tolney Lane Policy Area
- Tolney Lane Flood Alleviation Scheme (Indicative Location)
- Gypsy & Traveller Acommodation Allocation



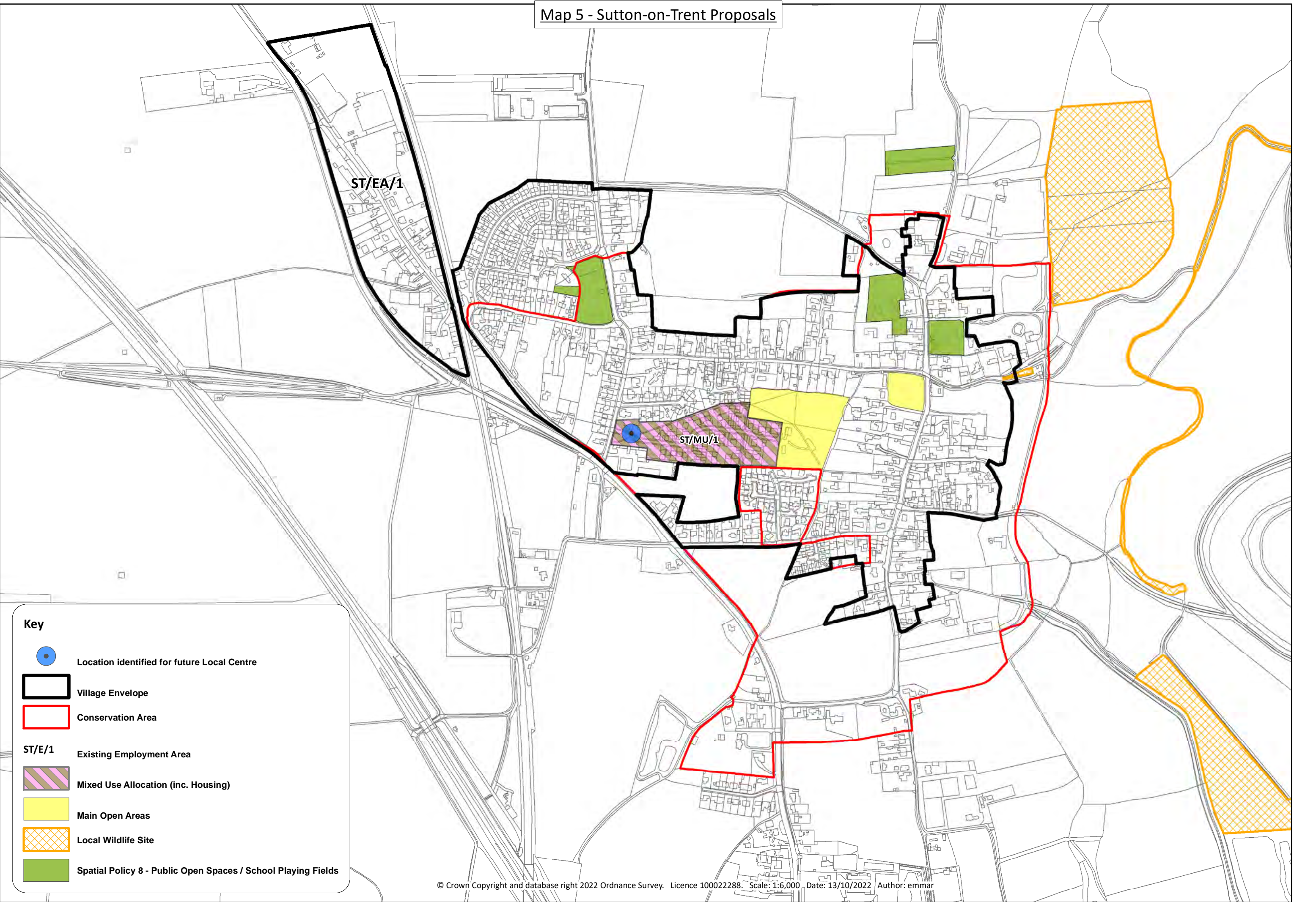
Map 4 - Collingham Proposals










Key

- Village Envelope
- Collingham Local Centre
- Proposed Link Road
- Conservation Area
- Reserved Land
- Mixed Use Allocation (inc. Housing)
- Main Open Areas
- Local Wildlife Site
- Scheduled Monument
- Spatial Policy 8 - Public Open Spaces / School Playing Fields

