



NEWARK &
SHERWOOD
DISTRICT COUNCIL

Newark and Sherwood

Local Plan

2025 to 2045

District Profile

July 2026

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District Profile

The purpose of the District Profile is not to provide an exhaustive list of statistics about the District but to highlight key issues which may need to be addressed as part of the production of the new Local Plan. The Council intends to continually update the Profile based on emerging evidence as the plan is developed.

Population & Demographics

Newark & Sherwood is a geographically large but predominantly rural district with a population of around 128,000, characterised by a slightly older and less diverse population than England as a whole and the East Midlands region. Household structures tend to be smaller, with more two-person households and fewer larger households, and homes are overwhelmingly traditional in form—mainly houses or bungalows—reflecting a more dispersed, lower-density settlement pattern.

The housing market is strongly shaped by owner occupation, particularly outright ownership, which is significantly higher than national and regional averages. Properties also tend to be larger, with a higher proportion of three- and four-bedroom homes and relatively limited provision of flats or rented accommodation.

Health and socio-economic indicators present a more mixed picture. While overall deprivation levels are broadly in line with England and the region, residents report slightly poorer health outcomes and higher levels of disability. Employment levels are similar to the East Midlands but a little below the national average, with fewer residents in professional roles and slightly lower qualification levels. The local economy shows a stronger presence of skilled trades and manual occupations, and commuting patterns are dominated by car travel, reflecting the District's rural nature and more limited public transport options.

This District-wide picture however masks significant internal variation between our rural, urban and former mining communities. The largest urban area within the District is the Newark Urban Area (comprised of Newark, Balderton and Fernwood). This presents a more urban and mixed profile than the District as a whole. It has a higher proportion of one-person households, more flats and smaller homes, lower levels of outright home ownership, and higher levels of both private and social renting. Compared with the wider District profile, it is also slightly more ethnically diverse and shows a more localised pattern of travel to work, with more people walking or cycling and fewer longer-distance commuters. While employment levels are slightly higher than across the District overall, qualification levels remain below average and there is a stronger concentration of process, plant and elementary occupations, pointing to a more mixed socio-economic profile than the broader District narrative suggests.

The west of the District (the major settlements of which include Bilsthorpe, Blidworth Clipstone, Rainworth and Ollerton & Boughton) also has a slightly different socio-economic profile to Newark & Sherwood overall. It has higher levels of deprivation, poorer health outcomes, higher disability rates and lower qualification levels than the District average. Although the housing stock remains dominated by houses and bungalows, there are fewer larger homes and slightly higher levels of social renting. The occupational structure is also different, with fewer residents in managerial and professional roles and more employed in caring, service, elementary and skilled trades occupations. Commuting patterns are more car-dependent and less home-based, reflecting an area with a more traditional employment base and higher socio-economic disadvantage.

Beyond those two areas the remainder of the District constitutes more a 'rural centre' which includes Southwell and Lowdham along with a range of smaller villages. This part of the District most strongly reflects the District's wider rural characteristics, with a more affluent and professionally qualified profile. Compared with Newark & Sherwood overall, it has markedly higher levels of outright home ownership, larger homes, lower renting, lower deprivation and better health outcomes. Residents are much more likely to work in managerial and professional occupations and to hold degree-level qualifications, while lower-skilled and manual occupations are less common. The area also has a more pronounced pattern of home working and longer-distance commuting, suggesting a more mobile and comparatively affluent rural population.

Housing

Meeting the District's housing need is not only about the number of homes delivered, but ensuring the right mix of homes to support balanced and sustainable communities. This includes providing an appropriate range of dwelling types, sizes, and specialist accommodation to reflect changing demographics, including the needs of an ageing population.

Achieving this mix can be challenging, particularly where market delivery tends to favour higher-value housing, and where viability constraints can influence what is delivered. In parallel, securing an appropriate tenure mix, particularly affordable housing and other non-market tenures, is essential to meeting the needs of a wide range of households.

The approach to housing mix and tenure will be informed by the Housing Needs Assessment (HNA), which will set out the expected distribution of dwelling types, sizes, and tenures across the District. This section provides initial context and will be updated as the evidence base is refined.

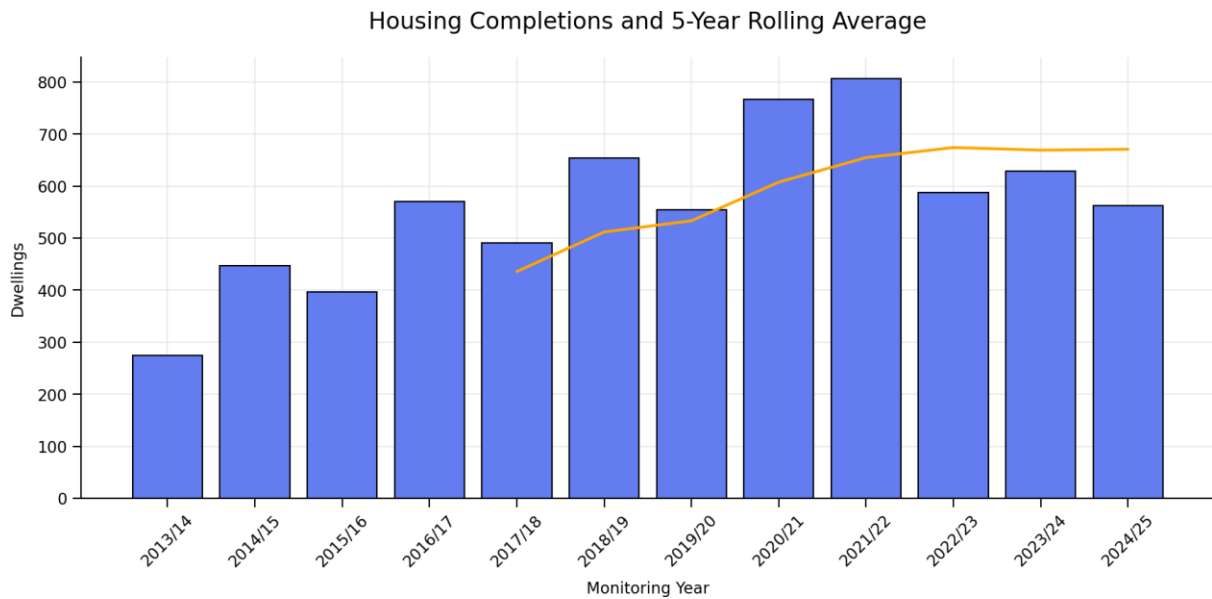
Overview of Past Delivery

Understanding past delivery is an important part of assessing whether future housing need can realistically be met, as it provides evidence of build-out rates, market capacity,

and the extent to which planned growth has been achieved in practice. This table provides an overview of net housing completions across the current Plan Period from 2013/14 to 2024/25, highlighting both annual performance and longer-term trends in delivery. It presents year-on-year changes in both numerical and percentage terms, alongside a five-year rolling average to smooth short-term fluctuations and illustrate underlying patterns. Overall, the data shows a variable rate of delivery over time, reflecting changing market conditions, the strategic choices underpinning the current spatial strategy, particularly the reliance on large-scale developments predominantly around Newark, and the time required for these sites to begin delivering meaningfully alongside the provision of necessary supporting infrastructure, site-specific build-out rates, and wider economic influences, with total completions of 6,742 dwellings across the period.

Overview of Delivery Since Start of Plan Period in 2013 (informed by [Housing Monitoring Report 2025](#))

Monitoring Year	Net Completions	Year on Year Change (No.)	Year on Year Change (%)	5 Years Rolling Average
2013/14	274	—	—	---
2014/15	447	173	63.10%	---
2015/16	396	-51	-11.40%	---
2016/17	571	175	44.20%	---
2017/18	491	-80	-14.00%	436
2018/19	654	163	33.20%	512
2019/20	555	-99	-15.10%	533
2020/21	767	212	38.20%	608
2021/22	807	40	5.20%	655
2022/23	588	-219	-27.10%	674
2023/24	629	41	7.00%	669
2024/25	563	-66	-10.50%	671
Total	6,742			



Direction of Travel for Housing Requirement

The methodology used to calculate housing need has evolved significantly, moving from locally derived Objectively Assessed Need (OAN) studies to a nationally standardised approach (standard method for calculating Local Housing Need). These changes have important implications for the scale of housing need identified and, in turn, the level of growth that Local Plans are expected to accommodate. Understanding this context is essential when understanding housing need figures, as the resulting Local Plan requirement is informed by this methodology.

History of Change for Local Housing Need

The table below outlines how Local Housing Need (LHN) is defined and applied within the context of the plan-making process, forming the starting point for establishing a Local Plan housing requirement. National policy makes clear that housing need is an unconstrained, evidence-based assessment of the number of homes required in an area, which authorities are expected to plan for as a minimum, subject to local constraints and considerations.

Summary of Change in Housing Requirement Methodology

Period	Methodology Basis	Implication for LHN
Pre-2018	Objectively Assessed Need (OAN)	Locally derived figures (evidence-based)
2018–2020	Standard Method (original)	Often lower baseline + affordability uplift
2020–2023	Revised Standard Method	Generally, increase due to affordability ratios
2024+	Latest NPPF/PPG	Further uplifts in pressured areas and change to use of dwelling stock

The table below sets out how Local Housing Need (LHN) has changed over time across key policy stages, illustrating the implications of both national policy updates and

changes in the underlying data used within the standard method. As established in national guidance, LHN represents the minimum starting point for plan-making, with authorities expected to use this figure to inform their housing requirement, alongside consideration of local constraints and delivery factors.

The variations shown in this table highlight how LHN is not a fixed figure, but one which responds to updated annual inputs such as affordability ratios and changes to the methodology itself, including recent shifts towards a housing stock-based baseline. These fluctuations are particularly important when interpreting trends over time, as increases or decreases may reflect changes in national policy and calculation methods rather than purely changes in underlying need. This context is critical in assessing the scale of growth that the new Newark and Sherwood Local Plan is expected to accommodate and the extent to which delivery will need to respond to evolving national expectations.

Summary of Evolution of Local Housing Need Figure for Newark and Sherwood

Year / Policy Stage	LHN (dpa)	Change (dpa)	Change (%)	Notes
Core Strategy (2019)	454	—	—	OAN-based requirement
Updated SM (2020)	494	40	8.80%	Increase from Core Strategy baseline
Updated SM (2022)	470	-24	-4.90%	Reduction following updated inputs
Updated SM (2024/25)	683	213	45.30%	Significant uplift (affordability / national changes to include use of dwelling stock)
Latest LHN (May 2026)	697	14	2.05%	Latest position

Anticipated Local Housing Need Figure

The latest assessment of Local Housing Need indicates a requirement of 697 dwellings per annum. When applied across a 20-year plan period, this equates to a total requirement of 13,940 dwellings. This figure provides the core evidential baseline for plan-making, setting a clear expectation for the scale of growth that the new Newark and Sherwood Local Plan will need to accommodate over the plan period.

What We Think is Going to Come Forward (Pipeline and Residual)

Based on current evidence of supply, it is anticipated that a proportion of the identified housing need will be met through sites already in the pipeline, including commitments with planning permission and sites currently under construction. These sources are expected to make a significant contribution towards meeting the overall requirement over the plan period, reflecting known deliverable and developable supply.

However, when this anticipated pipeline delivery is set against the identified Local Housing Need of 697 dwellings per annum, there is likely to remain a residual requirement that cannot be met through existing commitments alone. This residual need represents the shortfall that will need to be addressed through the allocation of additional sites within the Local Plan. Identifying and allocating sufficient land to meet this gap will be critical to ensuring that the plan is positively prepared, capable of meeting its housing requirement, and deliverable over the full plan period.

Newark and Sherwood’s Local Plan has a plan period of 2025 to 2045. At 1st April 2025, there were 7,535 net new dwellings with an extant planning permission (2025 Five Year Land Supply Statement). When this existing commitment is considered against the overall Local Housing Need of 13,940 dwellings over the 20-year plan period, it suggests that a significant proportion of the requirement is already identified within the pipeline. However, this leaves a residual need of at least 7,234 dwellings that will need to be met through the allocation of additional sites through the new Newark and Sherwood Local Plan. Addressing this residual requirement will be key to ensuring that the Plan is able to meet identified housing need in full and remain positively prepared and deliverable.

Indicative Minimum Housing Requirement and Supply Needed

Element	Figure	% of Total Need
Total Local Housing Need (20 years)	13,940 dwellings	100.00%
Extant planning permissions (as at 1 April 2025)	7,535 dwellings	54.50%
Lapse Rate Since 2013	11%	
Extant planning permissions as at 1 April 2025, with an 11% lapse rate applied	6,706 dwellings	48.10%
Residual requirement to be allocated	7,234 dwellings	51.89%

Gypsy, Roma and Travellers (GRT)

The District has large and long-established Gypsy, Roma and Traveller communities, with an existing pattern of settlement that has seen existing sites mostly focussed at Tolney Lane in the Newark area and around the Wellow Road / Newark Road junction at Ollerton. Through the most recent Gypsy and Traveller Accommodation Assessment (2020) a total need of 169 pitches for Gypsies and Travellers for the period 2019 – 2033 was identified. This comprises need from Travellers who met the 2015 PPTS planning definition of a Traveller (118 pitches); from households that did not meet the 2015 PPTS planning definition of a Traveller (30 pitches); and from undetermined households where it was not possible to complete an interview with residents (21 pitches).

Following the ‘Lisa Smith’ Court of Appeal judgement on the planning definition of a Traveller for planning purposes the outcomes of GTAA interviews for households that did not meet the 2015 PPTS planning definition were reviewed. This resulted in an adjusted

need for households meeting the planning definition of 134 pitches being identified to address the updated planning definition.

The Amended Allocations & Development Management DPD seeks to meet the full requirement of 169 pitches and make sufficient provision to maintain a five-year land supply. To meet these requirements the existing spatial strategy has been set by Core Policy 4 of the Amended Core Strategy, which directs future provision in line with the Council's Spatial Strategy, with a particular focus on the Newark Urban Area. As a result, the DPD mainly identifies sites in and around Newark and at Ollerton, with provision being made through additional pitches on suitable existing sites, returning other sites to Traveller use, and delivery of entirely new sites.

Whilst Tolney Lane has a long-established history of Traveller occupation and remains the main concentration of sites in the District, it is also an area affected by flood risk. The area falls within Flood Zones 2, 3a and 3b, and its single point of access and egress lies within the functional floodplain. Although additional pitches have been identified on existing sites at lower risk, the strategy also requires delivery of a Flood Alleviation Scheme to provide more resilient access and egress. In addition, the Tolney Lane Policy Area defines a boundary intended to reduce the overall footprint of sites in this location and prevent further expansion into the areas of highest flood risk.

The challenges in identifying sufficient suitable land for new Traveller accommodation are recognised and this will pose an issue which a future spatial strategy will need to address. This will include the extent to which Newark and Ollerton can remain the focus for provision, which will be an important question to resolve. The approach towards Tolney Lane emerging through the Amended Allocations and Development Management DPD will also have a bearing on what a future spatial strategy will need to look like. Given the date of the current Gypsy and Traveller Accommodation Assessment the undertaking of a new assessment of need will be a key piece of evidence base for the new Local Plan.

What are the Challenges?

Housing Requirement

- Increasing overall housing requirement driven by the national standard method for calculating Local Housing Need, creating pressure to identify additional suitable and deliverable sites
- Gap between current delivery rates and identified need (e.g. delivery below requirement)
- Balancing growth expectations with local constraints (infrastructure, environmental designations)
- Uncertainty around future changes to national policy and methodology

- Ensuring the requirement is justified and defensible at examination

5-Year Housing Land Supply (5YHLS)

- Maintaining a continuous 5YHLS against increasing requirements and buffers
- Need to demonstrate deliverability rather than just theoretical supply
- Reliance on large or complex sites that may not come forward within 5 years
- Potential requirement to over-allocate sites to ensure flexibility and resilience
- Risk of appeals and speculative development if supply cannot be demonstrated

Previous Strategy

- Historic reliance on large strategic sites at Newark, many of which have been slow to deliver or rolled forward
 - Strategic Urban Extensions such as Fernwood and Middlebeck have required significant upfront infrastructure (e.g. roads, utilities and schools) before delivery could accelerate
- Limited diversification of site size and location in earlier strategies
- Changing national policy context reducing the effectiveness of previous approaches
- Some existing Development Management policies and spatial assumptions are increasingly aligned with national policy wording, reducing their distinct local influence
- Need to reassess spatial distribution of growth (urban vs rural balance)
- Risk that previous allocations no longer align with current evidence or delivery patterns
 - Some sites identified in earlier plans may now face viability of infrastructure constraints or no longer reflect current development patterns or market interest.

Land Availability

- Sites promoted through SHELAA may not be genuinely available despite promotion
- Landowner intentions and developer interest can change over time (uncertainty in delivery)
- Constraints such as flood risk, Green Belt, heritage, and infrastructure affecting suitability

- Viability and market conditions affecting achievability of sites
- Competition between housing and employment land needs
- Difficulty in identifying a sufficient pipeline of deliverable and developable sites

Affordable Housing

- Viability challenges limiting the delivery of policy-compliant affordable housing
- Delays and complexity in Section 106 agreements impacting delivery timescales
- Tension between achieving affordable housing targets and maintaining scheme viability
- Variation in delivery across urban and rural areas
- Difficulty meeting needs of different groups (e.g. key workers, younger households, those just above eligibility thresholds)

Housing Mix

- Ensuring the right balance between smaller homes, family housing, and specialist accommodation
- Need to respond to an ageing population and accessibility requirements (e.g. adaptable homes)
- Delivering a policy-compliant tenure split (e.g. rented vs ownership products)
- Market preference often skewed toward higher-value housing types
- Addressing gaps such as self-build, custom-build, and private rented sector provision
- Managing mix across different site sizes and locations

Gypsy, Roma and Traveller

- Identifying sufficient suitable and deliverable sites for pitches to meet overall requirements and establish and maintain a five-year land supply
- Limited availability of appropriate land (location, access, constraints)
- Ensuring provision aligns with identified need and spatial strategy
- Balancing permanent and transit site provision
- Challenges in demonstrating deliverability similar to mainstream housing

What evidence do we need?

