

PLAN REVIEW

REVIEW OF THE NEWARK & SHERWOOD LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY & ALLOCATIONS

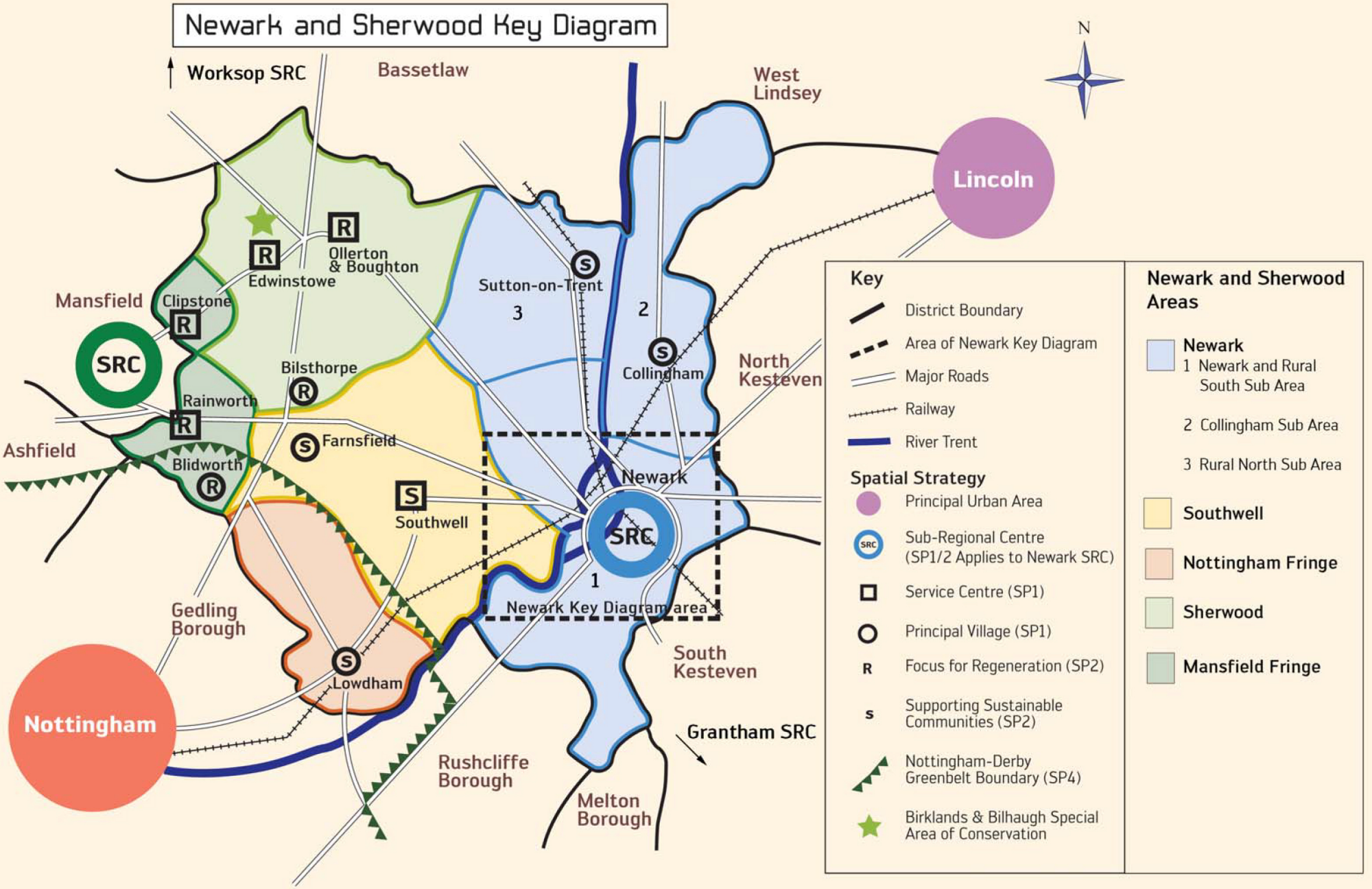
AMENDED CORE STRATEGY

ADOPTED MARCH 2019

PLEASE NOTE:

Core Policy 1 and **Core Policy 3** has been superseded by new policies in the Amended Allocations & Development Management DPD Adopted 20 October 2026

NEWARK & SHERWOOD DISTRICT COUNCIL


Newark and Sherwood Key Diagram
N
Worksop SRC
Bassetlaw
West Lindsey
Lincoln
Mansfield
Clipstone
Ollerton & Boughton
Edwinstowe
SRC
Bilsthorpe
Rainworth
Sutton-on-Trent
3
2
Collingham
North Kesteven
Ashfield
Blidworth
Farnsfield
Southwell
Newark
SRC
1
Newark Key Diagram area
Gedling Borough
Lowdham
South Kesteven
Nottingham
Grantham SRC
Rushcliffe Borough
Melton Borough
Key
District Boundary
Area of Newark Key Diagram
Major Roads
Railway
River Trent
Spatial Strategy
Principal Urban Area
Sub-Regional Centre (SP1/2 Applies to Newark SRC)
Service Centre (SP1)
Principal Village (SP1)
R Focus for Regeneration (SP2)
S Supporting Sustainable Communities (SP2)
Nottingham-Derby Greenbelt Boundary (SP4)
Birklands & Bilhaugh Special Area of Conservation
Newark and Sherwood Areas
Newark
1 Newark and Rural South Sub Area
2 Collingham Sub Area
3 Rural North Sub Area
Southwell
Nottingham Fringe
Sherwood
Mansfield Fringe

DOCUMENT PASSPORT

Title: **Newark & Sherwood Plan Review - Amended Core Strategy**

Status: Adopted Development Plan Document

Summary: The Amended Core Strategy sets out the District Council's spatial policy framework for delivering the development and change needed to realise the District Council's vision for the District up to 2033.