Map 5 - Sutton-on-Trent Proposals



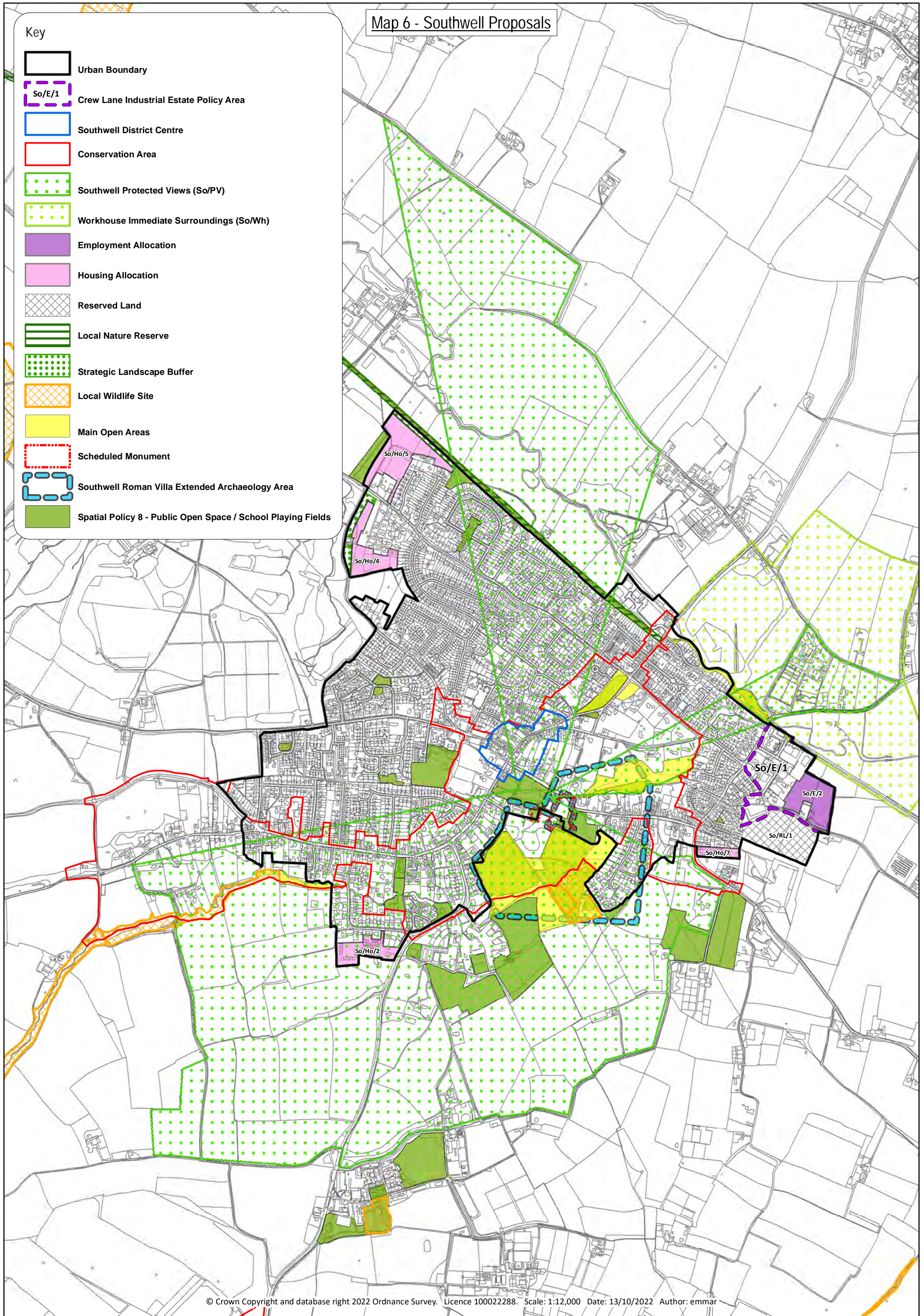
Key

-  Location identified for future Local Centre
-  Village Envelope
-  Conservation Area
- ST/E/1** Existing Employment Area
-  Mixed Use Allocation (inc. Housing)
-  Main Open Areas
-  Local Wildlife Site
-  Spatial Policy 8 - Public Open Spaces / School Playing Fields

Map 6 - Southwell Proposals

Key

- Urban Boundary
- So/E/1 Crew Lane Industrial Estate Policy Area
- Southwell District Centre
- Conservation Area
- Southwell Protected Views (So/PV)
- Workhouse Immediate Surroundings (So/Wh)
- Employment Allocation
- Housing Allocation
- Reserved Land
- Local Nature Reserve
- Strategic Landscape Buffer
- Local Wildlife Site
- Main Open Areas
- Scheduled Monument
- Southwell Roman Villa Extended Archaeology Area
- Spatial Policy 8 - Public Open Space / School Playing Fields