- Housing Need Survey

- Gypsy and Traveller Accommodation Assessment
- Strengthen five year housing land supply evidence base
- Strategic Housing and Employment Land Availability Assessment
- Site Selection Topic Paper

Economy

Newark and Sherwood has a varied economy, with employment spread across service sectors, distribution, hotels and restaurants, manufacturing, and finance and IT. The District benefits from its strategic location on the A1 and A46 corridors, which has supported growth in logistics and distribution, while also retaining an important manufacturing base and a visitor economy linked to Newark, Southwell and Sherwood Forest. In terms of the wider health of the District's economy in 2023, the most recent year that figures are available for, Newark and Sherwood District had an employment rate of 77.55% and an economic inactivity rate of 21%. In 2025, 2.7% of residents aged 16 to 64 were claiming unemployment-related benefits.

Meeting the District's future employment land needs is not only about the overall quantity of land provided, but ensuring the right range, type and location of sites to support a resilient and sustainable local economy. This includes balancing the needs of different sectors, from offices and industrial uses to warehousing and logistics, while responding to changing market conditions, business preferences and wider economic trends. The approach to future employment provision will need to be informed by up-to-date evidence on economic trends, market demand and site deliverability, and this section provides initial context which will be refined as the evidence base develops.

Past Delivery

Newark and Sherwood District Council monitors the level of employment development throughout the District annually, and publishes an Employment Land Availability Study (ELAS). The most recent figures available are from 2025, and are set out in the following table.

Existing Employment Land Supply Summary

	Newark Area	Southwell Area	Nottingham Fringe Area	Sherwood Area	Mansfield Fringe Area	Total
Completed (Hectares)	47.34	3.94	1.63	18.28	1.39	72.58
Committed (Hectares)	73.25	0.00	1.06	8.49	1.98	84.78
Land in a designated employment area	12.17	0.00	0.00	2.08	0.00	14.25
Employment Land Allocations without planning consent	26.54	4.51	0.00	6.45	17.83	58.70
Sub Total	159.30	8.45	2.69	35.30	21.20	226.94
Losses	15.56	1.05	0.05	3.01	0.32	19.99
Delivery of land outside current plan period	11.55	2.18	0.00	0.00	0.00	13.73
Total Land Supply within plan period	132.19	5.22	2.64	32.29	20.88	193.22
Amended Core Strategy Requirement	51.90	4.50	0.10	16.20	10.40	83.10
Provision against Requirement	+80.29	+0.72	+2.54	+16.09	+10.48	+110.12

It can be seen from the table that most employment development growth has taken place in the Newark Area and Sherwood Area, which is in line with the District Council's current Spatial Strategy. These locations contain a number of employment areas and some well-established local businesses.

The rates of past delivery mean that it is likely that the requirements will be met in all areas except the Mansfield Fringe Area, which contains Clipstone and Rainworth. The 12ha allocation in Clipstone, CU/MU/1, may be partly or wholly developed for uses not traditionally regarded as employment. The 5.5ha allocation in Rainworth (Ra/E/1) now

has outline consent for housing development and so its deliverability for the allocated use is also questionable. There is scheme being brought forward in Clipstone that will deliver around 1.7ha of employment development, but this replaces existing buildings rather than developing a new site so it will do little to increase overall provision.

Future delivery

The Newark Area has by far the most committed employment land (land benefiting from extant planning consent but yet to be delivered) although two sites contribute the majority. 50ha of this is employment land at the Middlebeck strategic site (Land South of Newark) and 15.5ha is land at Brunel drive (with the site being formerly referred to as G Park).

In terms of employment land allocations, 65ha of the land identified in the Amended Core Strategy is in the Newark Urban Area, and 8.11 is in the Sherwood Area. This distribution is again in line with the District Council's current Spatial Strategy. Some of land allocated in the Allocations & Development Management DPD (ADM DPD), such as NUA/MU/2 (at Brownhills Motor Homes, Newark), will not be taken forward through the Amended Allocations & Development Management DPD (AADM DPD) which is currently being considered by the Planning Inspectorate. The majority of allocated land which will be carried forward however remains within the Newark Area, in line with the current Spatial Strategy.

Once this anticipated future delivery is taken account of alongside past delivery then when set against current employment land requirements the District has a significant employment land supply of 193.22 hectares. This is 110.12ha beyond the requirement. There are however some nuances to this overall picture which are discussed below and that a new Local Plan will need to respond to.

Considerations for the New Local Plan

Newark And Sherwood Sustainable Economic Growth Strategy 2026-2031

This strategy sets out a vision: 'To make Newark and Sherwood a prosperous place, where productivity is high, inclusivity is at the heart of our communities, our residents have barriers removed and opportunities created and maintained for skills, qualifications and employment that enriches their lives. The area where, starting and building a business is nurtured, increased investment is achieved, infrastructure is secured for sustainable growth, people visit and experience our offer, and our communities have a bright future.'

There are six priorities:

- Diversifying Town Centres to have a sustainable mix of diverse offers including increased residential provision, higher footfall and increased diversity of offer including culture, leisure and health;

- Accelerating the upskilling and reskilling into education or employment with a focus on young people and those with no qualifications;
- Supporting people to become economically active, especially after sickness and ill health;
- Improving connectivity and infrastructure to areas with poor access or potential beneficial impacts for economic growth;
- Focusing support around key sectors of the local economy, including Health, Transport, Storage, Accommodation, Food, Clean Energy, Construction and Real Estate, ICT, and Manufacturing; and
- Make Newark and Sherwood an aspirational destination to visit, work and live.

Within the priorities for local economic growth there are key threads of Health and Wellbeing, Sustainability, and Inclusive and Sustainable Growth that are interwoven into the delivery of the Strategy.

The overall intended impact for this Strategy is that by 2031; there will have been:

- An increase in GVA productivity from £2.676 million to £3.000 million by 2031
- An improvement in social mobility i.e. the area improves further from 161 out of 294 to 140 or better out of 294 by 2031
- An increase in earnings of 14% by 2031
- An improvement in qualification levels
- A reduction of people with health issues economically inactive from 20.8% to 18% in 2031

The Strategy sets out some useful facts:

Employment and Skills: The percentage of working-age residents with higher-level skills (NVQ levels 3+ and 4+) is below the national average, with 33.7% qualified to at least a level 4 in 2021 (44.5% nationally). Additionally, the percentage of working-age residents with no qualifications is higher than nationally at 12.8% (6.5% nationally).

Business Sustainability: Newark and Sherwood has experienced more business deaths than births in every quarter since Q2 2022. The number of enterprises declined between 2023 and 2024 by 3.3%, in line with the national trend.

Population Growth: Newark and Sherwood's population growth since the last census in 2011 is 7%, which is higher than the national average of 6.3%.

Education and Skills: The area has a higher rate of adults aged 19+ achieving a Further Education qualification in 2022/23 at 5,570 per 100,000 population, compared to 3,529 nationally. Additionally, Newark and Sherwood has a higher rate of residents starting apprenticeships than the national average.

Local Business Growth: Newark and Sherwood experienced a growth in GDP of 10.4% between 2020 and 2021, compared to a growth of 8.7% for the UK overall. However there also remains some significant challenges, which include:

- Productivity is low, and there are many people who have poor health who are economically inactive, which stands at 20.8% of the population.
- Employment and Skills: The percentage of working-age residents with higher-level skills (NVQ levels 3+ and 4+) is below the national average, with 33.7% qualified to at least a level 4 in 2021 (44.5% nationally). Additionally, the percentage of working-age residents with no qualifications is higher than nationally at 12.8% (6.5% nationally).
- Business Sustainability: Newark and Sherwood has experienced more business deaths than births in every quarter since Q2 2022. The number of enterprises declined between 2023 and 2024 by 3.3%, in line with the national trend.

Market and demographic trends

Information on market trends can be taken from the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (ELNS). It should be noted, however, that this was published in May 2021 when the Covid-19 pandemic was ongoing, meaning that the economy was functioning in a way that is very different to today and the outlook was extremely uncertain.

The ELNS nevertheless set out some projections for economic development in the Nottingham Outer HMA which includes Newark and Sherwood District. Mansfield District and Ashfield District make up the rest of the Outer HMA. Significant growth was forecast in the Profession and Other Private Services sector; Health, Residential Care and Social Work; Construction; and Accommodation, Recreation & Food. The biggest decreases were forecast in the Manufacturing sectors, and Utilities. The Outer HMA has a higher than typical level of employment in the manufacturing and construction sectors, and lower than typical in the professional, scientific and technical sectors.

Newark and Sherwood District has generally experienced lower unemployment rates than the regional and national comparators over the past 15 years. Unemployment peaked here in 2012 and 2013 with levels approaching 7%.

A total of 359,652 people lived in the Nottingham Outer HMA when the ELNS was produced. 62.2% of the total population in the Nottingham Outer HMA (223,847 people) were of working age (between 16 and 65), and 73,125 residents, or 20.3% of the population, were over 65.

Newark and Sherwood's business base has a high share of smaller firms comprising 0 to 9 employees and a relatively low proportion of large enterprises with over 250 staff. The largest concentration of employment is at Newark-on-Trent centre, with smaller clusters at Southwell, Ollerton & Boughton, Rainworth and Lowdham. There are a number of larger manufacturing businesses along the A1 alongside a small cluster on the industrial estates to the east of Ollerton & Boughton. There is, however, less employment in transport and storage businesses along these links than might be expected.

Logistics

A significant trend that has been driving change in the logistics industry, and one that has been accelerated due to the Covid-19 Pandemic and associated lockdowns, is the rising role of ecommerce and the associated consumer expectations for flexibility. Agents noted that retailers have rapidly upgraded their digital platforms to improve experience and reliability whilst simultaneously increasing their distribution infrastructure across the country. Both are major investments and can be seen as moves that will make a number of these immediate reactions more permanent features of the sector. Consequently, it was suggested that online retailers will increasingly require larger warehouses and distribution space in order to hold, process and distribute their growing stock.

The market for B8 employment space has performed strongly over the past few years, both nationally and within the East Midlands. 2018 was a record year for take up nationally at 31.5m sq. ft (2.93m sqm), with the East Midlands being the biggest contributor followed by Yorkshire and the North East. 2019 proved to be another strong year with take up of 25.38m sq. ft (2.36m sqm) nationally (the 4th best year on record), with the East Midlands again being the largest contributor at 37% of take up.

2020 proved to be another record year for take-up the East Midlands, with the logistics industry in particular responding to heightened demand as a result of Covid-19 and the periods of lockdown which persisted throughout most of the year. Take up reached a record 12.03m sq. ft (1.1m sqm) across 32 transactions, 30% higher than the previous record and 38% higher than take-up in the region in 2019. Nine deals over 500,000 sq. ft (46,452 sqm) took place in the region in 2020, 350% above the annual average of two deals per year in the size bracket. The demand for larger units is further evidenced in the average size deal which has increased by over 27% in the past 10 years to reach c.375,865 sq. ft (34,919 sqm).

The record levels of take-up within the East Midlands have led to a reduction in the supply of units over 100,000 sq. ft (9,290 sqm), with 26 units available totalling 5.75m sq. ft (534,192 sqm) in January 2021 – an 8% decrease from a year previously. Regional vacancy also remains low at 5.16% due to the heightened activity. The five-year average annual take-up indicates there is currently just 0.69 years' supply in the market.

Numerous stakeholders noted that the logistics and distribution industry is rapidly evolving with the common view of B8 employment being outdated. Occupiers are looking to squeeze as much as they can out of units and different floorspace requirements are beginning to emerge. Not only has the demand for large units increased, but occupiers now often want taller units capable of accommodating larger cranes and equipment; and often seek mezzanine floorspace. Furthermore, occupiers increasingly need flexible units as they require multiple uses (office/B2/B8) within the same unit and the capability to flex the precise mix of these uses in response to market conditions. Further flexibility is required in car parking, electric charging points etc. as modern occupiers also want the ability to rapidly increase or decrease the size of the workforce operating from a particular site in response to seasonal market conditions.

The Nottinghamshire Core & Outer HMA Logistics Study

The Nottinghamshire Core & Outer HMA Logistics Study was published in August 2022 and seeks to provide an understanding of the requirements and opportunities for large-scale logistics development. This was considered sufficiently different from general logistics that a dedicated study was needed.

The rapid growth in direct delivery e-commerce is having a significant impact with respect to the need for, size and location of distribution centres. Firstly, many older warehouse units cannot accommodate the equipment and facilities required for on-line sales, or the ability to handle distribution to retail outlets alongside direct to home e-commerce deliveries under the same roof. Emerging e-commerce only retailers, such as Amazon or ASOS, had to commission new purpose-built facilities from scratch, and many of these operators are now seeking new facilities to accommodate the growing volumes. The combined result of this structural change is a growing need for new warehouse units purposely designed for e-commerce (as opposed to traditional retailing), albeit a significant proportion of the floor space generated is replacing existing life-expired capacity.

This study identifies a significant shortfall in land suitable for large scale logistics development.

The area surrounding Newark (along A1 and A46) has been identified as an Area of Opportunity for development of this type. Five of these have been identified in Nottinghamshire, and Newark has the only one not on the M1. These are broad areas that meet the following criteria:

- Good connections with the strategic highway network;
- Appropriately located relative to the markets to be served;
- Is located in an area where there is a known under-provision of strategic sites; and
- Is accessible to labour and located close to areas of employment need.

Large scale logistics development

Newark and Sherwood District has seen the construction of one large-scale logistics development already, with Tritax Business Park phase 1 taking 16.56 ha of land. Outline permission has been granted for Phase 2, which is significantly larger at 38.87ha. Permission has also been granted for a large-scale logistics development of 15.5ha off Brunel Drive.

What are the Challenges?

Managing large-scale logistics development

The three permitted large-scale logistics development sites referred to above total 70.93ha. There is 50ha of employment land in Middlebeck which is also suitable for this type of development, and the completion of the Southern Link Road means that this is now available. Added together, that makes 120.93ha of land suitable for large-scale

logistics. The land at Middlebeck is, however, currently allocated for B2 and B8 uses in general. There is no specific provision of land for large-scale logistics, and the two Tritax schemes were the result of speculative planning applications.

The approach to large-scale logistics development taken in the new Local Plan needs to be considered. One option would be to review whether existing allocated employment land could accommodate this form of development and/or identify additional new land. The second option would be to take a view as to whether the current provision of land for large-scale logistics is sufficient. Considerations around whether the District is a primary market for large-scale logistics and whether there are sufficient workers available in the local area or would high levels of in-commuting be inevitable? Would the number of lorries on local roads be excessive? Another option could be to leave it to the market and neither encourage nor discourage large-scale logistics development but set out a policy basis for consideration of speculative proposals.

Spatial Strategy

The current Spatial Strategy directs development primarily to the Newark Urban Area and then at the Service Centres and Principal Villages, in accordance with the settlement hierarchy. This reflects locations where housing growth and infrastructure investment has been focussed as well as the where existing industrial estates and prominent employment sites are found. This review of this distribution will be an important element of developing a new Local Plan. Whether new employment allocations are required must also be considered. If it is decided that they are, then appropriate locations must be found. This will be informed by the Strategic Housing and Employment Land Availability Assessment (SHELAA) that is currently being undertaken by District Council Officers, alongside commercial and infrastructure evidence.

Underdelivery of employment land in the Mansfield Fringe Area

As discussed in the section on 'Past Delivery', it looks likely that the growth requirements for employment development in the Mansfield Fringe Area set out in the Amended Core Strategy will not be met. This relative underdelivery could be interpreted as a market signal that this area is not attractive to developers seeking to bring forward employment development.

The situation at the site known as Clipstone Holdings, on Mansfield Road in Clipstone, provides relevant context. This site is owned by Newark and Sherwood District Council, and funding has been provided from the Local Regeneration Fund for its redevelopment. As part of the Clipstone Regeneration scheme, it is intended to provide a new, energy efficient and sustainable industrial estate. This could also be interpreted as an indication that the Mansfield Fringe Area would be unlikely to support employment development given that District Council intervention and central government funding have been required to deliver this scheme.

The requirement for employment development in the Mansfield Fringe Area could be reconsidered if the current one is regarded as unrealistic. Alternatively, more

encouragement for employment development in this area could be provided, perhaps through new allocations.

Review of employment allocations

It will be necessary to review current allocations and consider whether to take them forward. Is it worth continuing to allocate small areas of land, such as BI/E/1 in Blidworth which is 0.33ha on an industrial estate? It seems unlikely that other uses would be proposed. Are the current allocations unrealistically restrictive? In areas like Fernwood we are seeing uses such as gyms come forward in areas allocated for employment, which is against current policy. These uses do, however, provide employment and economic activity. Similarly, in Clipstone, CI/Mu/1 looks unlikely to deliver the traditional employment uses envisioned in the allocation, but alternative uses such as a care home and a restaurant are proposed which would still provide jobs and boost the local economy. The extent to which these represent market signals over comprehensive delivery for employment uses will need to be considered.

Employment Land in a Designated Employment Area

There are three areas in the District referred to as Employment Land in a Designated Employment Area:

- Land north and south of Cross Lane, Fernwood;
- South Airfield farm, Winthorpe; and
- Bilsthorpe Colliery, Eakring Road, Bilsthorpe.

Together, these cover 14.25ha. They are neither allocations or Policy Areas, but a type of designation carried forward from previous local plans. Is it necessary to retain this designation? Although dropping it would mean losing 14.25ha of employment land, the District Council would still be providing a sufficient supply overall. The current total requirement is for 83.1ha, and the supply is 185.06ha. Development at the land in Winthorpe and Bilsthorpe will arguably be addressed by amendments to Policy DM8 that are currently being reviewed by the Planning Inspectorate. They will make the policy more permissive of developments expanding existing industrial area in the open countryside and so the designation may no longer be necessary.

Evidence base

The existing evidence base for employment policies in Newark and Sherwood District is:

Employment Land Forecasting Study (ELFS) (Nottingham Core HMA and Nottingham Outer HMA) (August 2015)

This evidence on economic prospects and employment land forecasts for the HMAs referred to above but is so out of date that it is of little value.

Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (ELNS) (May 2021)

This gives an understanding of future requirements for employment land, at both the Functional Economic Market Area [FEMA] and LPA level, over the period to 2038 and provides recommendations about the quantity and quality of sites. This concludes that Newark and Sherwood District appears to have a substantial supply of committed and allocated employment land that would appear to meet the need in full.

Nottinghamshire Core & Outer HMA Logistics Study (August 2022)

Employment Land Availability Study (1st April 2024 - 31st March 2025)

Work Needed

It is likely that it will be necessary to update this evidence base to inform the development of the new Local Plan.