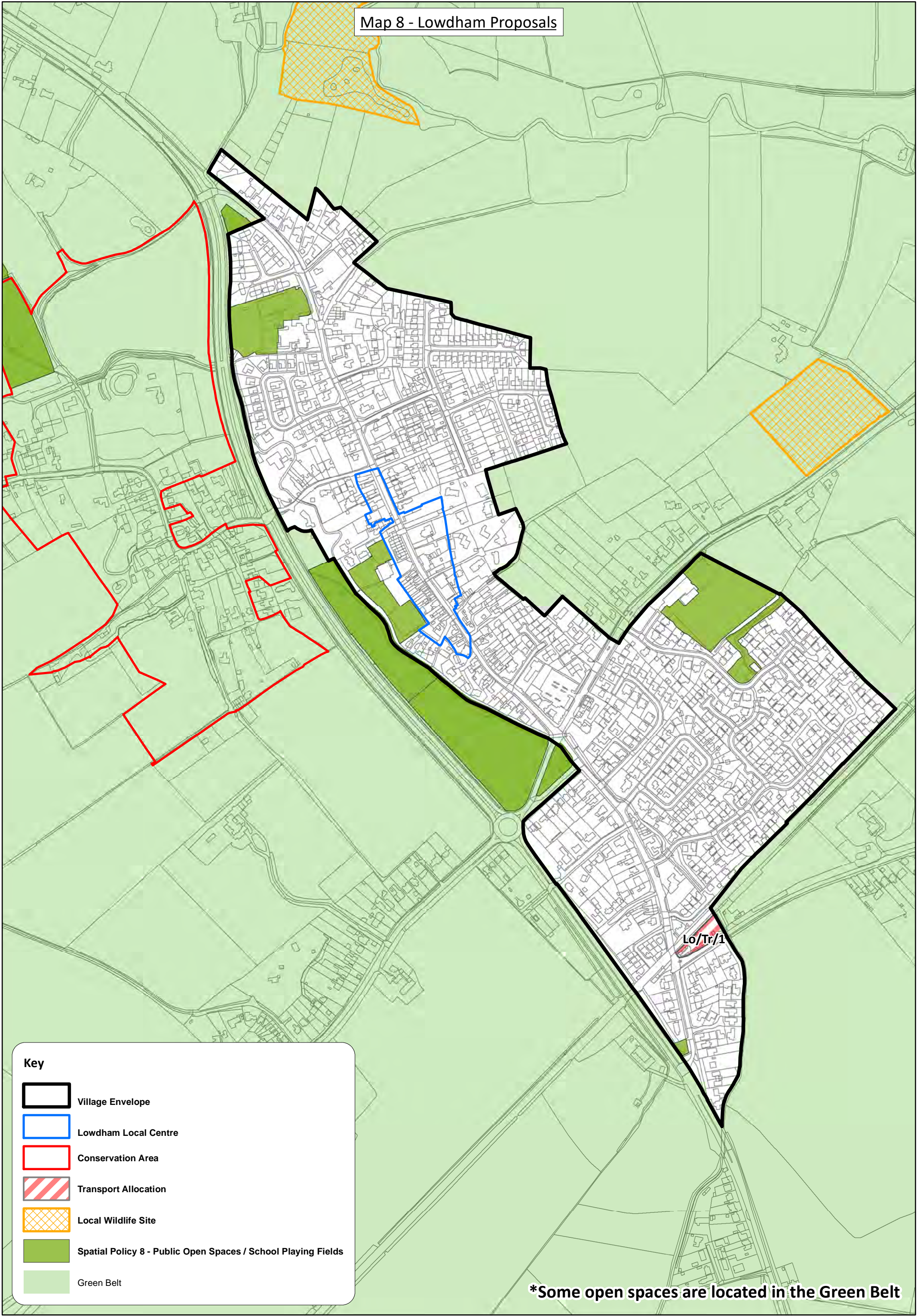


Map 7 - Farnsfield Proposals








Key

-  Village Envelope
-  Farnsfield Local Centre
-  Local Nature Reserve
-  Conservation Area
-  Local Wildlife Site
-  Spatial Policy 8 - Public Open Space / School Playing Fields

Map 8 - Lowdham Proposals



Key

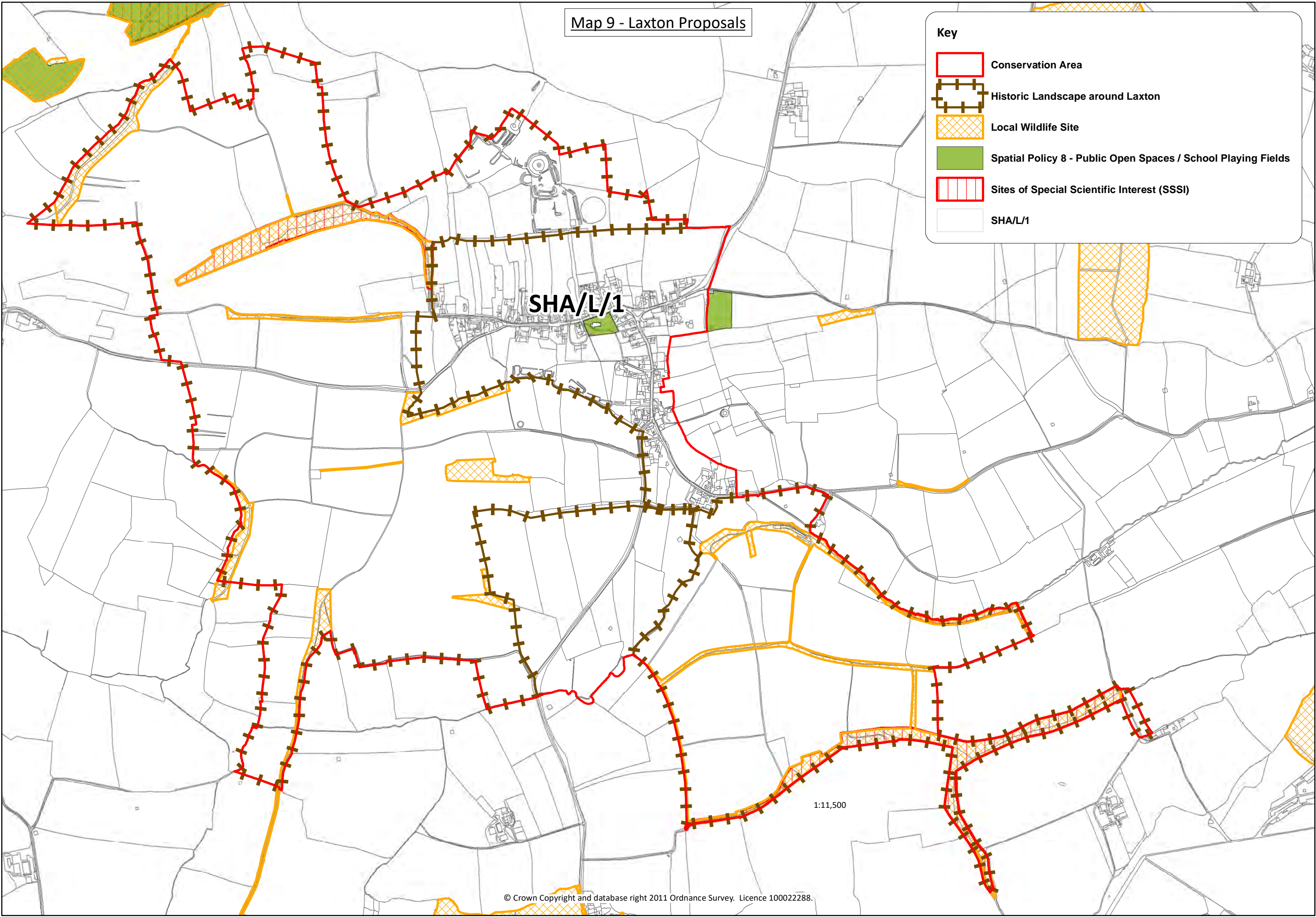
-  Village Envelope
-  Lowdham Local Centre
-  Conservation Area
-  Transport Allocation
-  Local Wildlife Site
-  Spatial Policy 8 - Public Open Spaces / School Playing Fields
-  Green Belt

***Some open spaces are located in the Green Belt**

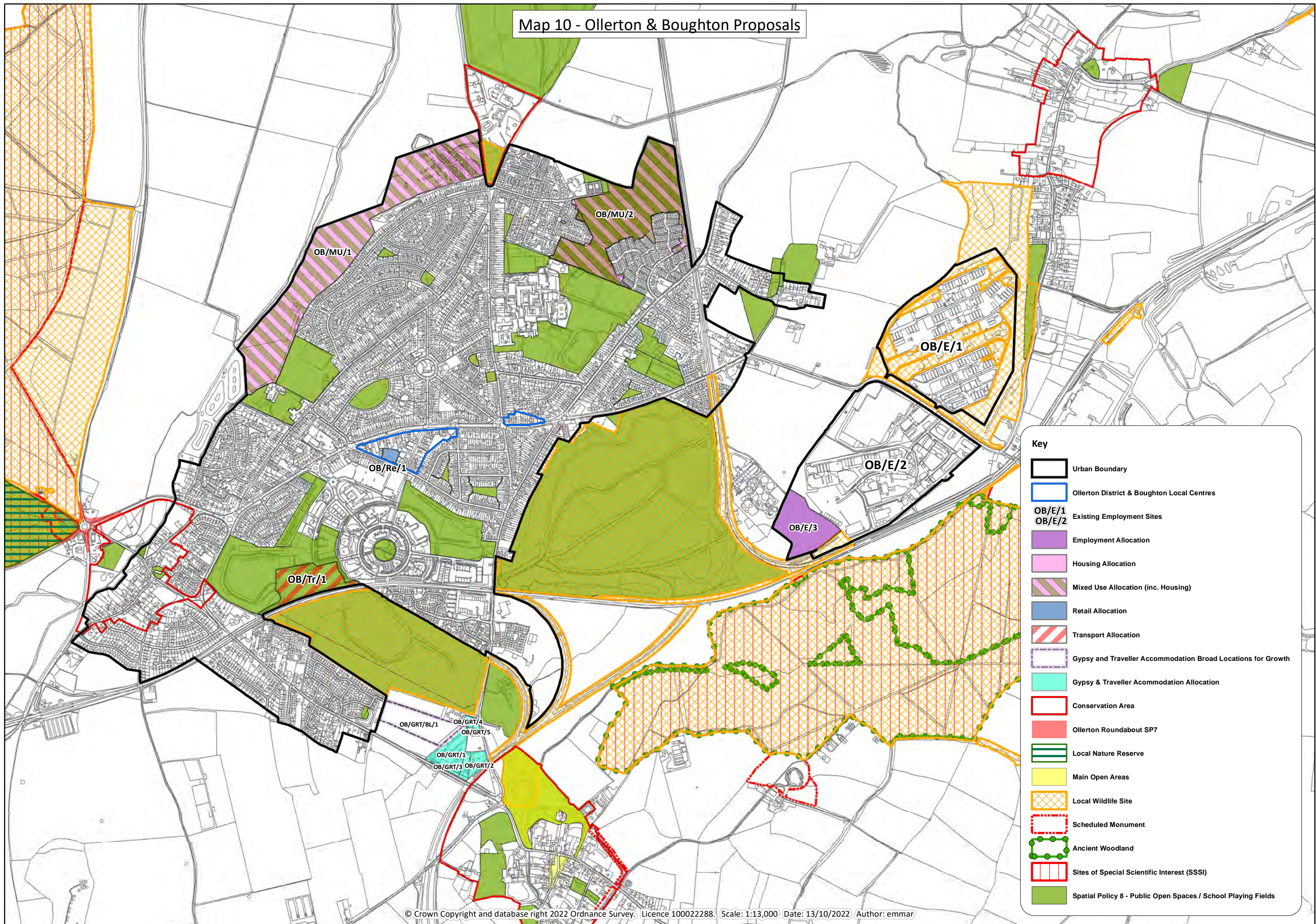
Map 9 - Laxton Proposals

Key

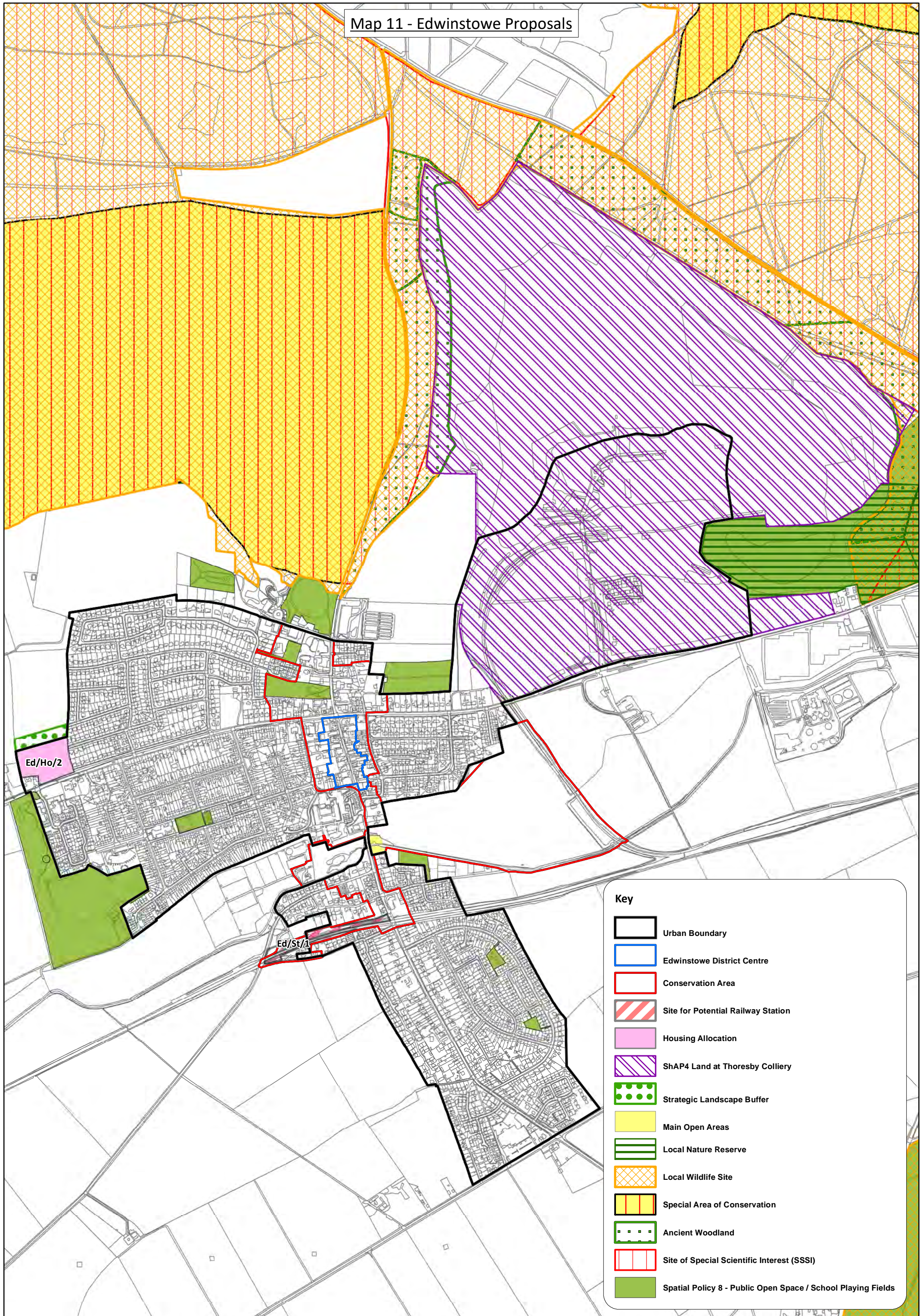
- Conservation Area
- Historic Landscape around Laxton
- Local Wildlife Site
- Spatial Policy 8 - Public Open Spaces / School Playing Fields
- Sites of Special Scientific Interest (SSSI)
- SHA/L/1