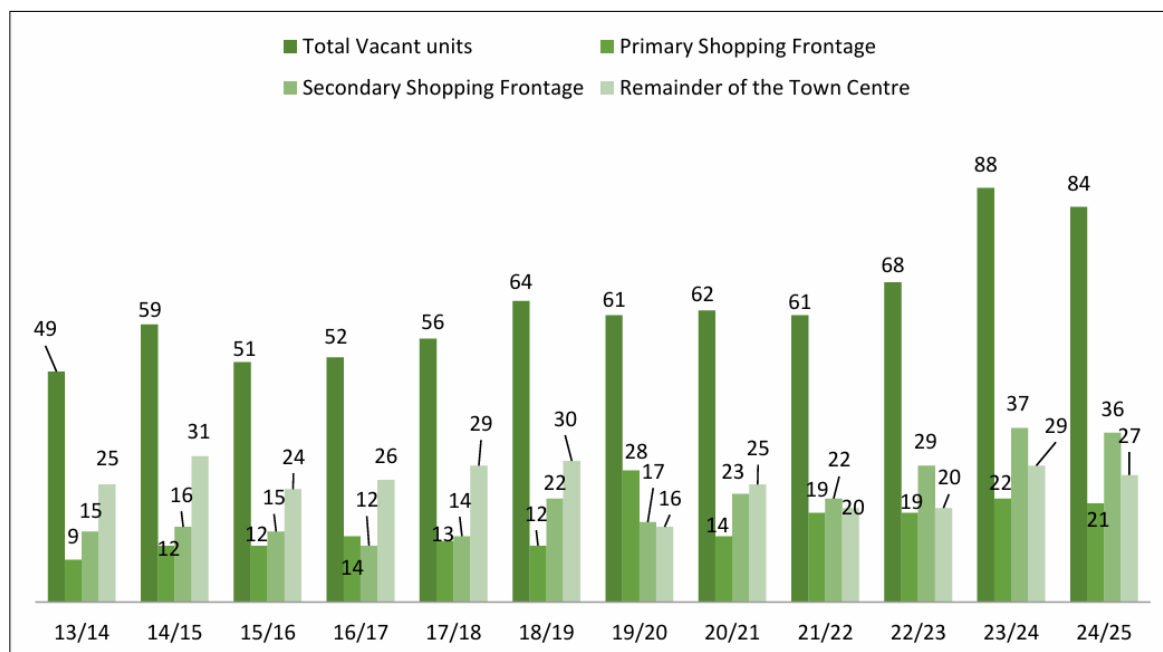
Communities

Retail & Town Centres

There are 16 defined retail centres within the District, each serving different roles and functions for the communities they support. At the top of the hierarchy is Newark Town Centre, which serves a wide catchment and is the principal focus for retail and other Main Town Centre Uses in the District. Below this are three District Centres at Edwinstowe, Ollerton and Southwell, which primarily provide convenience shopping, some comparison provision, and a range of services for their settlements and surrounding communities. At the lowest tier are Local Centres, which meet day-to-day needs mainly through the provision of food, other convenience goods and local services. These are located at Balderton North, Balderton South, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood, Lowdham, Rainworth and Sutton-on-Trent.

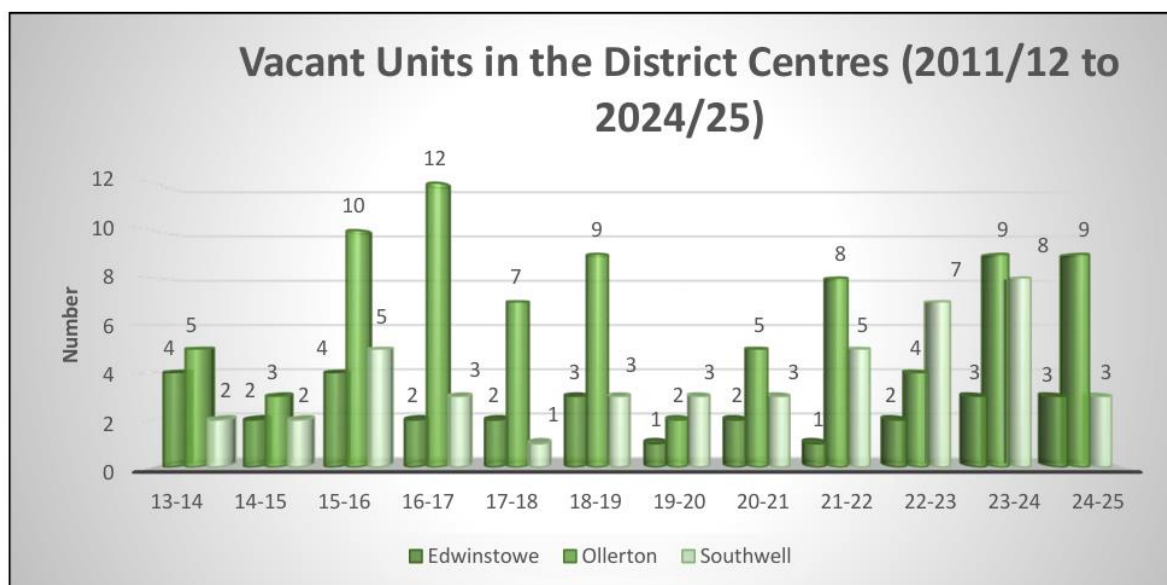
Town centres have faced significant structural challenges over the last decade, and there is a widespread perception that they are in decline. The COVID-19 pandemic accelerated existing trends, including reduced footfall, business closures and rising vacancy rates. These pressures have been compounded by changes in consumer behaviour, particularly the growth of online shopping and more convenience-led patterns of spending, which have reduced demand for physical retail floorspace and placed particular pressure on comparison goods retailers. At the same time, larger centres are increasingly evolving beyond a purely retail role, with greater emphasis on leisure, food and drink, services and other experience-based uses. This is reflected in Newark Town Centre, where vacancy data shows that the total number of vacant units has generally increased since 2013/14, suggesting a broad weakening in occupancy levels and increasing pressure on the centre's vitality and viability.

Vacant Units in Newark Town Centre by Year (2025 Retail Monitoring Report)



By contrast, vacancy levels in the District Centres have fluctuated over the same period but have generally remained more stable than in Newark Town Centre, indicating a greater degree of resilience in their occupancy levels and overall vitality and viability.

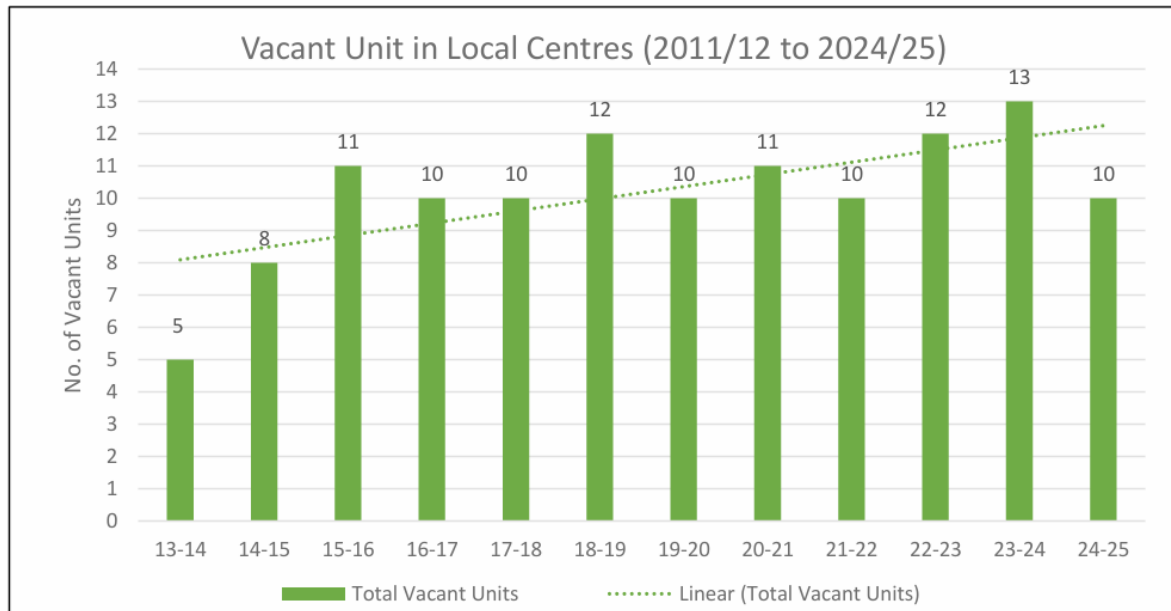
District Centre Vacant Units Comparison by Year (2025 Retail Monitoring Report)



There are also signs of renewed strength in neighbourhood-scale retail, with many consumers having rediscovered their local centres during the pandemic. Hybrid and home working patterns now appear well established, and a return to pre-pandemic levels of office occupancy looks unlikely. As a result, local and neighbourhood centres are benefiting from increased patronage across the working week. This is reflected in

vacancy data for the Local Centres which, when considered collectively, suggests that vacancy levels have remained relatively limited and stable over time. Overall, these centres continue to perform an important day-to-day role for their communities and have shown a degree of resilience in their vitality and viability.

Vacant Units in Local Centres by Year (2025 Retail Monitoring Report)



In response to the challenges facing the larger centres, the Authority has taken a proactive approach to their future management. Funding secured through the Towns Fund led to the preparation of the Newark Town Investment Plan, which includes proposals to regenerate key buildings and increase footfall. Alongside a range of wider strategies and programmes, this has informed the Newark Town Centre Masterplan, adopted by the Council in April 2026. The Masterplan provides a coherent framework for supporting the centre’s future vitality and viability. Beyond Newark, additional funding has been secured through the Shared Prosperity Fund and Levelling Up Fund to support regeneration schemes in the Sherwood area, including Ollerton Town Centre.

The existing strategy for centres in the District has focused new retail investment in line with the role and function of each centre, with the Newark Urban Area as the main focus for larger-scale provision. To support the vitality and viability of centres, the Council has applied a sequential approach to new retail development, seeking wherever possible to direct it to existing centres or to planned new centres, while ensuring that proposals outside centres are subject to robust impact testing. This strategy has also included provision for new Local Centres as part of the strategic sites at Land around Fernwood, Land East of Newark, and two centres at Land South of Newark (Middlebeck). In addition, a number of site allocations were made across the District to help meet residents’ convenience and comparison shopping needs.

The new Local Plan will need to address a number of key issues. These include developing an up-to-date understanding of future convenience and comparison retail needs, which is essential to a robust strategy in the context of continued change in the retail sector. It is also notable that, during the current plan period, a number of speculative out-of-centre convenience retail proposals have come forward in the Newark Urban Area and one at Southwell. There will therefore need to be a review of existing site allocations and planned centres that have yet to be delivered, including consideration of their suitability, deliverability and whether they remain necessary. Looking ahead, the Plan will also need to consider how relevant elements of the Newark Town Centre Masterplan and the regeneration proposals for Ollerton Town Centre can be integrated into the Development Plan. The potential need for additional convenience retail provision in Southwell is also likely to be a key issue to resolve.

Community Facilities

Community facilities scoping work in Newark and Sherwood considers the provision, distribution and accessibility of key services and infrastructure across the district, and how these support the needs of local communities. It examines how community facilities are distributed across the district, from higher hierarchy settlements to more rural areas, and the role they play in supporting sustainable communities.

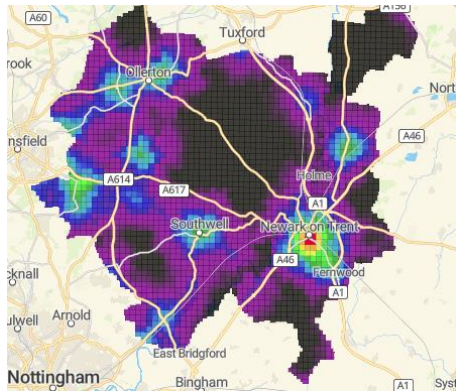
The scoping work also reviews changes over time, including the loss, retention and gain of community facilities, in order to understand trends in provision and identify any gaps or pressures. This will help to assess how well existing facilities meet current needs and how future growth and development may impact demand, ensuring that communities across the district continue to be supported by appropriate and accessible services.

Community facilities connectivity across the district

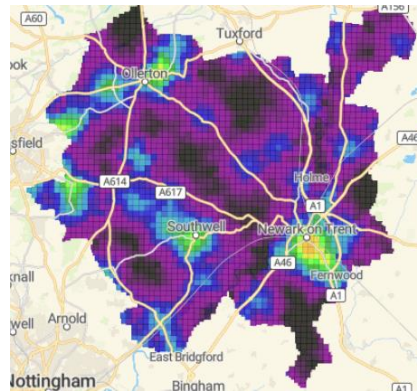
The four maps below illustrate accessibility across Newark and Sherwood to key community facilities, including healthcare, education, leisure and shopping. The mapping uses a colour gradient to indicate relative ease of access, with brighter green areas representing higher levels of connectivity and darker purple areas indicating lower levels of accessibility.

Healthcare, Education, Leisure and Shopping Connectivity (Department for Transport Connectivity Tool)

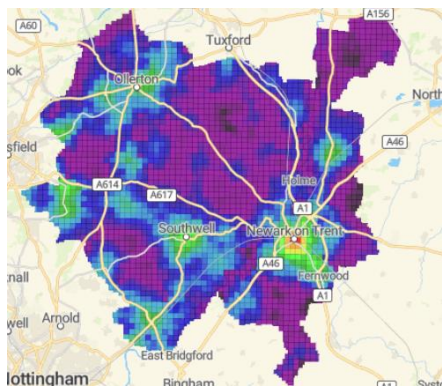
Healthcare:



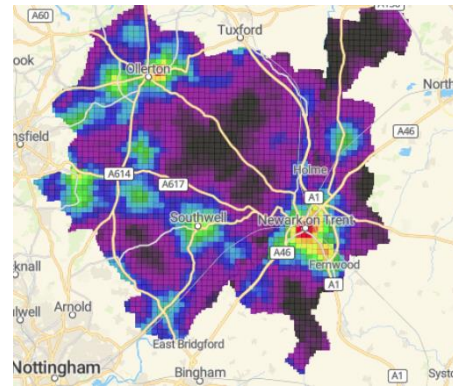
Education:



Leisure:



Shopping



The connectivity maps show there is a clear spatial pattern in connectivity across Newark and Sherwood. Areas with the highest levels of access to facilities are concentrated around the main urban centre of Newark, alongside key transport corridors such as the A1 and A46. These locations benefit from a greater clustering of services and stronger transport links, resulting in shorter travel times and better overall accessibility to healthcare, education, leisure and shopping facilities.

In contrast, more rural and peripheral parts of the district show consistently lower levels of connectivity, particularly in the northern and western areas. These locations are characterised by larger areas of darker shading, indicating more limited access to services. This reflects the more dispersed nature of rural settlements, where facilities are fewer in number and residents are often required to travel longer distances to reach essential services.

There is also some variation by facility type. Healthcare and education show similar accessibility patterns, with stronger connectivity around Newark and other larger settlements, but reduced access in more remote areas. Leisure facilities are slightly

more dispersed, although accessibility still declines outside the main settlements. Shopping provision is the most concentrated, with high levels of accessibility focused around Newark and key service centres, indicating a reliance on centralised retail locations.

This distribution highlights a clear urban and rural divide in connectivity, where residents in higher hierarchy settlements benefit from greater access to services, while those in rural areas face increased challenges and a greater reliance on private transport. Overall, this reinforces the relationship between connectivity and the settlement hierarchy, and the importance of ensuring that development is supported by appropriate infrastructure and access to services.

Community Facility Development Between 2020 - 2025

Across the monitoring period from 2020 to 2025, planning permissions relating to community facilities within the Newark Urban Area, principal villages, service areas and rural areas show a varied pattern of change, including gains, losses and the retention and enhancement of facilities across a range of uses such as education, healthcare, leisure and recreational facilities, community hubs, retail services and places of worship.

In line with Breakdown table below:

Breakdown of Community Facility Changes by Area (2020-2025)

Area	Gains	Losses	Retained / Enhanced	Total
Newark Urban Area	9	9	13	21
Service Areas	10	1	7	18
Principal Villages	6	2	3	11
Rural Areas	7	6	11	24
Total	32	18	34	84

The table shows that there has been a total of 32 gains, 18 losses and 34 instances of facilities being retained and enhanced, highlighting that while there is ongoing investment in both new provision and improvements to existing facilities, there remains a notable level of loss across the district. This indicates that community infrastructure is not only evolving but also under pressure, particularly from competing land uses such as residential development.

The distribution of change across the settlement hierarchy provides further insight into how community facilities are functioning. The Newark Urban Area accounts for a significant proportion of both gains and losses, reflecting its role as the primary focus for growth and redevelopment. While this demonstrates that the area can support new and

enhanced provision, the equally high level of losses suggests that existing community assets are vulnerable to change, likely due to higher land values and redevelopment pressure. This highlights the need for stronger mechanisms to safeguard important facilities unless their loss can be clearly justified.

In contrast, service areas show a more positive balance, with a high number of gains and very limited losses. This suggests that these locations are successfully accommodating growth while maintaining their existing community infrastructure, reinforcing their role as key hubs for service provision.

Principal villages and rural areas exhibit lower levels of overall change, but the impacts are more sensitive. In rural areas in particular, the relatively high proportion of retained and enhanced facilities compared to gains highlights a reliance on protecting and improving existing assets rather than delivering significant new provision. At the same time, whilst the number can be considered low, the presence of losses within these areas is significant, as the removal of even a single facility can have a disproportionate impact on local communities, increasing reliance on travel and reducing accessibility to services.

The nature of the losses recorded, including educational buildings, leisure and recreational facilities, places of worship, public houses and local services, indicates a gradual erosion of traditional community infrastructure. This reinforces the importance of ensuring that such facilities are not lost without robust evidence of lack of need or viability, and that opportunities for reuse or adaptation are fully explored before alternative uses are permitted.

The 34 instances of retained and enhanced facilities represent the largest category overall and typically involve the extension, refurbishment or intensification of existing education, healthcare, leisure and other community facilities. This demonstrates that maintaining and improving existing provision is a key part of how community infrastructure is being sustained across the district. However, it also highlights the importance of ensuring that these facilities remain viable and adaptable over time.

Overall, the findings suggest that while there is clear evidence of investment and improvement, a more proactive and balanced approach is needed to manage change across the district. This should focus on protecting existing community facilities, particularly within rural areas and principal villages, where provision is more limited and the impact of loss is greater. There is also a need to better manage the conversion of facilities within higher hierarchy settlements, such as the Newark Urban Area, where development pressures are strongest, ensuring that community uses are not lost without sufficient justification or replacement.