Map 10 - Ollerton & Boughton Proposals



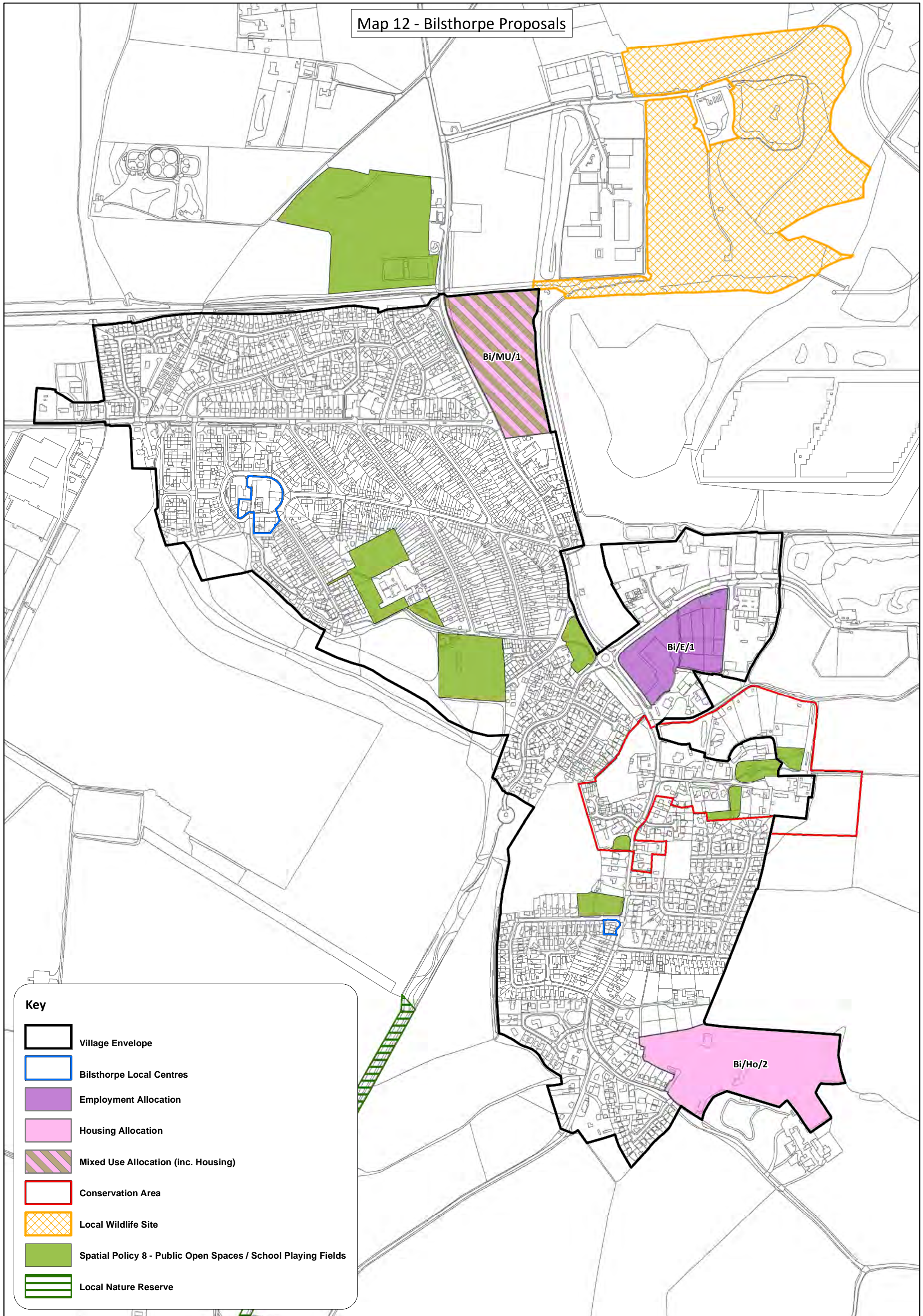
Map 11 - Edwinstowe Proposals



Key

- Urban Boundary
- Edwinstowe District Centre
- Conservation Area
- Site for Potential Railway Station
- Housing Allocation
- ShAP4 Land at Thoresby Colliery
- Strategic Landscape Buffer
- Main Open Areas
- Local Nature Reserve
- Local Wildlife Site
- Special Area of Conservation
- Ancient Woodland
- Site of Special Scientific Interest (SSSI)
- Spatial Policy 8 - Public Open Space / School Playing Fields

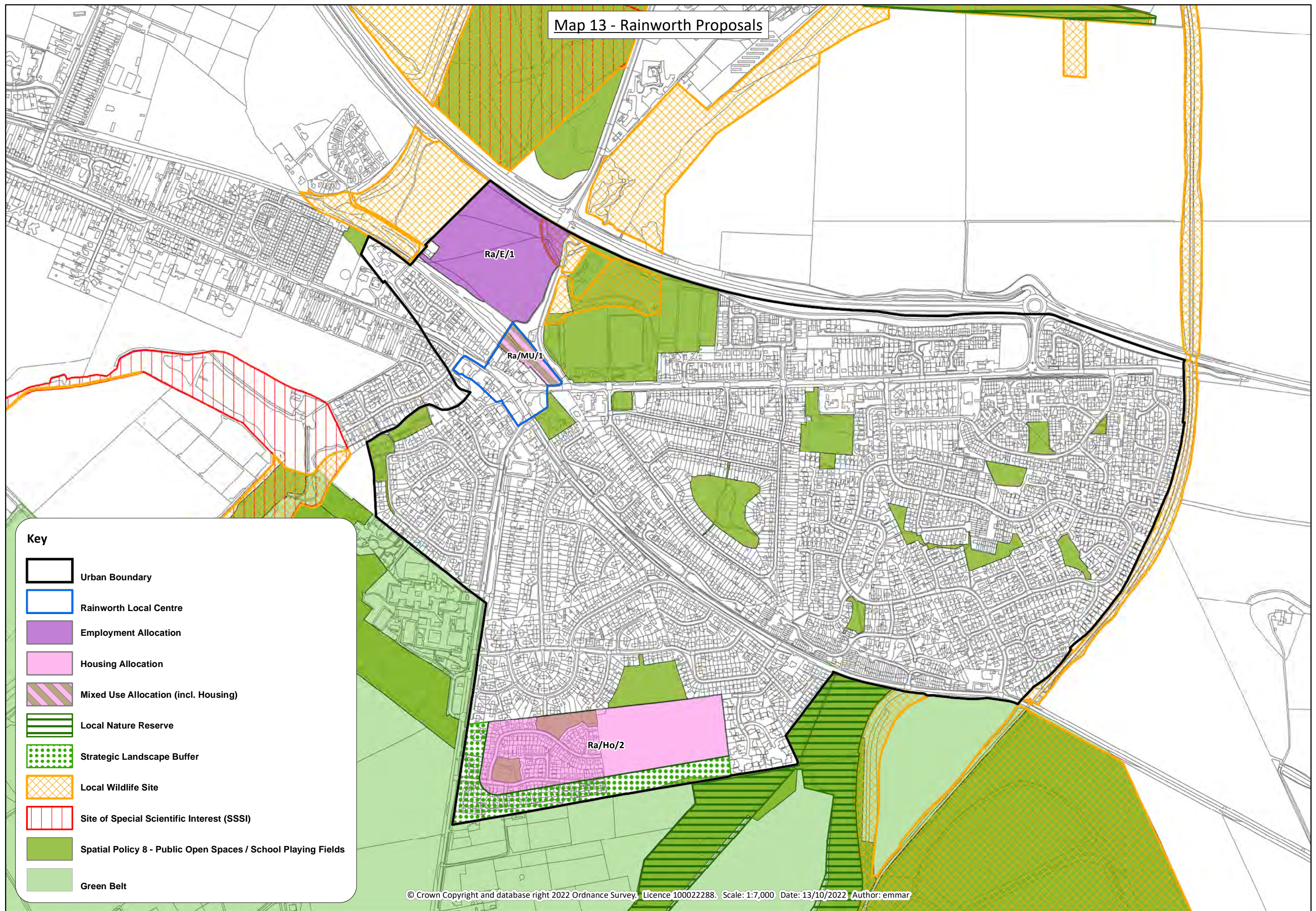
Map 12 - Bilsthorpe Proposals



Key

- Village Envelope
- Bilsthorpe Local Centres
- Employment Allocation
- Housing Allocation
- Mixed Use Allocation (inc. Housing)
- Conservation Area
- Local Wildlife Site
- Spatial Policy 8 - Public Open Spaces / School Playing Fields
- Local Nature Reserve