In addition, greater emphasis could be placed on supporting the adaptation and multi-functional use of existing facilities, helping to improve their long-term viability and

responsiveness to changing community needs. New development also presents an opportunity to contribute towards community infrastructure, particularly in areas experiencing growth, while targeting provision in areas where access is currently limited could help to improve accessibility and reduce disparities between settlements.

In conclusion, the data demonstrates that community facilities are being both developed and lost in parallel, and that careful management is required to ensure that existing assets are protected, new provision is appropriately targeted, and communities across the district remain sustainable and well served.

Funding and Delivery of Community Facilities

The Council continues to support the improvement and delivery of community facilities through a range of mechanisms, including the use of planning obligations. These contributions enable new development to help fund and deliver necessary infrastructure, ensuring that community facilities keep pace with population growth and changing needs. Funding secured through Section 106 is often used to support education provision, healthcare facilities, open space, recreational infrastructure and community buildings, either through on-site delivery or financial contributions towards off-site improvements. Alongside this, the Council also works in partnership with local communities, service providers and developers to enhance existing facilities, support multi-functional use and improve long-term viability, helping to ensure that both urban and rural communities continue to benefit from accessible, well-maintained and sustainable community infrastructure.

Rural Areas

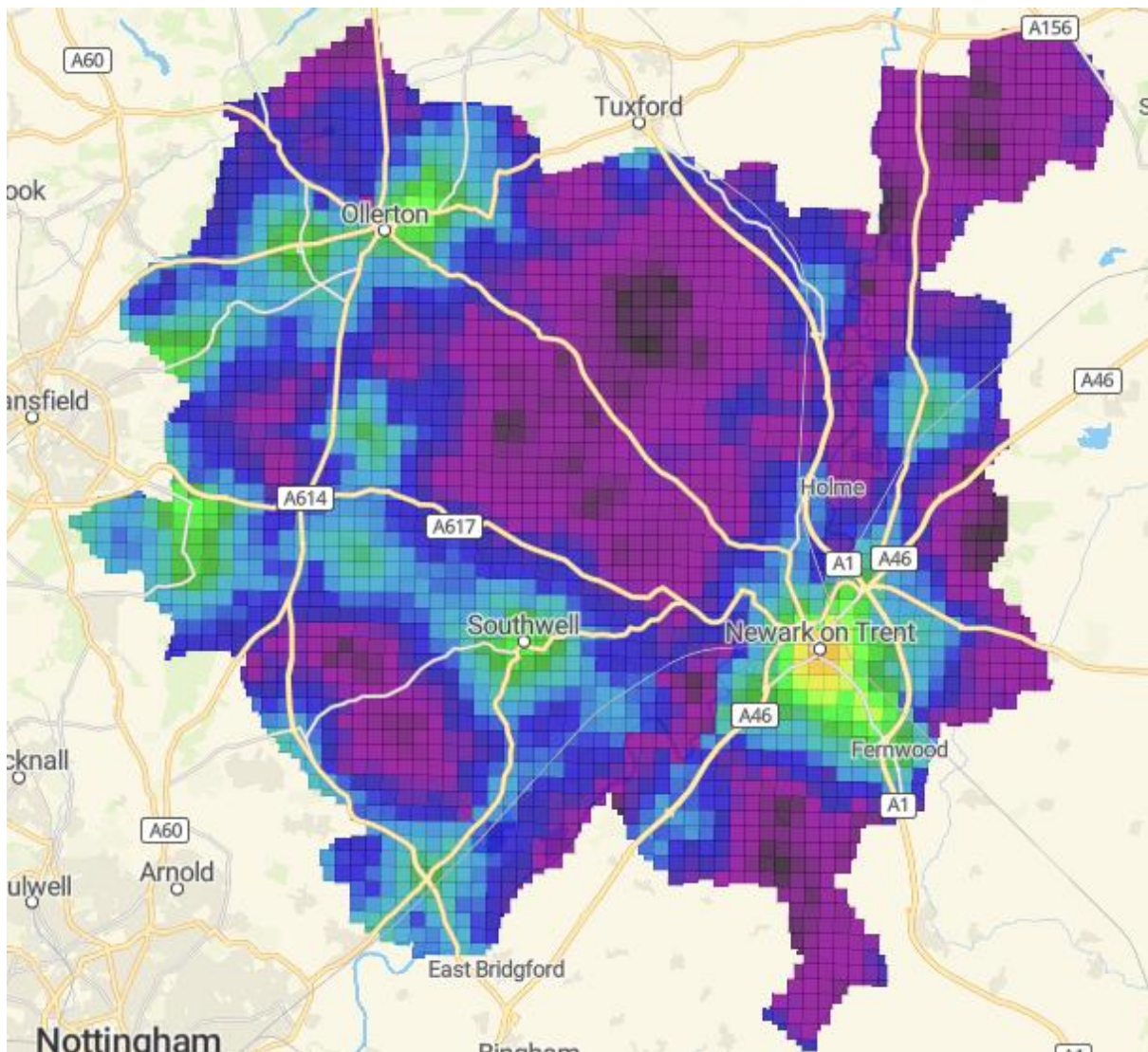
Newark and Sherwood covers a third of Nottinghamshire, its rural heart. Beyond its major towns and large villages are significant rural areas, with specific issues and opportunities. These areas are characterised by limited services, strong environmental constraints such as landscape sensitivity, and an overall distinct rural character.

This scoping work aims to consider the overall rural matters within the district, including the role of rural settlements, the distribution of development, and the key challenges and opportunities facing rural communities.

Rural areas constraints

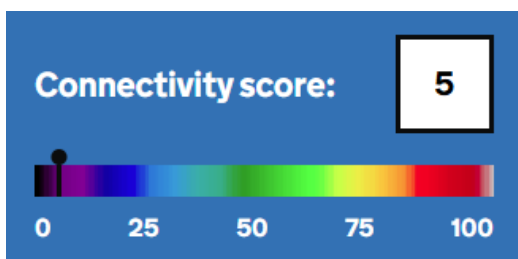
Rural areas within Newark and Sherwood experience several challenges, including reduced and often very limited access to services, facilities, and public transport provision. In some locations, these issues extend to a lack of key infrastructure, such as adequate access to main drainage, gas supply, local shops, and community facilities. As a result, residents and future occupiers are frequently reliant on private vehicles to meet their day-to-day needs. The map below illustrates Newark and Sherwood's connectivity.

District Overall Connectivity (Department for Transport Connectivity Tool)



The Connectivity Score Tool is graded on a scale from 0 to 100, where 0 represents the lowest level of connectivity and 100 the highest. Based on the map above, most rural areas fall within the purple category, which is considered to represent very low connectivity, as can be seen on the connectivity score image below.

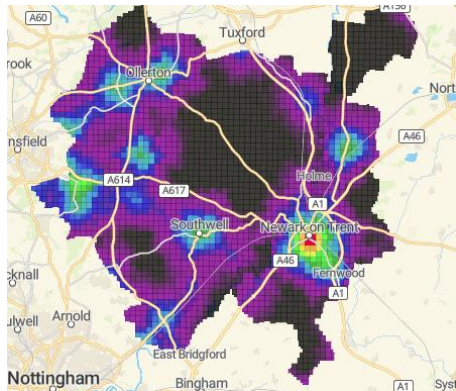
District Overall Connectivity Score (Department for Transport Connectivity Tool)



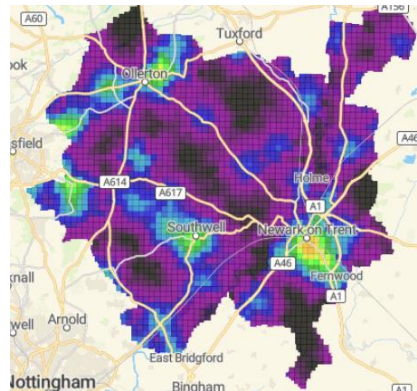
Below is a current breakdown of rural areas' connectivity scores for access to healthcare, education, shopping, leisure, residential, and workplace services and facilities via all transport modes (Excluding driving). The colours shown on the connectivity score tool above indicate the level of connectivity shown on the maps.

Healthcare, Education, Leisure, Shopping, Residential and Workplaces Connectivity (Department for Transport Connectivity Tool)

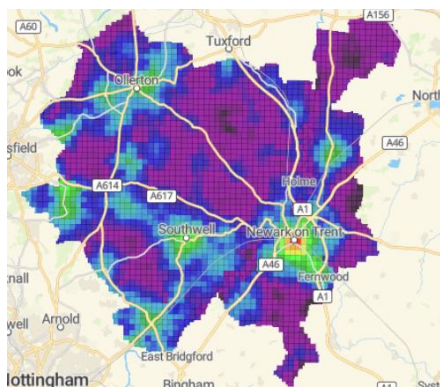
Healthcare:



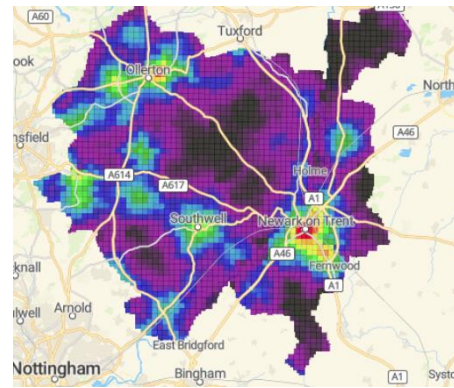
Education:



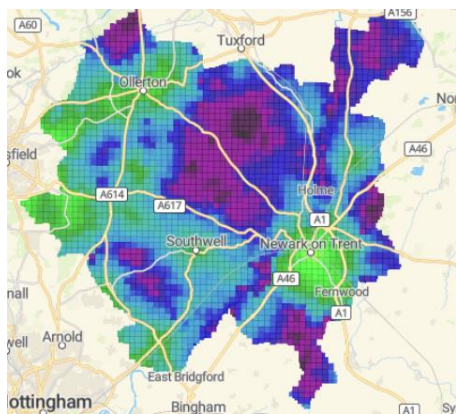
Leisure:



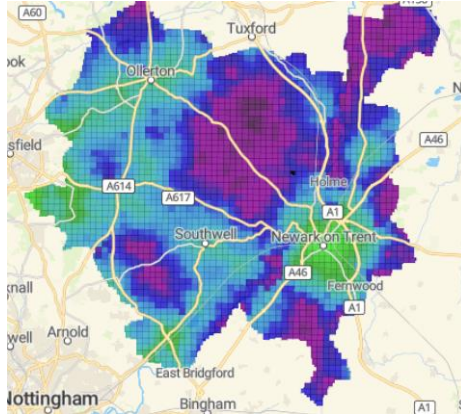
Shopping



Residential



Workplaces



The connectivity mapping highlights notable differences in access to key everyday services across rural areas when travelling by non-car modes. Overall, healthcare emerges as the most significant connectivity challenge, with large parts of the rural area displaying lower accessibility scores. Shopping accessibility also remains comparatively limited, followed by education provision, illustrating the difficulties many rural communities face in meeting day-to-day needs without access to a private vehicle.

However, Leisure destinations appear comparatively more accessible across the District, although connectivity levels are still considered fair overall. This suggests that while some discretionary trips can be made more easily, access to essential services remains considerably more constrained in many rural locations in comparison to the urban centres and principal villages .

Workplace accessibility also presents some challenges and broadly reflects commuting patterns across the rural parts of the District. Areas around the rural centre are more likely to contain residents commuting longer distances for employment, including those working in professional or higher-skilled occupations. This reflects a more mobile working-age population, which helps explain some of the lower connectivity scores for workplace destinations in rural locations.

Physical infrastructure

Physical infrastructure across the rural parts of Newark and Sherwood varies considerably, with some areas experiencing more limited access to essential utility networks and services. The information below highlights some of the key infrastructure constraints affecting rural communities and the potential implications for future growth and sustainability.

Access to main drainage:

Parts of the rural areas within Newark and Sherwood experience limited access to the mains drainage network, with a proportion of properties relying on private drainage systems such as septic tanks or package treatment plants. This is typically more prevailing in the more remote and dispersed rural settlements, where connection to the main sewer network is less viable due to infrastructure constraints and distance from larger urban areas.

This highlights a key rural issue, as reliance on private drainage systems can present maintenance, cost and environmental challenges, particularly where systems are older or not operating efficiently. Therefore, this may have implications for both existing communities and future developments, particularly in ensuring that new housing is supported by appropriate wastewater infrastructure, protects water quality, and avoids placing additional pressure on existing drainage systems.

Access to the gas grid:

The Government’s non gas grid map indicates that parts of the rural area within Newark and Sherwood have a high proportion of properties that are not connected to the mains gas network, with approximately 85–95% of homes off the gas grid in some locations. The data also identifies that these areas are experiencing higher levels of fuel poverty of upto 13%.

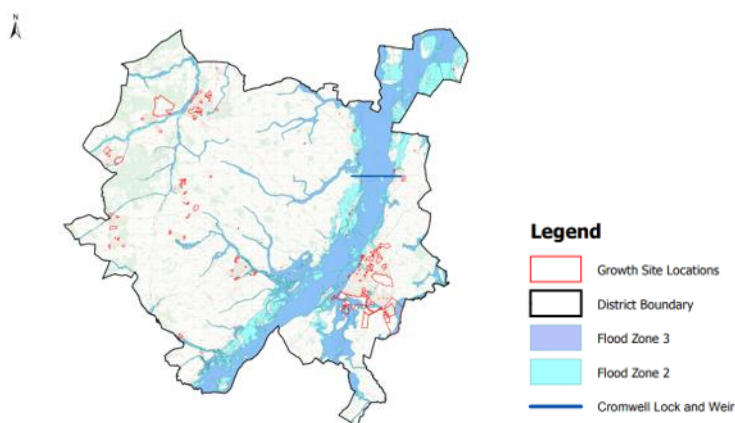
This highlights a key rural issue, as reliance on alternative heating sources can increase costs and reduce energy efficiency. This may have implications for both existing communities and future development, particularly in ensuring that rural housing is resilient, affordable to run, and supported by appropriate energy infrastructure.

Overall, these issues highlight the importance of considering the capacity of settlements to accommodate future growth, including whether existing utilities and drainage infrastructure are capable of supporting additional development or may require upgrades and improvements over time.

Flood Matters

The Strategic Flood Risk Assessment (SFRA) Review (2016), prepared by WYG Engineering Limited on behalf of Newark and Sherwood District Council, identifies flood risk across the district, including along the River Trent and other watercourses. Many of these areas are located within the district’s rural area, where the River Trent corridor and associated watercourses pass through or adjacent to villages, agricultural land and wider countryside areas, resulting in parts of these areas falling within Flood Zone 2 and Flood Zone 3.

Flood Zone 2 and 3 Extents within Newark & Sherwood District (Strategic Flood Risk Assessment Review, 2016)



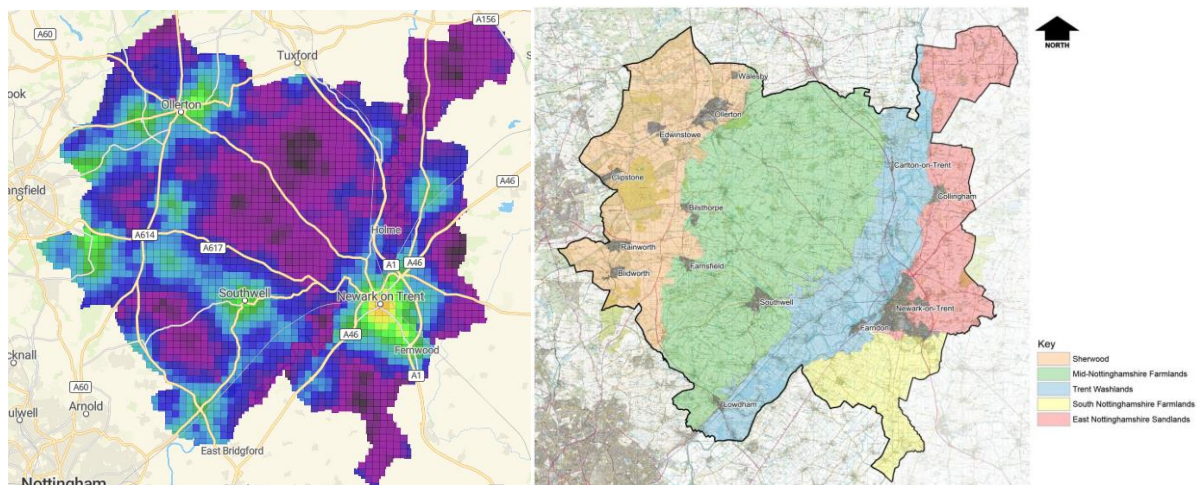
This highlights how flood risk can act as a key constraint in some rural locations, influencing the location, scale and suitability of development due to increased planning and environmental restrictions. This may have implications for both existing rural communities and future development, particularly in ensuring that development

responds appropriately to flood risk, incorporates suitable mitigation and resilience measures, takes account of climate change, and supports the long-term management of flood risk. However, in some areas, the extent of flood risk may also result in limited opportunities for development in rural areas where flood risk cannot be adequately mitigated.

Landscape sensitivity

The Newark and Sherwood Landscape Character Assessment Supplementary Planning Document (2013) identifies the varied landscape character across the district, including extensive rural areas, particularly within smaller parts of Sherwood and the Trent Washlands, and more prominent parts of the Mid-Nottinghamshire Farmlands, South Nottinghamshire Farmlands and East Nottinghamshire Sandlands. These areas are assessed in terms of their landscape condition and sensitivity through defined Landscape Policy Zones. The areas highlighted in purple on the connectivity map below broadly represent where the majority of rural settlements are located. These areas can therefore be compared with the Landscape Character map to better understand their placement and how rural settlements correspond to different landscape character areas within the district.

Comparison between District Overall Connectivity and Landscape Character (Department for Transport Connectivity Tool, Landscape Character Assessment Supplementary Planning Document 2013)



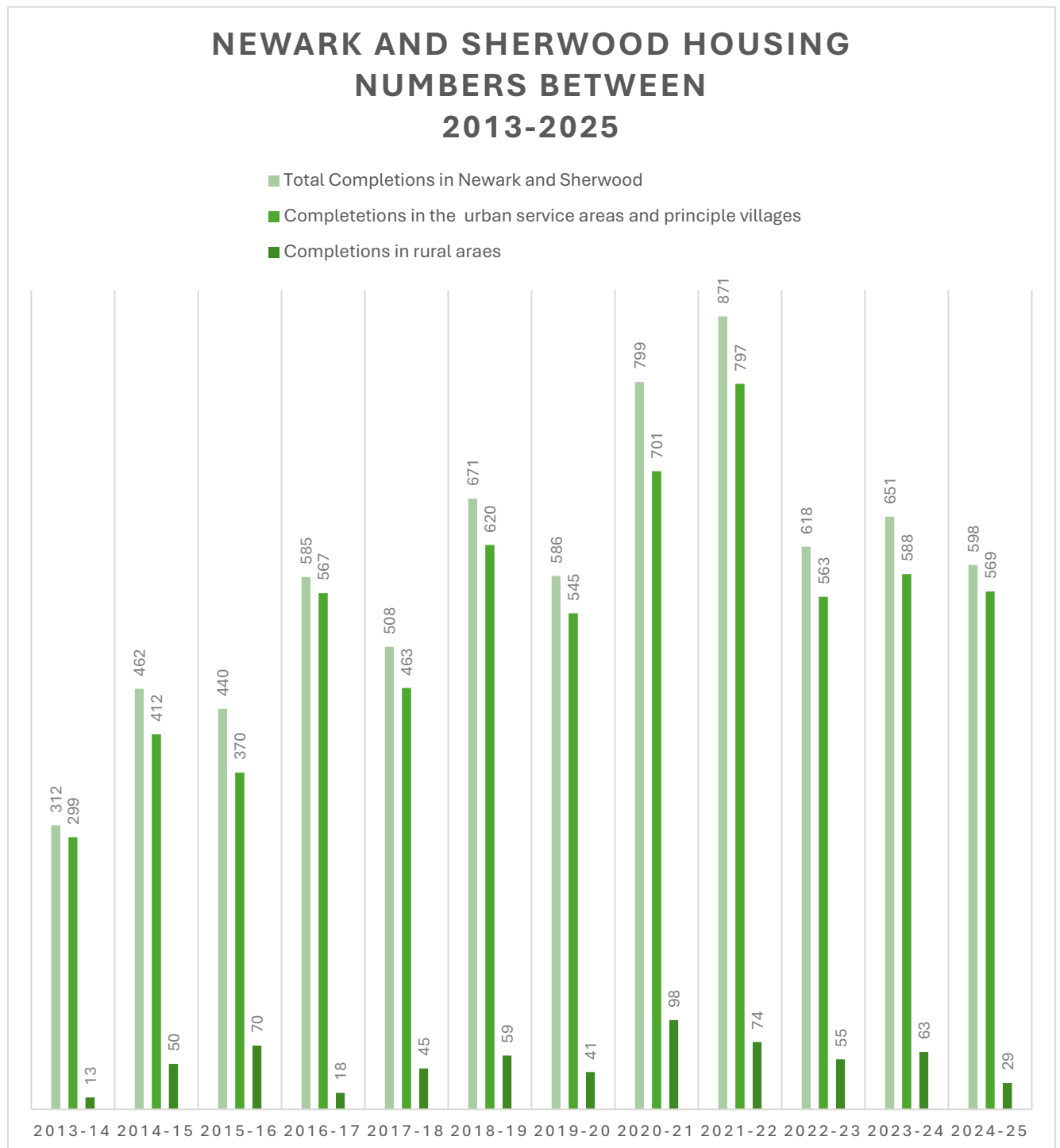
Within the rural area, the assessment highlights that sensitivity to change can vary significantly depending on factors such as landform, land use, historic development, biodiversity and visual openness. Many rural landscapes are identified as having distinctive character and environmental value, which can limit their capacity to accommodate development without harm, while others may have a greater ability to absorb change.

This highlights an important rural consideration, as landscape sensitivity can influence the extent to which development can be accommodated without adversely affecting the character, setting and visual quality of the countryside. This may have implications for both existing rural communities and future development, particularly in ensuring that growth is directed towards areas with greater capacity to accommodate change, and that development proposals are designed to conserve and, where appropriate, enhance the distinctive characteristics of the rural landscape.

Current rural areas experiencing new development

Housing

Housing delivery in the rural areas of Newark and Sherwood is fundamental to supporting the district's population and sustaining its network of villages. As it helps to meet local needs, retain younger residents and families, and support the rural economy by enabling people to remain within their communities through the provision of new dwellings. However, the availability, affordability and distribution of housing differ across the district, with smaller and more remote settlements often facing more limited provision and increased pressures in balancing new development with the protection of their rural character. The table below shows gross housing completions that have taken place in Newark and Sherwood District between 2013-2025. It's not possible to show net completions in this way because losses were not recorded at a Parish level:



Across the monitoring period between 2013 and 2025, a total of 7,101 dwellings were completed in Newark and Sherwood. Of these, 6,494 dwellings were delivered within urban service areas and principal villages, while 615 dwellings were completed in rural areas. This represents approximately 91.5% of housing development occurring in urban and principal village locations, compared to around 8.7% in rural areas, resulting in a substantial difference of approximately 82.8%. Whilst it is recognised that there may have been some loss in delivery, the overall median level of rural housing delivery remains

approximately 53 dwellings per year, highlighting the relatively small but consistent scale of development within rural areas. Overall, this clearly demonstrates that the majority of housing growth has been concentrated in the district's most sustainable and accessible settlements, with rural areas making a much smaller and more limited contribution to overall housing delivery.

However, these constraints can be linked to our policy which was designed to restrict development in rural areas. Core Policy 2 (Rural Affordable Housing) of the Amended Core Strategy states "that the District Council will proactively seek to secure the provision of affordable housing within defined rural parts of the district on Rural Exception Sites (RES). Such sites should be located within or adjacent to the main built-up area of villages and must meet the requirements set out in Spatial Policy 3: Rural Areas, including considerations relating to scale, need, impact and character of development. Within Green Belt settlements, development must also accord with Spatial Policy 4: Green Belt. The need for affordable housing must be demonstrated through an appropriately constituted Housing Needs Survey".

This indicates that rural housing development is intentionally limited and controlled, with a clear emphasis on delivering development only where a proven local need exists. It reflects a restrictive but targeted approach, ensuring that housing growth in rural areas is not speculative but is instead evidence-based and aligned with community needs.

Rural Exception Sites (RES) and Section 106 Quota Sites (S.106) are two ways that affordable housing can be built in rural areas. Building affordable housing in rural areas is important because it allows local people to continue living in the villages where they have connections that support them and their community. It also helps to maintain the vitality and sustainability of rural communities, supporting local services such as schools, shops and community facilities, while ensuring that villages do not become unaffordable or inaccessible to those with local connections or lower incomes.

This approach has a direct impact on the pattern of development in rural areas, as it prioritises smaller-scale, affordable-led schemes rather than large volumes of open market housing. As a result, rural housing delivery remains lower overall but is more closely aligned with maintaining community balance and supporting local services. To enable expansion beyond this current approach, there would need to be a clear policy shift supported by robust evidence of wider housing need, alongside investment in infrastructure, services and accessibility to ensure that additional growth can be accommodated sustainably without placing undue pressure on rural settlements.

This demonstrates that there is scope for housing development in rural areas, particularly where schemes are appropriately located and supported by suitable infrastructure and services, without compromising the character of the rural area.

Community:

Community facilities within the rural areas of Newark and Sherwood play an important role in supporting day-to-day life and maintaining the sustainability of rural communities. These facilities can include village halls, community centres, local shops, schools, places of worship, healthcare facilities, recreation spaces and leisure facilities. However, the availability of these services varies considerably across the district's rural settlements, with smaller and more dispersed villages often having access to fewer facilities locally.

As a result, many rural communities rely on higher-order settlements, including Newark and other larger service centres within and outside of the district, to access services and facilities that are not available within their local area. This highlights the importance of connectivity between rural settlements and surrounding centres, particularly in enabling access to healthcare, shopping, leisure and wider community services.

The connectivity mapping supports this pattern, showing that access to leisure and community-related facilities is generally stronger than access to other essential services such as education and healthcare facilities. However, connectivity levels across rural areas remain comparatively low when measured against service centres and principal villages overall. This indicates that rural communities with lower connectivity scores are likely to experience greater difficulty accessing facilities that are not available locally, particularly for residents who are more reliant on public transport, walking or cycling.

This highlights the importance of retaining and supporting the development of community facilities within rural settlements wherever possible. Where this is not feasible, it is important to ensure that rural communities are well connected to larger centres where a broader range of services and facilities can be accessed.

Rural connectivity and development opportunities

1. Opportunities within Newark and Sherwood (internal connections)

The connectivity maps indicate that, while many rural areas in Newark and Sherwood achieve relatively low connectivity scores, there are notable exceptions where settlements benefit from stronger relationships with nearby urban centres and principal villages within the district. While settlements such as Kelham, Thurgarton and Winthorpe demonstrate higher connectivity than many smaller rural villages, most of which fall well below a score of 25, this improved performance is primarily a result of their proximity to higher tier settlements rather than extensive standalone services within the villages themselves.

In particular, several rural settlements are located in close proximity to Newark and Sherwood's higher tier settlements and demonstrate comparatively stronger connectivity as a result. Winthorpe, for example, has a connectivity score of approximately 39, reflecting its close functional relationship with the Newark Urban Area,

which has a significantly higher score of around 75. Similarly, Kelham, with a connectivity score of approximately 28, benefits from its immediate proximity to Newark and access to its employment base, retail provision and strategic transport infrastructure, including the A1 and A46. Both settlements are also served by regular bus services, supporting day to day connectivity and enabling them to function effectively as extensions of Newark.

Thurgarton has a connectivity score of approximately 35, which reflects its strong links to nearby higher tier settlements, including the principal village of Lowdham at approximately 48 and Southwell at approximately 58. Its position on the Nottingham to Newark rail line, combined with bus accessibility, provides sustainable connections to a wider range of services, facilities and employment opportunities.

These examples demonstrate how proximity to higher scoring urban centres and principal villages can positively influence the relative accessibility of rural settlements within the district. These types of locations have the potential to make efficient use of existing infrastructure, reduce reliance on private car travel, and reinforce the role of nearby urban centres and principal villages, supporting complementary and well integrated patterns of growth rather than isolated or unsustainable forms of development.

2. Consideration of cross-boundary relationships and development

The connectivity maps also show that some rural areas may achieve slightly higher connectivity scores, although the majority remain below a score of 25. This reflects the broader infrastructure and accessibility challenges typically experienced within rural locations, where residents often have more limited access to services, employment opportunities and public transport networks compared to more urbanised areas.

While connectivity scores within Newark and Sherwood are generally lower across rural settlements, it is important to recognise that some communities may still benefit from their relative proximity to larger settlements and service centres, including those located beyond the district boundary. In practice, residents may travel to nearby centres outside the district to access a wider range of services, facilities and employment opportunities than are available locally. cross-boundary relationships and the role of nearby settlements should be recognised.

However, despite these relationships, many rural areas continue to experience relatively poor public transport accessibility and lower levels of sustainable connectivity overall. In many cases, journeys between rural settlements and larger centres are more realistically undertaken by private vehicle, with opportunities for walking, cycling and public transport often constrained by distance, limited service provision and rural infrastructure. This can present particular challenges for residents who are more dependent on sustainable or public transport modes.

3. Managing growth and infrastructure considerations

At the same time, it is important to carefully manage development to ensure that rural settlements do not exceed their capacity, particularly in relation to infrastructure, services and environmental constraints. This is especially relevant when considering the delivery of affordable housing, where there is often a recognised local need within rural communities.

Where development is proposed, developer contributions secured through planning obligations may be required to support infrastructure such as schools, transport improvements and community facilities. Such measures can help address existing constraints and ensure that growth is supported by appropriate infrastructure provision.

A balanced approach is therefore required to ensure that rural areas can accommodate an appropriate level of growth to meet local housing needs and support wider services, without undermining their character or placing undue pressure on existing infrastructure.

Environment

Climate Change

The climate change scoping work provides an overview of climate change, its causes, and the significant impacts it poses, and considers how the Newark and Sherwood district contributes to climate change through an assessment of the district-wide carbon footprint and analysis of trends over time.

Climate change refers to long-term shifts in temperatures and weather patterns. While these changes can occur naturally, human activity has been the primary driver since the 1800s. The main cause is the burning of fossil fuels such as coal, oil, and gas. This process releases greenhouse gases, which trap heat in the atmosphere, leading to rising global temperatures, sea level rise, and an increase in the frequency and severity of extreme weather events.

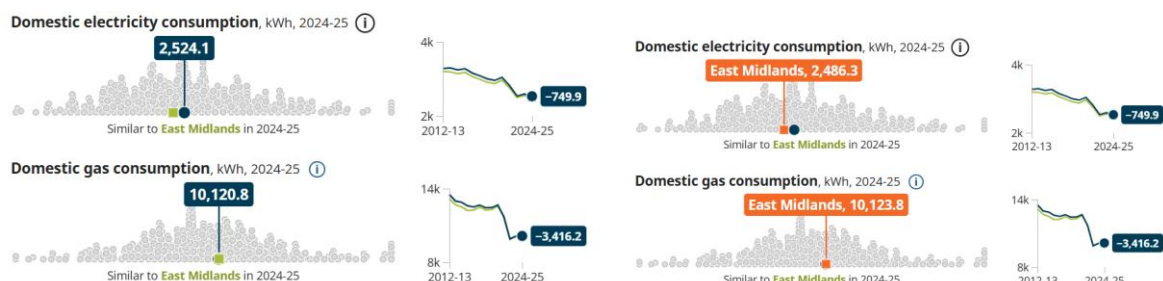
These concerns have been raised by the United Nations Intergovernmental Panel on Climate Change (IPCC) for over a decade. In 2018, at global talks in Poland, the UK, along with over 200 countries, agreed that local and regional areas have a significant role to play in supporting national carbon reduction ambitions. In 2019, the UK Government set a legally binding target of achieving net zero greenhouse gas emissions by 2050.

In response to these national and global commitments, Newark and Sherwood District Council declared a climate emergency at Full Council in July 2019, recognising the need to support action across the district.

Newark and Sherwood District Domestic Energy Consumption Trends 2024- 2025

This review outlines patterns in domestic energy use across Newark and Sherwood, focusing on changes in electricity and gas use over time.

Newark & Sherwood Domestic Electricity and Gas Consumption (Office for National Statistics)



- Newark and Sherwood
- East Midlands

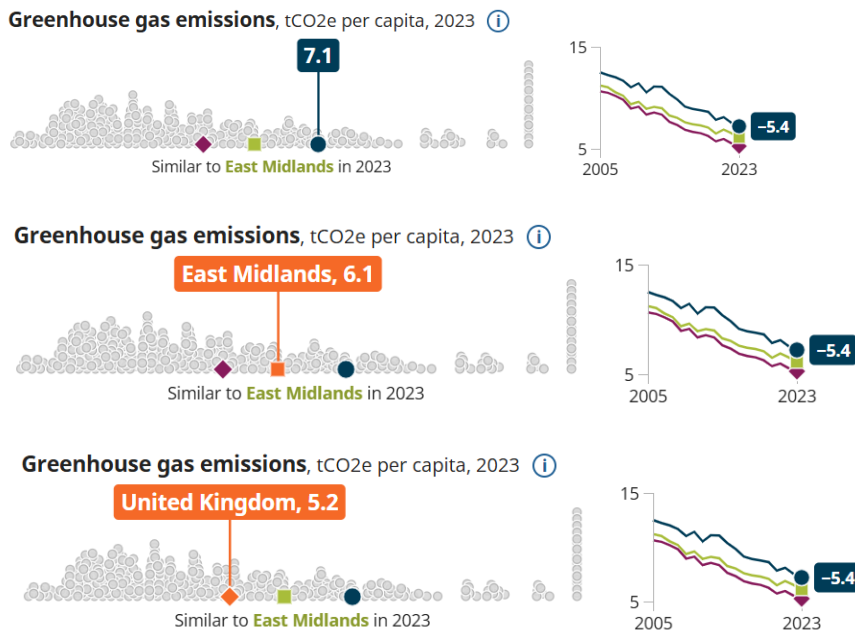
As the data presented in the tables indicates that domestic energy consumption in Newark and Sherwood is broadly in line with the East Midlands average, with electricity consumption at 2,524.1 kWh compared to the regional average of 2,486.3 kWh, and gas consumption at 10,120.8 kWh compared to 10,123.8 kWh. This suggests that the district's overall household energy use is typical for the region.

As shown in the tables, both electricity and gas consumption have followed a clear downward trend since 2012–13. Electricity usage has declined steadily, with a total reduction of approximately 749.9 kWh, while gas consumption has decreased more significantly by around 3,416.2 kWh. The sharper decline in gas consumption, particularly in recent years, may reflect improvements in energy efficiency, changes in heating systems, or behavioural responses to rising energy costs. Overall, the table data highlights a consistent reduction in domestic energy use across the district, broadly reflecting regional trends.

Greenhouse Gas Emissions per Capita in Newark and Sherwood

This analysis considers per capita greenhouse gas emissions in Newark and Sherwood, highlighting how the district compares with regional and national benchmarks and how emissions have evolved over time.

Newark & Sherwood Greenhouse Gas Emissions (Office for National Statistics)



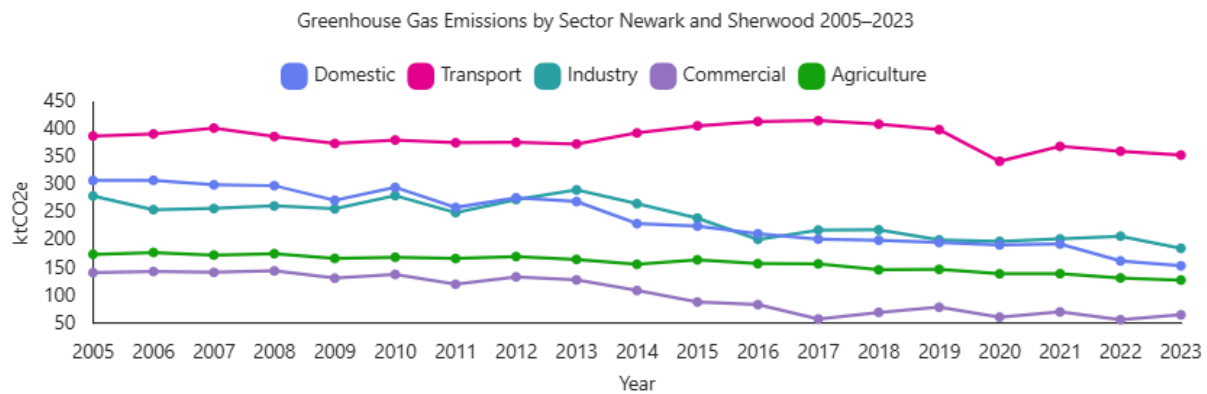
The data presented in the tables shows that greenhouse gas emissions in Newark and Sherwood were 7.1 tCO₂e per capita in 2023, which is higher than both the East Midlands average of 6.1 tCO₂e and the UK average of 5.2 tCO₂e. This indicates that per capita emissions in the district remain above regional and national levels.