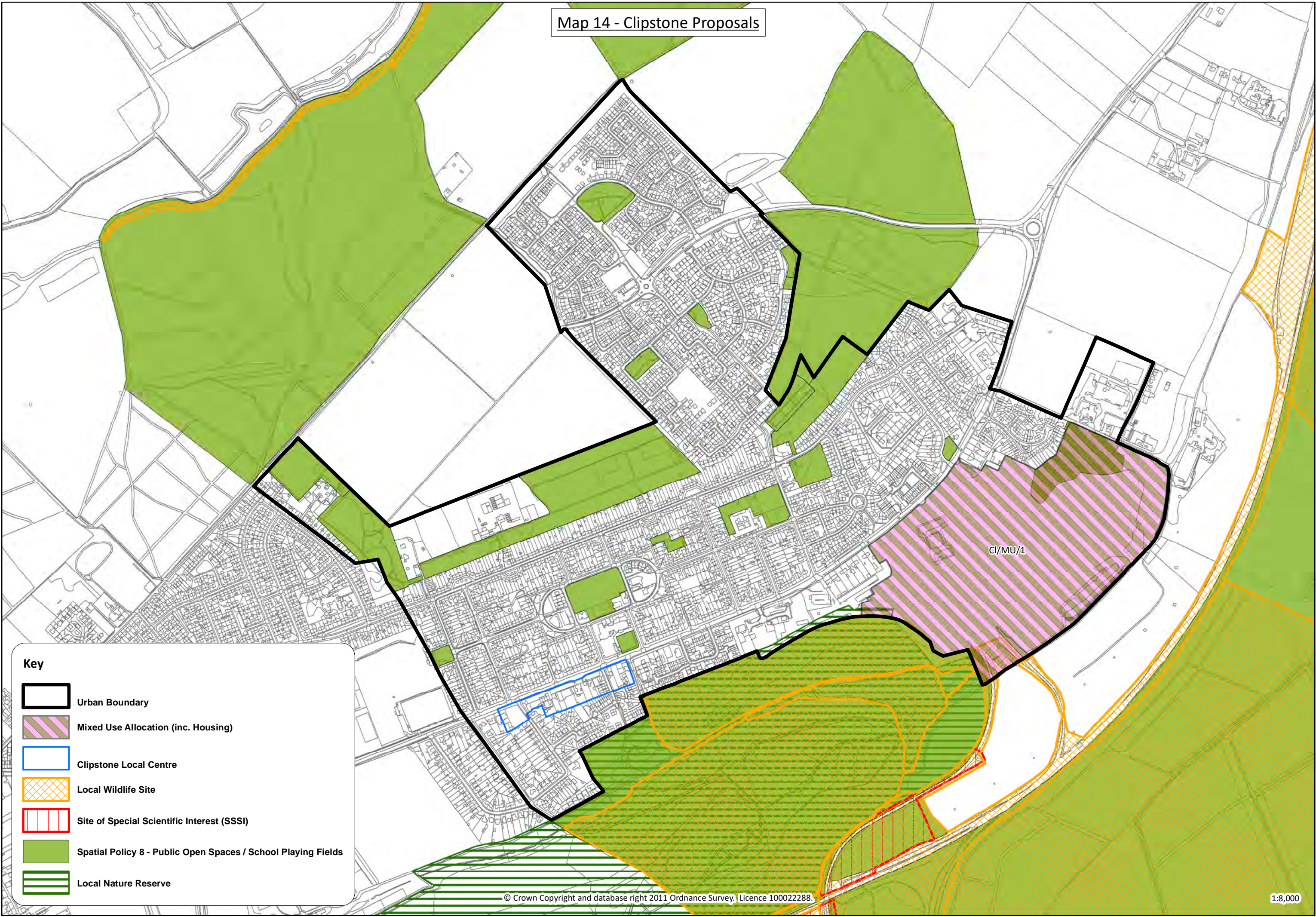
Map 13 - Rainworth Proposals



Key

- Urban Boundary
- Rainworth Local Centre
- Employment Allocation
- Housing Allocation
- Mixed Use Allocation (incl. Housing)
- Local Nature Reserve
- Strategic Landscape Buffer
- Local Wildlife Site
- Site of Special Scientific Interest (SSSI)
- Spatial Policy 8 - Public Open Spaces / School Playing Fields
- Green Belt

Map 14 - Clipstone Proposals








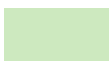



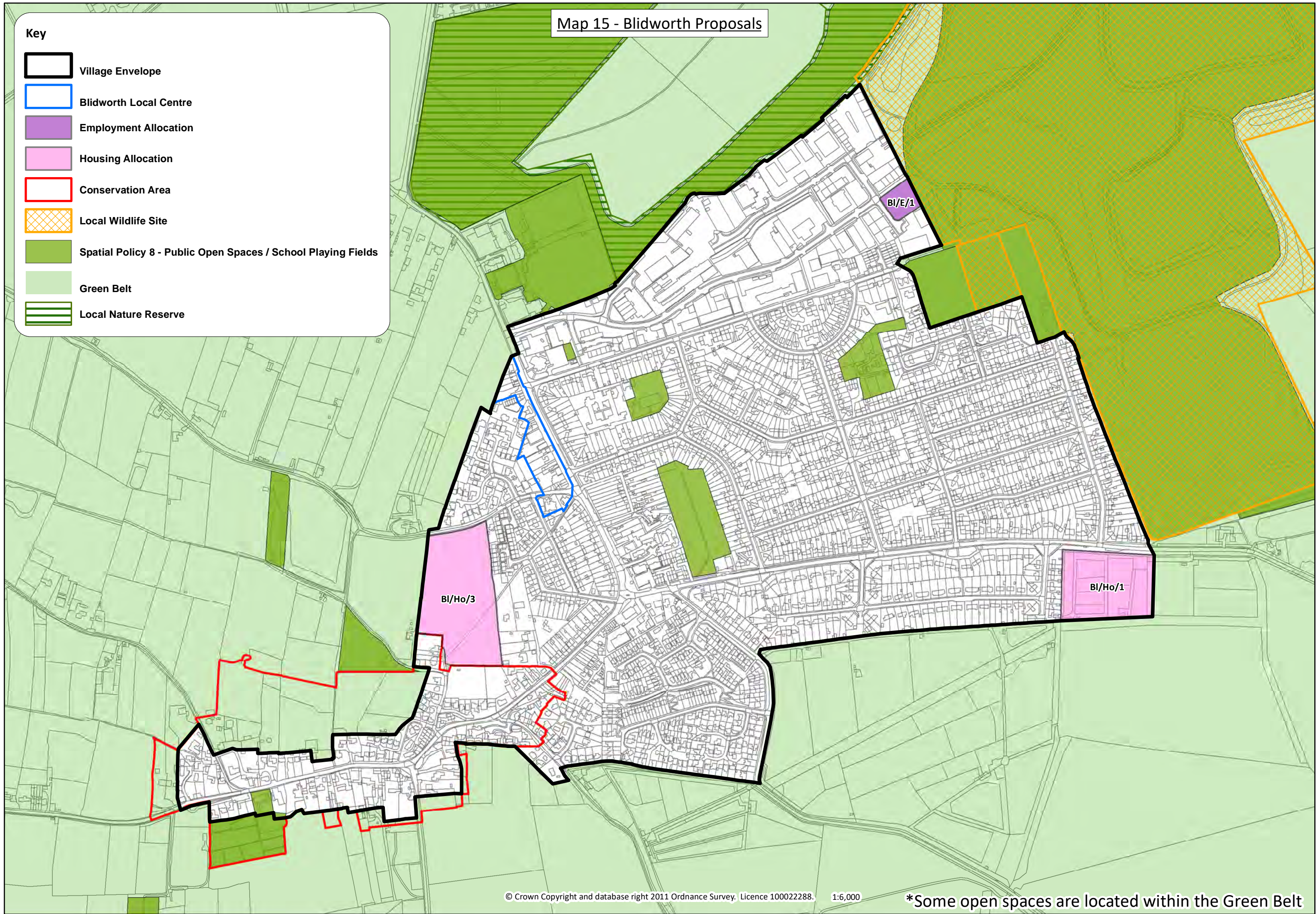
Key

- Urban Boundary
- Mixed Use Allocation (inc. Housing)
- Clipstone Local Centre
- Local Wildlife Site
- Site of Special Scientific Interest (SSSI)
- Spatial Policy 8 - Public Open Spaces / School Playing Fields
- Local Nature Reserve

Map 15 - Blidworth Proposals

Key

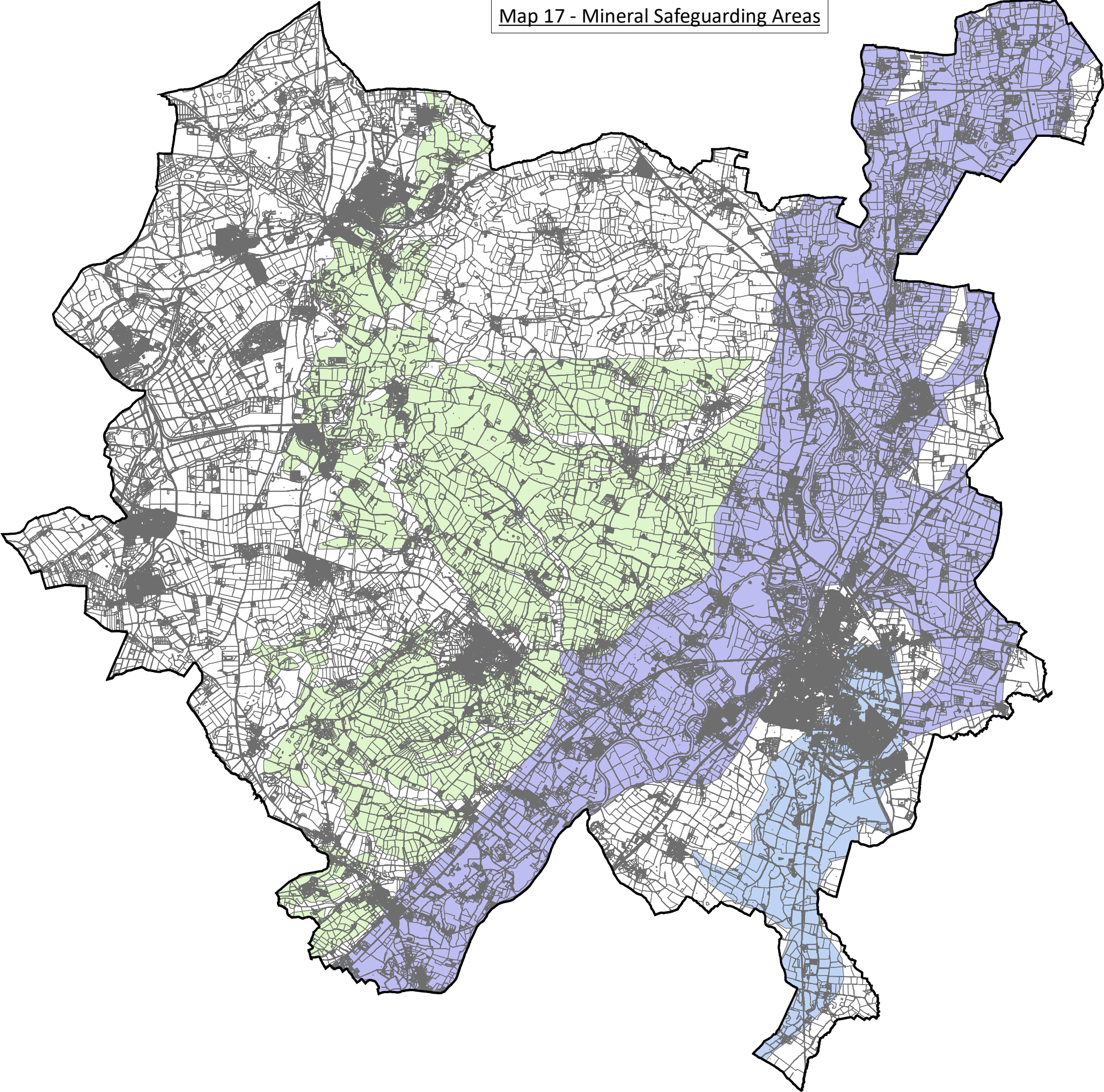
-  Village Envelope
-  Blidworth Local Centre
-  Employment Allocation
-  Housing Allocation
-  Conservation Area
-  Local Wildlife Site
-  Spatial Policy 8 - Public Open Spaces / School Playing Fields
-  Green Belt
-  Local Nature Reserve




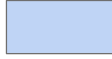

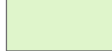
Appendix 2 – Mineral Safeguarding Areas

The following map is Matter of Fact changes in respect of Mineral Safeguarding Areas as adopted by Nottinghamshire County Council.

Map 17 - Mineral Safeguarding Areas



Key

-  NSDC District Boundary
-  Gypsum (Underground)
-  Sand and Gravel
-  Brick Clay