As illustrated in the tables, emissions have followed a consistent downward trend since 2005. Overall, emissions have reduced by approximately 5.4 tCO₂e per capita over this period, reflecting significant long-term progress. This decline is consistent across the district, the East Midlands, and the UK, suggesting that wider structural changes such as decarbonisation of energy supply, improvements in efficiency, and shifts in industry and transport have contributed to reductions. Despite this positive trend, the data shows that emissions within Newark and Sherwood remain comparatively higher, highlighting the need for continued reductions to align more closely with regional and national averages.

Sector Breakdown of Greenhouse Gas Emissions in Newark and Sherwood

This analysis examines greenhouse gas emissions across Newark and Sherwood, highlighting how emissions from different sectors have changed over time and how they contribute to overall district-wide emissions.

Newark & Sherwood Greenhouse Gas Emissions (2005-2023)



The chart above shows that total greenhouse gas emissions in Newark and Sherwood have declined from 1,380.8 ktCO₂e in 2005 to 901.3 ktCO₂e in 2023, representing a reduction of approximately 35%. However, this reduction has been driven unevenly across sectors. The domestic sector demonstrates the most significant decrease, falling from 308.6 ktCO₂e in 2005 to 154.1 ktCO₂e in 2023, a reduction of around 50%, indicating major improvements in household energy use. Industrial emissions also declined from 280.6 ktCO₂e to 185.8 ktCO₂e over the same period, while commercial emissions fell from 141.7 ktCO₂e to 65.3 ktCO₂e, both showing long-term reductions despite some fluctuations. In contrast, transport emissions, which were the largest contributor at 389.2 ktCO₂e in 2005, have only reduced to 354.7 ktCO₂e in 2023, representing a comparatively small decrease of around 9%, and remaining the dominant source of emissions throughout. Agriculture emissions have decreased, falling from 175.0 ktCO₂e to 128.3 ktCO₂e, a reduction of approximately 27%, and remain relatively stable compared to other sectors. Overall, the data indicates that while significant reductions in total emissions have been achieved, this has largely been driven by declines in the domestic, industrial and commercial sectors, whereas transport emissions have not reduced at the same rate and continue to be the primary contributor within the district.

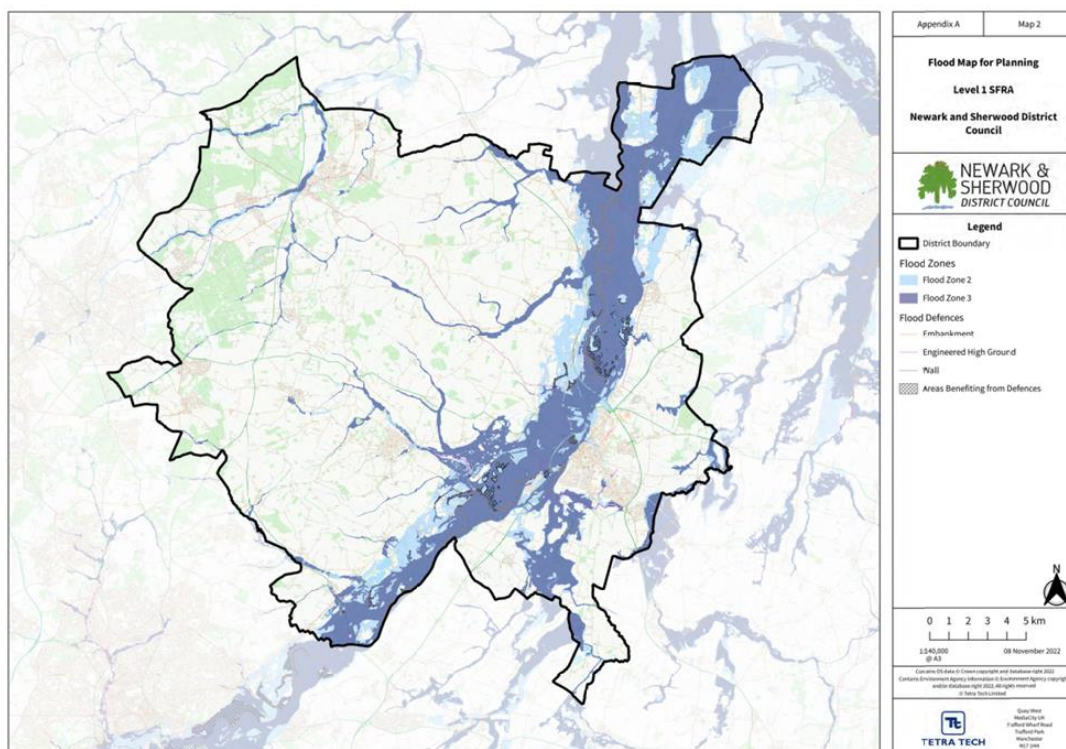
Overall, the evidence presented demonstrates that Newark & Sherwood has seen significant progress in reducing greenhouse gas emissions over time, with clear downward trends in both total emissions and per capita figures. These reductions have largely been driven by improvements in domestic energy efficiency and declines in industrial and commercial emissions. However, the analysis also highlights that emissions in the district remain above regional and national averages on a per capita basis, and that progress has been uneven across sectors. In particular, transport and agriculture continue to represent substantial and more persistent sources of emissions, reflecting the structural and behavioural challenges associated with these sectors. This indicates that while historic reductions are encouraging, achieving further progress toward net zero will require targeted action in the sectors where emissions have proven more difficult to reduce.

Flooding

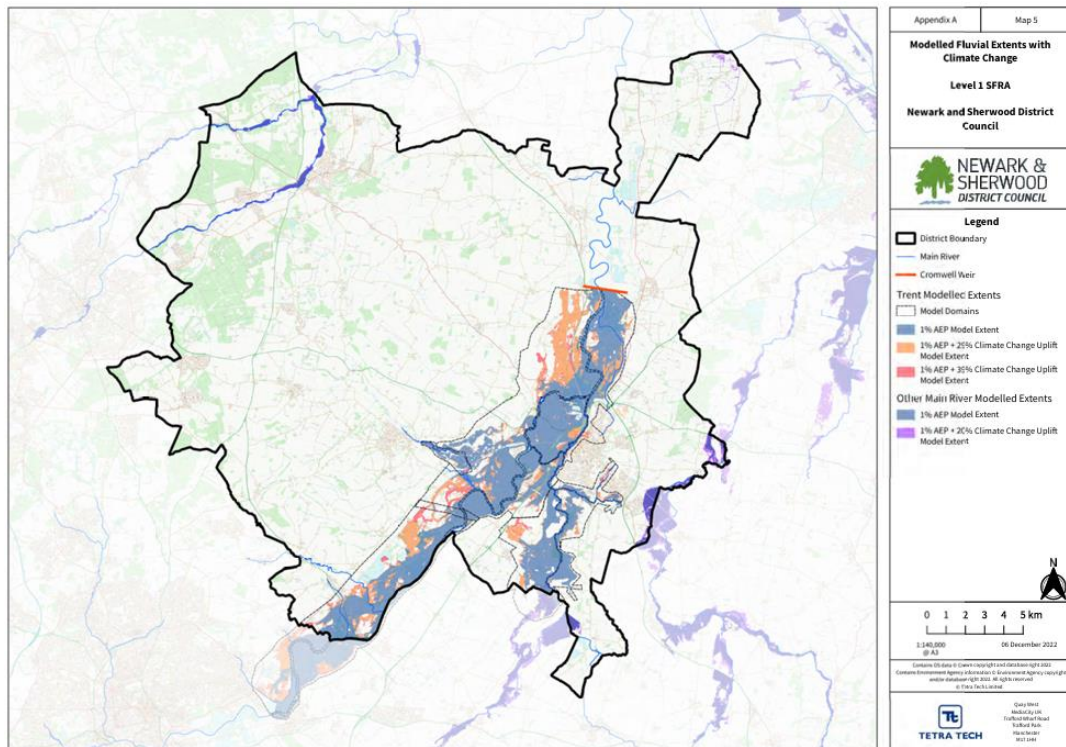
Flood events happen in the district on a regular basis, and have a significant impact on communities. There are 10 designated 'main rivers' within Newark & Sherwood District (River Trent (Fluvial and Tidal), River Maun, River Meden, The Fleet, Grassthorne Beck, River Devon, River Smite, River Witham and Shire Dyke). Most of these affect only localised areas within the District and/or run along its boundary. There are also several minor ordinary watercourses, the majority of which are located through the centre of the District. It is however the River Trent, Maun and Meden which have the largest, and so these Main Rivers and their associated flood extents will have the greatest effect on shaping the development of a future spatial strategy.

The main flood risk in the District come from the River Trent and is fluvial and tidal in nature. Flood Zone 3 takes most of the area around the River Trent and into sub-catchments of the River Greet, The Beck, Grassthorne Beck and the River Devon. This affects large areas to the north, west and south of the Newark Urban Area. To the north of the district, the River Maun and Meden are a mix of Flood Zone 2 and 3, with Flood Zone 3 found mainly in the town of Ollerton. Given the high topography of the district, away from rivers the majority of the land falls within Flood Zone 1. The effect of Climate Change on those extents shows an increase to the flood risk footprint. The extent of these flood zones will be a key factor in developing a spatial strategy which follows a sequential approach to the location of future development and flood risk (prioritising areas at lower risk of flooding where possible).

Flood Zone 2 and 3 Extents (Strategic Flood Risk Assessment Level 1 Refresh 2023)



Fluvial Flood Risk Extents with Climate Change (Strategic Flood Risk Assessment Level 1 Refresh 2023)



Areas of surface water flood risk are also present within the District but are largely localised in nature and may affect the suitability of specific parcels of land for development rather than shaping the spatial strategy itself.

There have been instances of historic flooding most significantly at Lowdham and Southwell where flood risk interventions have been identified and delivered. In terms of Newark there have been flood events that have had localised impacts on parts of the Town. This has most obviously been the case to the north, and with residential occupation of Traveller sites in the Tolney Lane area being most frequently affected. Given the flood risk vulnerability of this use and the level of risk to the area then the Tolney Lane Flood Alleviation Scheme is considered a key future local flood risk intervention.

The existing spatial strategy has focussed housing development in and around the Newark Urban Area, but flood risk constraints to the north, west and south of the area may limit the availability of additional suitable land to allow this approach to continue. Delivery of the Tolney Lane Flood Alleviation Scheme is central to the existing strategy towards Gypsy and Traveller provision, and this position is not anticipated to change.

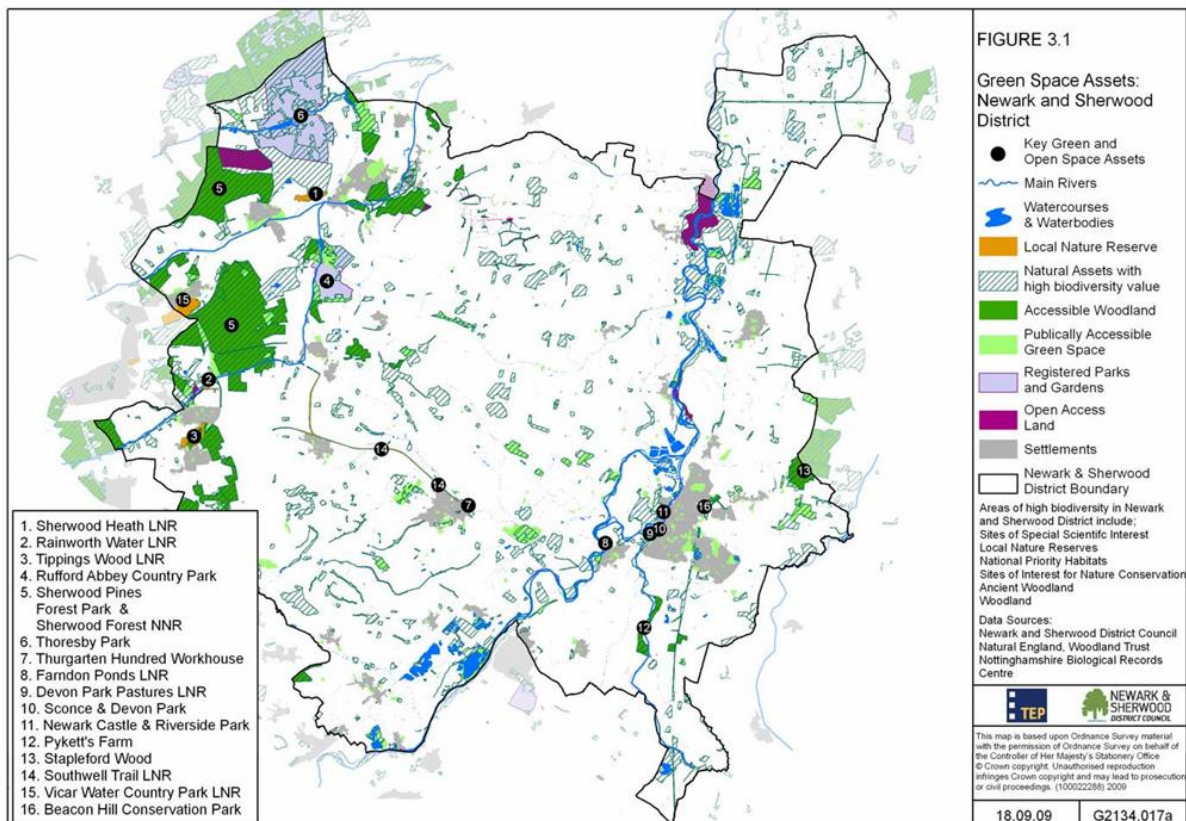
Development of a new spatial strategy will need to appropriately take account of flood risk constraints and follow a sequential approach towards the location of future development. This will need to be supported by a new Strategic Flood Risk Assessment. The existing Water Cycle Study will also require updating to ensure that water supply, wastewater capacity and water quality considerations are taken account of. In this

respect there will be overlap with the infrastructure evidence base needed to support development of the new Local Plan. The Tolney Lane Flood Alleviation Scheme will need to be advanced to a more detailed stage of design and taken through to approval and implementation.

Green & Blue Infrastructure

Green and blue infrastructure is the network of green spaces, water environments and natural features that support biodiversity, recreation, landscape character, climate resilience and quality of life. In Newark and Sherwood, this network is varied and distinctive. The north-west contains the strongest concentration of accessible green infrastructure, with extensive woodland, heathland and major assets such as Sherwood Forest, Sherwood Pines, Rufford and Thoresby, while the River Trent and its associated watercourses, wetlands and other water bodies form the principal blue infrastructure corridor through the east. The central District is more agricultural, with smaller and often isolated woodland blocks, many of them semi-natural ancient woodland, and more limited public access. Around Newark and Southwell, provision is shaped more by urban green spaces, parks, allotments, trails and access routes, with the Southwell Trail and Trent corridor providing important links between settlements, recreation and nature conservation. The diagram below shows the extent of green and blue infrastructure across the District.

Map of Green & Blue Infrastructure Assets in Newark & Sherwood District (Green Infrastructure Strategy 2010)



The District contains 476 open space sites covering 3,638 hectares, including a small number of very large natural and semi-natural sites. This typology alone accounts for 3,327 hectares, with assets such as Sherwood Pines, Sherwood Forest National Nature Reserve and Clipstone Forest giving the west particularly strong strategic provision. By contrast, district-wide provision of more local open space is more limited, at 0.71 hectares per 1,000 population for parks and gardens, 1.08 for amenity greenspace, 0.30 for allotments and 0.07 for designated children's play space. Provision is also uneven across settlements: Ollerton and Boughton, Edwinstowe, Clipstone and Blidworth benefit from substantial natural greenspace, while Collingham, Sutton on Trent, Coddington and parts of the Newark Urban Area have more limited provision in key typologies, especially parks, natural greenspace, allotments and play space.

The main challenges for a new Local Plan are therefore not only the quantity of provision, but also its distribution, accessibility and resilience. This includes responding to Biodiversity Net Gain and the Local Nature Recovery Strategy, nature designations within and beyond the District, and the additional recreational pressure generated by growth. Public access is uneven, particularly along parts of the River Trent and in some rural areas, while habitat fragmentation remains a concern in the central District where woodland blocks and other ecological assets are poorly connected. Climate change will add further pressure through flood risk, surface water run-off, drought, heat island effects and impacts on water quality. Planned growth under the current Development Plan is expected to increase overall provision, particularly through amenity and natural greenspace, but shortfalls in parks, play space, natural greenspace and allotments are likely to remain. Standards for future provision are set out in the Developer Contributions and Planning Obligations Supplementary Planning Document (2026), supported by the Open Space Assessment and Strategy (2022), which draws on benchmarks from Fields in Trust, Natural England's Accessible Natural Greenspace Standard and the National Society of Allotment and Leisure Gardeners.

Biodiversity

Newark and Sherwood contains a number of sites which receive specific protection because of their international, national or regional importance for nature conservation including:

[Birklands and Bilhaugh special area of conservation \(SAC\)](#), shown on the Defra website;

[Sites of Special Scientific Interest \(SSSIs\)](#), shown on the Natural England website;

[Sherwood Forest national nature reserve](#), shown on the national government website;

[Local nature reserves](#), shown on the Natural England website; and

[Local Wildlife Sites](#), shown on the Nottingham City Council website.

Mapping of Biodiversity sites is available to view through [Natural England's Magic Map](#)

Birklands and Bilhaugh Special Area of Conservation

One of the key environmental assets in Newark & Sherwood District is Birklands and Bilhaugh Special Area of Conservation (SAC). SACs are protected areas designated under the Conservation of Habitats and Species Regulations 2017 (as amended) and under the EU Habitats Directive (92/43/EEC).

The SAC consists of two discrete parcels, with one in the southern part of Sherwood Forest National Nature Reserve (NNR) and the other, smaller, component located within the privately owned and administered Thoresby Estate, to the north-east. The SAC supports extensive areas of old acidophilous oak woodland which was managed for hundreds of years as an extensively grazed wood pasture. This habitat is slowly reverting to high forest woodland and heath following the cessation of traditional livestock grazing.

The SAC is particularly notable for its remnant ancient and decaying oak trees which support a wide variety of invertebrates and fungi, some of which are rare. Of particular importance are its spiders, and fungi including, including *Grifoa sulphurea* and *Fistulina hepatica*. Both native oak species, *Quercus petraea* and *Quercus robur*, are present, with a mixture of age-classes, so there is good potential for maintaining the structure and function of the woodland system and a continuity of dead-wood habitats.

Air pollution is a problem for the SAC and has already caused a decrease in lichen diversity. Due to its location, the SAC is subject to recreational pressure, which can damage its fragile habitat.

Sites of Special Scientific Interest (SSSIs)

SSSIs are the UK's very best wildlife and geological sites. They cover a range of important wildlife habitats and species from wetlands and rivers to remote Moorland and peat bogs, to flower-rich meadows, to exposed cliffs and shingle beaches. They are notified and protected under the Wildlife and Countryside Act 1981 in England and Wales. Many of these sites are also designated as National Nature reserves, Special Areas of Conservation or Special Protection Areas under other pieces of legislation and so may have multiple layers of protection for the conservation interest.

Sherwood Forest national nature reserve

Once part of the 10,000-acre Royal Forest of Sherwood, the woodland is dominated by native oaks and other native trees such as silver birch, rowan, holly and hawthorn. The reserve contains more than a thousand ancient oaks most of which are known to be more than 500 years old. The most famous of these, the Major Oak, may be nearly twice that age.

The reserve comprises the ancient forests of Birklands and Budby South. The name Birklands comes from the Viking phrase 'birch land' and the forest is thought to be over 1000 years old. Budby South Forest is an open uncultivated heathland reminiscent of the landscapes which were formerly much more extensive across Sherwood.

The reserve has the highest concentration of ancient trees in Europe and provides habitat for very rare invertebrates, particularly beetles, flies and spiders, many of which rely on the decaying and ageing timber of the veteran trees. Budby South Forest, in the northern half of the site, is dominated by ling heather and supports a diverse range of insects and ground nesting birds such as woodlark, nightjar and tree pipit.

ShAP 1 of the Amended Core Strategy (ACS) commits the District Council to maintaining and enhancing the ecological, heritage and landscape value of the Sherwood Area. This includes ensuring that development does not have a detrimental impact on national, regional, county and locally designated sites.

Local nature reserves

Local Nature Reserves (LNRs) are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949. They are places with wildlife or geological features that are of special interest locally and are intended to be beneficial for both people and wildlife. LNRs are diverse, ranging from ancient woodlands and flower-rich meadows to former inner city railways, long abandoned landfill sites and industrial areas now re-colonised by wildlife. Together, they are an valuable natural resource which makes an important contribution to England's biodiversity.

Local Wildlife Sites

Local Wildlife Sites (LWS), previously referred to as Sites of interest for nature conservation (SINCs) are sites of substantive local nature conservation value. These sites collectively form a network of habitats that support threatened species, maintain local natural character, and contribute to national biodiversity objectives. They act as stepping stones, corridors, and buffer zones, linking larger protected areas and enhancing ecological resilience.

Local Nature Recovery Strategy

Newark and Sherwood District Council is working with Nottinghamshire County Council and other partners on the development of Nottinghamshire's Local Nature Recovery Strategy (LNRS).

All the types of sites listed above contribute to the LNRS.

Local Nature Recovery Strategy are an England-wide system of spatial strategies established by the Environment Act 2021. The main purpose of these strategies is to help reverse the ongoing decline of nature in England by establishing priorities for nature recovery and identify locations to create or improve habitat most likely to provide the greatest benefit for nature and the wider environment, and in doing so contribute to the national Nature Recovery Network. The LNRS will also inform the delivery of mandatory BNG and help to guide local planning policy for nature recovery.

Across England there are to be 48 LNRSs, and Nottinghamshire County Council has been appointed by DEFRA (Department of Environment, Food and Rural Affairs) to be the Responsible Authority to lead on the development of the [LNRS for Nottinghamshire and the City of Nottingham](#).

The LNRS consists of two main elements:

- **Statement of Biodiversity Priorities:** Identifies priorities for nature recovery, including key species and habitats, and outlines proposed actions to enhance biodiversity; and
- **Local Habitat Map:** An interactive map highlighting existing valuable habitats and areas suitable for habitat creation, restoration, or enhancement. It follows the Lawton Principles of making habitats bigger, better, more, and joined-up.

The LNRS will inform the development of the new Local Plan by identifying where nature recovery efforts should be prioritised and by showing how policies can support local biodiversity goals and contribute to the broader Nature Recovery Network. The LNRS will also guide developers when choosing the location of off-site Biodiversity Net Gain (BNG) units.

Sherwood Forest Possible Potential Special Protection Area

Special Protection Areas (SPAs) are protected areas for birds in the England and Wales also classified under the Conservation of Habitats and Species Regulations 2017 (as amended). The Joint Nature Conservation Committee (JNCC) and Natural England (NE) recommend to the Government areas to be classified as SPAs. While Government considers this step, the area is called a potential or proposed SPA (pSPA) and the site is provisionally afforded protection until a final decision is made. If the Government decides to follow the recommendation and to classify the area, it will become an 'SPA' and protection will continue to be in place.

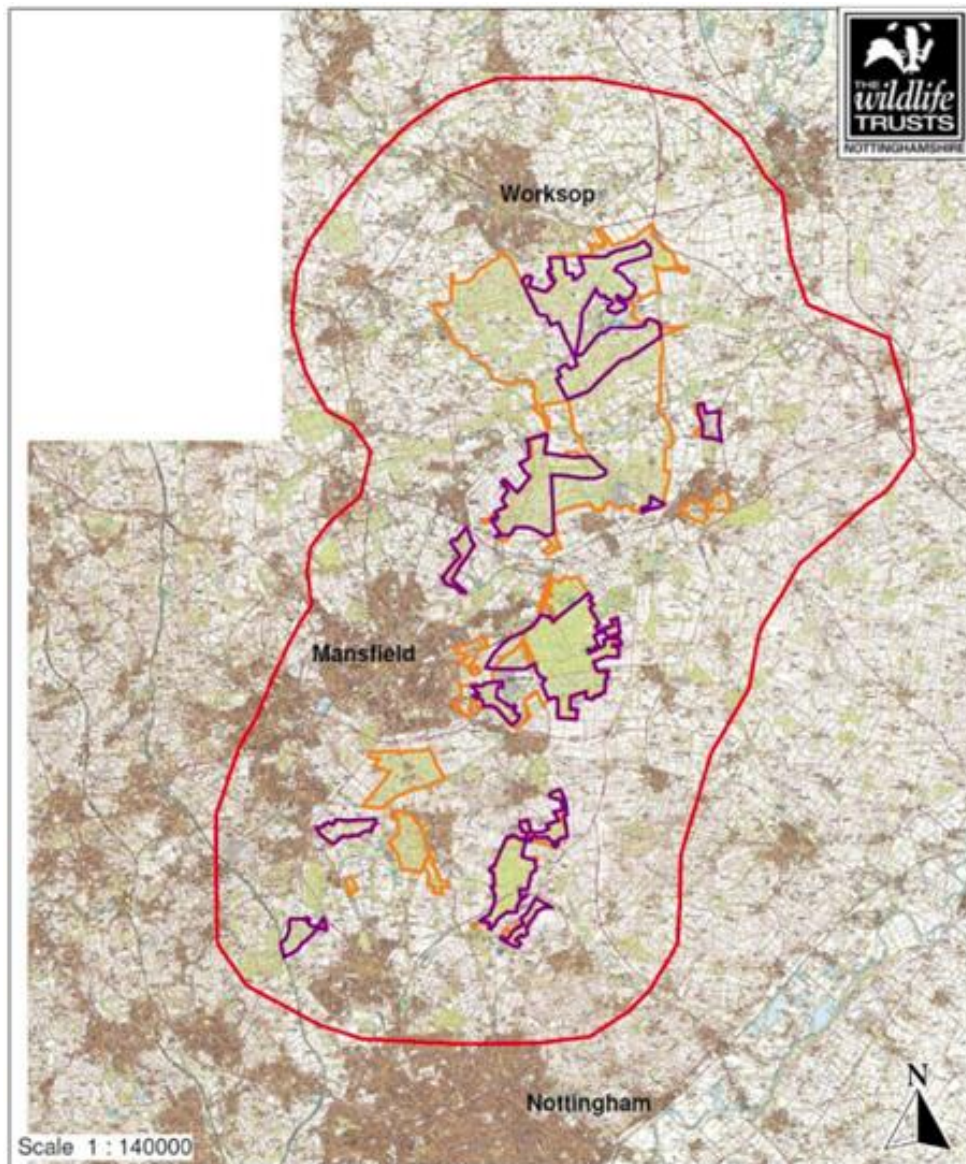
Parts of Sherwood Forest are important habitats for nightjars and woodlarks, and the significance of this should not be underestimated. No conclusion has yet been reached about the possible future classification of parts of Sherwood Forest as a SPA for its breeding nightjar and woodlark populations, but Natural England advise that these should be regarded as a possible potential Special Protection Area (ppSPA).

This recommendation follows a decision in 2011 to refuse to grant planning permission for an Energy Recovery Facility at Rainworth where the potential impacts on nightjars and woodlarks and their habitats was given significant weight. In light of this decision, Natural England recommend that a precautionary approach should be adopted which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. This means that, in effect, Natural England expect to see the same approach to development potentially affecting the ppSPA as would be taken with development potentially affecting a pSPA.

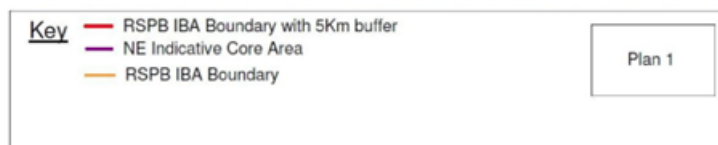
Natural England’s Advice Note to Local Planning Authorities regarding the consideration of likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest region, which contains a map showing the areas of greatest ornithological interest for breeding nightjar and woodlark, can be seen online.

It should be noted that there are a number of SPAs that are within 40km of the District, and any development proposal with the potential to affect any of these should be supported by evidence that its impacts will not be unacceptable.

Map highlighting the areas of greatest ornithological interest for breeding nightjar and woodlark, submitted as evidence to the Rufford ERF Public Inquiry 2010



Map Key



Biodiversity Net Gain

Biodiversity Net Gain (BNG) is an approach to development that makes sure that habitats for wildlife are left in a measurably better state than they were before the development took place.

In England, BNG is mandatory under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#).

Developers must deliver a BNG of 10% on non-exempt sites. This means a development will result in more or better-quality natural habitat than there was before development. Exempt sites are those where development does not have impacts on priority habitats and affects less than 25 square metres of on-site habitat or 5 metres of on-site linear habitats such as hedgerows. A development ‘impacts’ a habitat if it decreases the biodiversity value.

Newark and Sherwood District Council is issuing a call to local landowners to identify land that might be suitable as a Biodiversity Gain Site and asking them to get in touch if they would be interested in getting involved.

Nottinghamshire Local Biodiversity Action Plan

The [Nottinghamshire local biodiversity action plan](#) (LBAP) seeks to focus resources to conserve and enhance biodiversity through local partnerships. It’s part of a national approach to biodiversity and identifies important species and habitats in our area, giving each one an action plan to aid in their conservation.

The LBAP does the following:

- assesses the current situation;
- identifies the main threats to species and habitats;
- sets targets for their conservation and restoration; and
- outlines the required actions necessary to protect these elements of our environment.

The Biodiversity Opportunity Map

The Biodiversity Opportunity Map for Newark & Sherwood District was published in April 2022 and shows:

- Priority habitats;
- Focal areas;
- The wider landscape;
- Conflicts and other considerations; and
- Opportunities for species.

Work Needed

A Habitats Regulations Assessment will be needed to inform the development of the new Local Plan. The IBAs identified by NE are not out of date according to the most recent guidance issued.

Heritage

Newark and Sherwood District contains:

- More than 1,300 buildings, structures and monuments that are listed;
- More than 70 scheduled monuments including a wide range of archaeological types, from medieval castle remains to prehistoric mounds and civil war fortifications;
- 47 conservation areas;
- 4 registered parks and gardens;
- 1 important English battlefield which is listed in [Historic England's register of historic battlefields](#); and
- Over 200 war memorials identified in the district by the Imperial War Museum's War Memorial Register.

Conservation areas

The conservation areas are currently being reviewed to ensure the designations are still relevant and meaningful. The special interest of areas designated many years ago may have been eroded by piecemeal change or poorly designed development. The District Council will be checking whether boundary revisions are needed, or in exceptional circumstances, may reconsider the conservation area designation as a whole.

New appraisals of each conservation area will be undertaken to demonstrate the area's special interest and character, providing a clear explanation of why it is designated to owners, businesses and residents.

The conservation areas in Newark and Southwell are particularly important.

Newark is a well-preserved market town. It is known to have been an Anglo-Saxon burgh, but it may also have had some Romano-British occupation. It occupies a strategic position, amidst flat meadows on the river Trent where the A1 (formerly the Great North Road) crossed the Roman road, the Fosse Way . In 1096 the town was granted to the bishops of Lincoln, in whose hands it remained until 1549. During the 12th century it underwent significant development including the construction of a castle and a bridge and the setting out of a planned layout around a market place. The town's location encouraged its growth as a trading centre and during the medieval period it became a centre for the wool and cloth industry. During the English Civil War (1642-1651) Newark played a significant role as a Royalist stronghold and was besieged three times. It then experienced a period of prosperity during the 18th century resulting in improvements to the town's fabric and infrastructure and becoming an inland port. It also became a notable centre for brewing, a trade that continued to flourish throughout the 19th century.

Thereafter, its industry declined but during the 20th century it largely escaped war damage and significant post war redevelopment. As a result, the historic core of Newark retains a medieval street plan and a number of timber-framed buildings, with a marked Georgian character to parts of its urban architecture as well good quality 19th and 20th century commercial buildings.

In 1968 the central area of Newark was designated a conservation area, subsequently extended five times between 1974 and 1995. But in recent decades the centre of Newark has faced problems with declining commercial activity, building vacancy or underuse, a legacy of poor building maintenance and a general loss of architectural detailing. Concern about the condition of the conservation area led to its inclusion on Historic England's Heritage at Risk register.

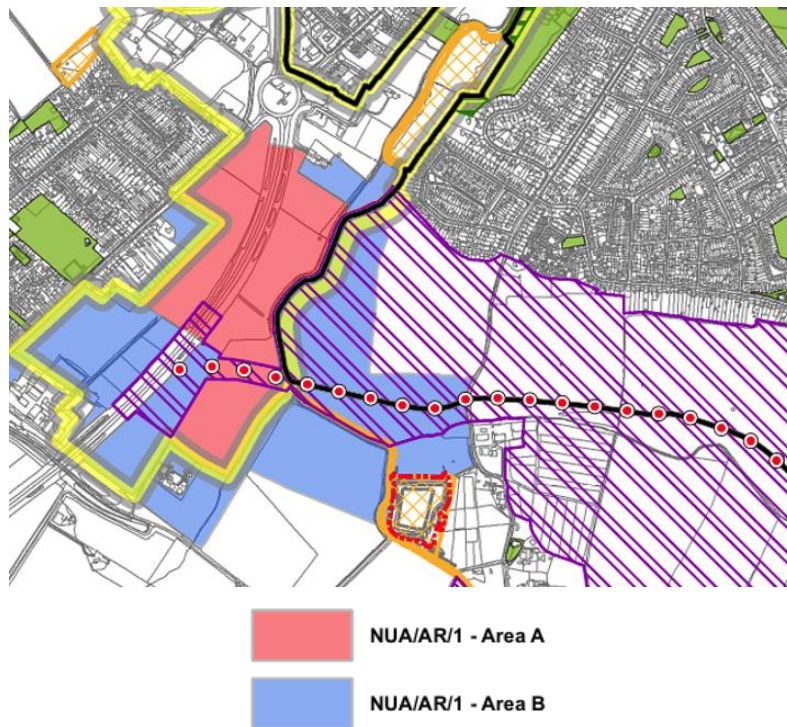
Southwell is famous for its Minster church, which is the cathedral church of Nottinghamshire. Southwell is the smallest cathedral town in England. The town received formal recognition by the Council for British Archaeology as being a town of 'outstanding historic quality' and it is an important local tourist spot. Southwell conservation area was designated in 1968 and extended in 1970 and 1993. The boundary has been drawn to include the Minster Church, the historic commercial centre of King Street and Queen Street, the Burgage and the former hamlets of Easthorpe and Westhorpe. The most important features contributing to its designation as a conservation area are the presence of the Minster church, its well-preserved historic layout, the high proportion of listed buildings and unlisted buildings of quality, its strong character areas and its attractive landscape setting.

The District's Conservation Areas can be viewed on its online [Heritage Mapping site](#).

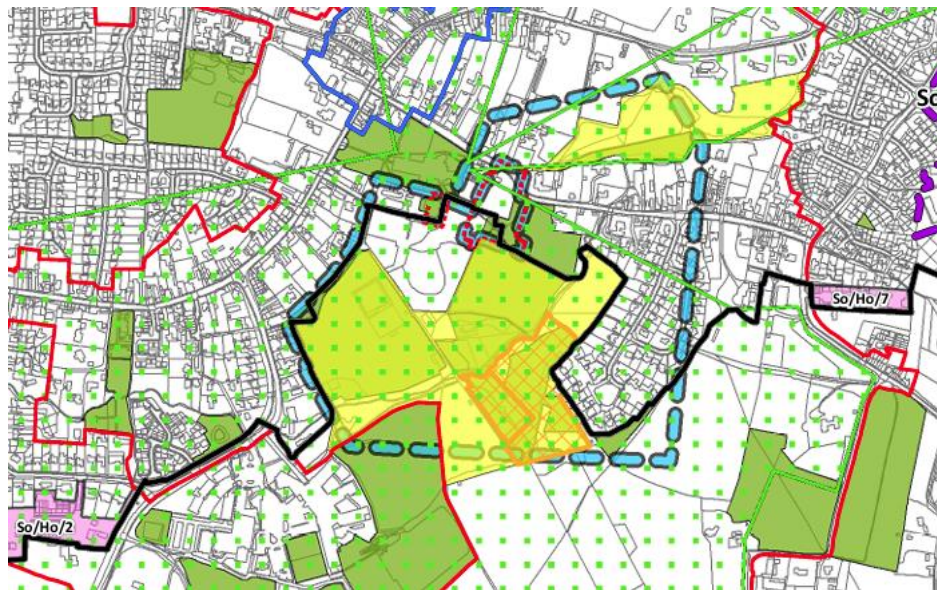
Archaeology

Significant archaeological locations in the Newark and Southwell areas have individual policies in the emerging AADM DPD which set out how the particular site circumstances that should be considered. NUA/AR/1 concerns the Farndon & River Devon Ice Age Landscape, NUA/AR/2 deals with archaeology deriving from the Civil War around Newark and So/AR/1 covers Southwell Roman Villa.

NUA/AR/1 Location and Extents



So/Ar/1 Location and Extent



Southwell Roman Villa Extended Archaeology Area

The Battle of Stoke Field, 1487

The location of this battle is the registered battlefield in the Newark and Sherwood District. The Battle of Stoke Field, 1487, is the last Battle of the War of the Roses. The battlefield is close to Newark.

The battle of Stoke Field was fought on the morning of the 16th June 1487. The Yorkist army, under the command of the Earl of Lincoln and Lord Lovell, deployed in an advantageous hilltop position to the southwest of the village of East Stoke in Nottinghamshire and there they awaited the far larger royal army of Henry VII. By 9:00am, after marching eight miles that morning from Radcliffe, the vanguard of the royal force, under the command of the Earl of Oxford, encountered the rebel army and deployed for battle. The rebel army advanced to the attack. Only the royal vanguard was engaged and, at first, they came under considerable pressure. Although probably outnumbered, these will have been the crack troops of the royalist army, better equipped and far more experienced than most of their opponents. As at Bosworth the Earl of Oxford's troops took the pressure and then counter attacked, first breaking the Yorkist army and then destroying them in the rout.

The District's battlefields can be viewed on its online [Heritage Mapping site](#)

Non-designated heritage assets

The District also features a range of non-designated heritage assets, identified by the District Council as having a degree of significance because of their local heritage interest. They are not otherwise protected by formal designation. These may include:

- buildings and structures
- local character areas
- archaeological sites
- landscapes or landscape features

There are also a number of unregistered parks and gardens in the District. The majority of these are identified on the Nottinghamshire [historic environment record \(HER\)](#), administered by Nottinghamshire County Council.

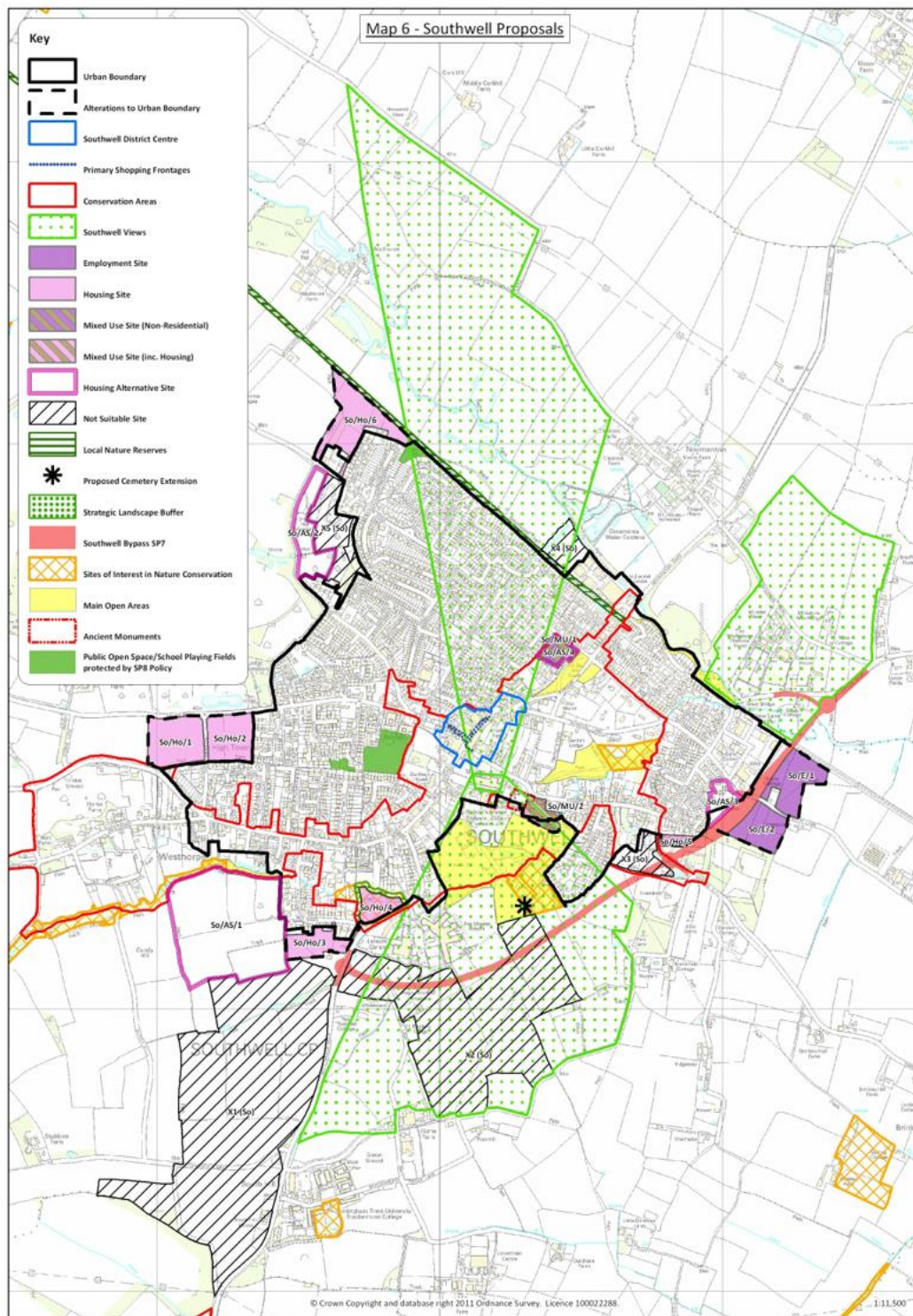
Southwell Protected Views

Key to the distinctive character of Southwell are the views of and across the principal heritage assets of Southwell Minster, the Archbishop's Palace, Thurgarton Hundred Workhouse and the Holy Trinity Church. These views are protected under Policy So/PV of the ADMDPD and Thurgarton Hundred Workhouse is also specifically protected under Policy So/Wh of the ADMDPD.

Areas called 'view cones' have been defined on the Policies Map. Any development proposal within these areas must demonstrate that there will be no negative impact on the views of the heritage assets which cannot be mitigated. The view cones are not intended to definitively define the extent of views or settings and development proposals which fall outside of them may still present the potential for detrimental impacts. The Policies Map for Southwell can be seen in the ADMDPD.

Any proposal with the potential to impact upon the protected views should take account of the [Southwell Landscape Setting Study](#).

Southwell Protected Views (Allocations & Development Management DPD, 2013)

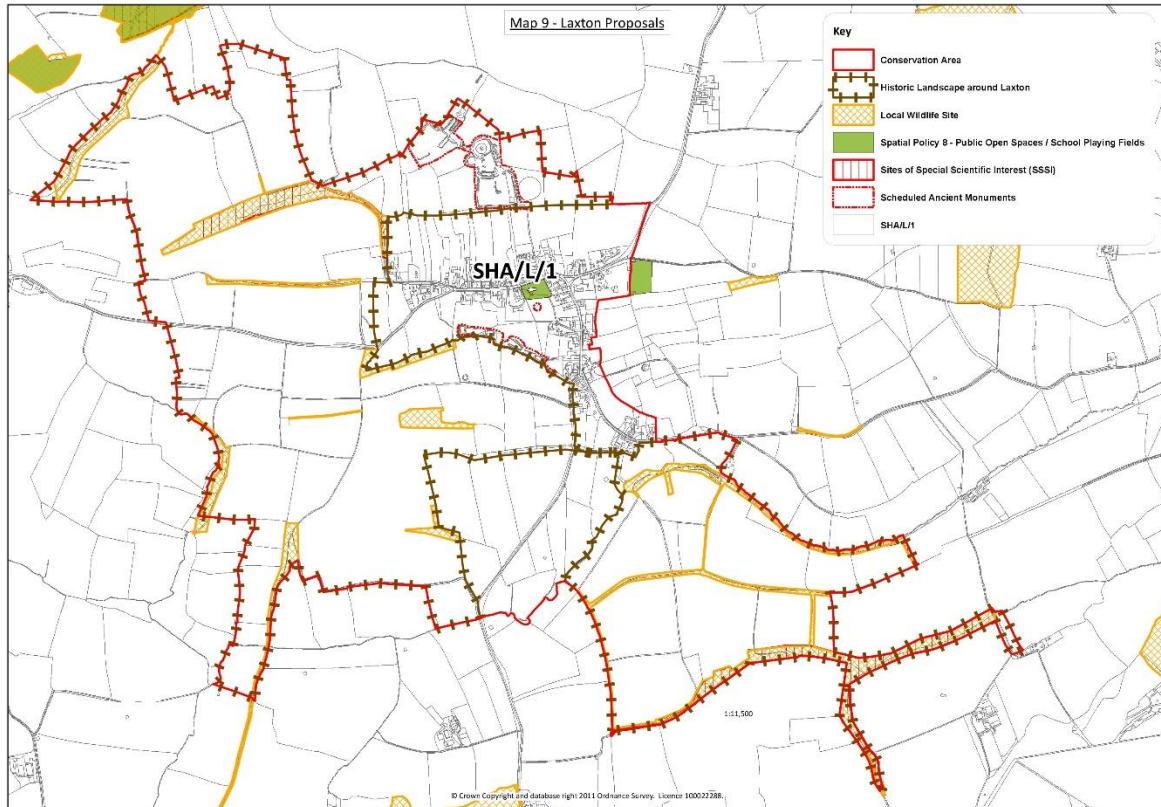


Laxton Open Field System

Laxton is the last remaining village in England that operates an open field system of farming under the supervision of a manorial Court Leet. Harm to the heritage assets in Laxton should usually be avoided. The historic landscape around Laxton and a Conservation Area are identified on the Policies Map and it is intended that these will be

protected by Policy ShA/L/1 of the emerging AADMDPD. This policy requires that development proposals do not detrimentally impact on Laxton's heritage assets and the special character of the Conservation Area unless public benefits outweigh the detrimental impact.

Historic Landscape around Laxton (Submission Amended Allocations & Development Management DPD, 2024)



Infrastructure & Transport

What is infrastructure and why is it important?

Physical and social infrastructure is crucial to enable communities to prosper and thrive. There are often overlapping features to infrastructure in terms of physical and social elements.

Physical Infrastructure

Physical infrastructure refers to hard structures (buildings, surfacing, apparatus) - such as roads, railways, airports, hospitals, schools, libraries, utilities (telecommunications, broadband, water, sewage, electricity and gas apparatus) – which are critical to the functioning of day-to-day life.

Social Infrastructure

Social infrastructure refers to community assets, groups, and services which bring people together, promoting prosperity and helping to sustain society as a whole.

Infrastructure Types and Benefits

Type of infrastructure	Physical	Social
Transport	✓	✓
Education	✓	✓
Health	✓	✓
Sport and Leisure	✓	✓
Green Infrastructure	✓	✓
Libraries	✓	✓
Utilities	✓	
Waste	✓	
Flood defence	✓	

Where there is insufficient infrastructure in place, communities struggle to meet their essential needs. This can often lead to economic insecurity and poor mental and physical health. Therefore, access to a range of good quality infrastructure is vital.

Working with other organisations

The Council works in partnership with other organisations to review and identify infrastructure requirements. Nottinghamshire County Council are responsible for local public highways, Education, Waste and Minerals, and Libraries; EMCAA is responsible for Public Transport and is currently in the process of producing a Transport Plan for the East Midlands.

How is new Infrastructure funded?

Infrastructure is typically paid for in a number of ways, including:

- By service providers such as utilities companies (electricity, gas, water, wastewater, communications) underpinned by income from customer bills and government grant/support
- Direct or indirect government grants to Local Authorities
- Developers responding to site specific requirements through legal agreements (Section 106 or Section 278 agreements)
- Local Planning Authorities (LPAs) collecting Community Infrastructure Levy (CIL) on certain types of new development
- Town/Parish Council funds secured through Parish precepts, CIL or use of other monies or grants, and
- Trusts or charitable organisations providing funding, often for local community-led projects.

What infrastructure has happened or is currently planned in Newark and Sherwood district?

Delivered to date (from 2013 onwards)

Transport:

- New Southern Link Road (connecting the A1 to the A46 to the south of Newark)
- Cycle infrastructure*:
- Cycle training scheme: Newark received cycle training as part of the ‘Bikeability’ programme.
- Cycle hire scheme in Newark
- Bus service improvements
- Footpath and cycle path improvements, including improvements to the National Cycle

* Nottinghamshire County Council invested heavily in cycling infrastructure in Newark (£7m from DfT). Between 2017 and 2020, the County Council secured over £1m (of its own and external funding) to deliver 2.5km of off-road segregated cycleway, 10.5km of on-road cycleway and cycle signage in Newark, which included improvements on Bowbridge Lane, Sparrow Lane, Brunel Drive and Windsor Road.

Public Transport, Walking and Cycling Infrastructure Investment

Public Transport, Walking and Cycling	Bus Service 16 to serve Cavendish Park, Clipstone	£394,913.15
	Bus stop infrastructure in Edwinstowe, Rainworth, Ollerton, Clipstone, Farnsfield	£93,247.41
	Footway widening at Beacon Hill, Newark	£88,968.61
	Trent Vale Trail Improvements	£24,755.63
	Southwell Trail Improvements	£5,469.00

Education:

- New secondary school at Fernwood
- New primary school at Middlebeck
- New Primary school in Fernwood
- New primary school in Edwinstowe
- Primary School expansion at Fernwood
- New college – Air and Space Institute (ASI) in Newark (opened 2024)
- Newark Construction College (opened 2021)

- New science labs partly funded through CIL at Rainworth secondary school (delivered 2021/22)

Education Infrastructure Investment

Infrastructure	Project	S106 Contribution
Education	Christ Church Academy – Relocation and expansion of the existing infant school to form a new primary school at Middlebeck, Newark.	Developer-led
	Thoresby Vale Academy – Construction of a new forest primary school at Thoresby Vale, Edwinstowe.	Developer-led
	Chuter Ede Primary School, Fernwood – Single-storey extension comprising six new classrooms.	£3,992,315.21
	Samuel Barlow Academy, Clipstone – Renovation including refurbished teaching space and construction of a new hall, kitchen and main entrance.	£1,307,346.46
	King Edwin Primary School, Edwinstowe - Replacement of temporary mobile with permanent classroom.	£387,119.64
	Lowes Wong Junior School, Southwell - Replacement of temporary mobile with permanent classroom.	£237,326.36
	Barnby Road Academy, Newark – Two new classrooms and an extension to the foundation unit.	£130,127.87

Libraries:

Library	Library stock at Rainworth, Collingham, Ollerton, Farnsfield, Edwinstowe	£48,023.79
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Open Space and Sports Facilities:

Newark: The YMCA Community and Activity Village opened in 2022 and includes new sports and multi- purpose pitches playing pitches alongside a new building including creche and pre-school facility, training, offices, music, dance and art studios, sports facilities, changing areas to serve both the internal and external sports, function rooms, cafe and kitchen located next to the Council's Leisure Centre, Newark.

Middlebeck

- Footpath and cycle links to Route 64 of the National Cycle Network
- Significant green infrastructure, including a new country park and walkways
- Sports pitches
- Playgrounds
- Nature conservation sites

Fernwood

- Footpath and cycle links
- New allotments (planned)
- Sports pitches
- Playgrounds
- Blue and green infrastructure

Health:

- New/improved health facilities at Ollerton GP Surgery
- New/improved Health facilities at Bilsthorpe

Infrastructure planned/required for delivery post 2026:

Transport:

- A46 Newark Bypass improvement scheme (to be delivered by National Highways)
- A1 Overbridge improvements at Fernwood (widen bridge to 3 lanes) – funded via CIL
- A614 Improvements (to be delivered by Nottinghamshire County Council)
- Tolney Lane Flood Alleviation scheme; and
- A617 Kelham Bypass

Open Space and Sports Provision:

- Middlebeck planned sports facilities - open space and sports pitches; creation of landscaped areas; new accesses for vehicles, pedestrians and cyclists (including the Southern Link Road)
- Fernwood planned sports facilities throughout the site (BDW site to the north of Fernwood delivering 1050 dwellings: Recreation infrastructure) (Persimmon site to the south of Fernwood delivering 1800 dwellings: formal and informal open space including sports pitches, and pocket parks)

Healthcare:

- New or expanded Primary Healthcare facilities in Newark

Sports facility requirements:

Key findings of the Playing Pitch and Outdoor Sports Strategy indicate that there are a mixture of shortfalls, spare capacity and sufficient capacity. In summary:

- 3G pitch shortfalls will remain in four of the five analysis areas, with shortfalls most apparent in the Newark Analysis Area. As such efforts will be made to increase the number of 3G pitches as to better support football demand.
- Rugby union has shortfalls apparent at two of the three club-based sites, whilst Ollerton RFC is looking to agree security of tenure for its site. Shortfalls at Newark RFC are minimal with the Club's large site able to accommodate lots of demand, whilst Southwell RFC requires support to reduce its heavily overplayed pitches.
- Hockey demand within Newark & Sherwood is currently adequately catered for. However, the existing pitch at Minster School will require a surface replacement.
- From a non-pitch perspective (Tennis/Netball/Bowls and Athletics) in general, current and future demand is being met across Newark & Sherwood, however, on a site-by-site basis there are shortfalls identified.

The Sport and Recreation Facilities Strategy (2023-2033) identifies:

- Across the district there is sufficient capacity to meet the majority of demand for swimming pools. The level of unmet demand is low and in locations where the installation of a new swimming pool unfeasible.
- Across the district there is sufficient capacity to meet the majority of demand for sports halls. There is no immediate need for additional sports halls.

Culture & Tourism

The District is well catered for in terms of culture and tourism assets:

- Newark Castle and Gardens
- Nine museums within the district, of which the National Civil War Centre and Resource Centre are operated by the District Council.
- The Palace Theatre in Newark is operated by the District Council and offers a variety of performances throughout the year.
- Sherwood Forest
- Rufford Country Park
- Sherwood Pines Forest Park near Edwinstowe has previously been host to a number of outdoor music concerts (Forest Live) during the summer months.
- Newark cinema, which is operated by Odeon.
- Plans for Ollerton town centre regeneration
- Libraries (new library stock delivered through developer contributions)
- Reclaimed former industrial sites – creation of nature reserves and open spaces - Vicar Lane, Thoresby Colliery, Rainworth Water, Besthorpe