Date of Adoption: 7th March 2019

Adopted By: Full Council 7th March 2019

Consultation Summary: The District Council previously consulted on a Plan Review Issues Paper in October 2015 and from the responses to this produced a number of Preferred Approach documents in July 2016 and January 2017. Using the results of these consultations the Council prepared a Publication Amended Core Strategy. The Publication Amended Core Strategy was subject to a period of representation from 11th July 2017 until 4 September 2017. Following consideration of representations received the Council submitted the Amended Core Strategy to the Secretary of State on 29th September 2017 for Examination. An Independent Inspector, Mr. Paul Griffiths BSC (Hons) BArch IHBC was appointed by the Secretary of State to carry out the Examination. The Inspector held Hearing Sessions on 1st and 2nd of February 2018. The Inspector concluded, in his report of 25th February 2019, that the Amended Core Strategy is Sound.

Availability of Document: Copies of this document, the accompanying Sustainability Appraisal, Adoption Statement and Sustainability Adoption Statement are deposited at Castle House (open between 9am and 5pm Monday to Friday), the District's Libraries and on the Council's website: www.newarksherwooddc.gov.uk/planreview

If you have any questions please contact Planning Policy on 01636 650000 or via planningpolicy@nsdc.info

Please Note: This document is available in alternative formats on request.

Matthew Norton MA (Hons) MPA MRTPI
Business Manager – Planning Policy
Newark & Sherwood District Council
Castle House
Great North Road
Newark
Nottinghamshire NG2 1BY

Contents Page

Core Strategy

1	**Introduction**	**1**
2	Spatial Portrait of Newark and Sherwood	8
3	Vision and Objectives	14
4	**Spatial Policies**	**18**
	Newark and Sherwood's Spatial Strategy	18
	Agenda for Managing Growth in Newark and Sherwood	31
5	**Core Policies**	**41**
	Homes for All	41
	Economic Growth	49
	Sustainable Development and Climate Change	60
	Natural and Built Environment	66
6	**Area Policies**	**76**
	Newark Area	76
	Southwell Area	103
	Nottingham Fringe Area	106
	Sherwood Area	106
	Mansfield Fringe Area	122

Appendices

A	Glossary	124
B	Strategic Framework	134
C	Housing and Employment Figures	137
D	Infrastructure	140
E	Replaced Core Strategy Policies	149
F	Monitoring of the Core Strategy	151

1 Introduction

1.1 Welcome to the Newark & Sherwood Publication Amended Core Strategy. The District has many challenges to face, including providing new housing and jobs, securing infrastructure and facilities for residents and visitors, against a back drop of the increased threat of climate change. The planning system has a key role in helping to manage these changes and helping to reduce the impact on our District and its residents. As the Local Planning Authority, the District Council's main way of doing this is through the production of the Local Development Framework (LDF). The LDF is formed of Development Plan Documents (DPDs), the Policies Map (setting out the location of proposals and the areas that policies apply), and Supplementary Planning Documents (SPDs) which provide guidance. The LDF DPDs form the development plan for the area and it will be used to shape decision making by the District Council both in terms of investment and in the determining of planning applications. It will also influence other public sector bodies and private organisations in their decision making and investment plans in the District.

1.2 The key part of the LDF is the Core Strategy DPD. This sets out the big issues that Newark and Sherwood District Council and our public and private sector partners need to address over the next twenty years in our District. It sets out a Vision, a series of Objectives and a number of Policies to deliver them.

1.3 Our first Core Strategy was adopted in 2011 and since then the National Planning Policy Framework (NPPF) has been adopted which includes the requirement to prepare housing targets at a Housing Market Area Level. This is why we have reviewed and amended the Core Strategy. The following sections explain how the original Core Strategy was developed and how we have conducted the review.

How was our Core Strategy Originally Formulated?

1.4 The Core Strategy was developed by the District Council over a five years period between 2006 and 2011. In formulating the Vision, Objectives and Policies within the Plan a range of issues were taken into account:

1. The **Sustainable Community Strategy** of Newark & Sherwood District Council and Nottinghamshire County Council and other strategies and programmes.

2. **National Planning Policy** - National policy on specific aspects of spatial planning were contained within guidance documents known either as Planning Policy Statements (PPS) or Planning Policy Guidance Notes (PPG). This guidance covered broad topic areas such as housing, employment, town centres, green belts and biodiversity, etc and were prescriptive on detailed issues. A key requirement of the planning system introduced by the Planning and Compulsory Purchase Act 2004 is the delivery of sustainable development. The National Planning Policy Framework (NPPF) replaced the PPSs and PPGs on 27 March 2012 and was itself updated by a new NPPF in July 2018 and February 2019.

3. **Growth Point Status** - The New Growth Point Initiative was part of the Government's response to the shortage of housing across the country. New Growth Points were not planning designations but arrangements whereby local authorities agreed higher growth targets in partnership with Government and guaranteed access to increased levels of funding for necessary infrastructure. Newark and Sherwood was designated as a New Growth Point by the Government because of its location, its potential for regeneration, its need for substantial affordable housing and the need for new infrastructure improvements such as transport and communications, healthcare, education, recreation and leisure. The Growth Point Initiative ended in 2016, and therefore requirements to plan for significantly higher housing figures above assessed needs have been removed. Now the District Council working in partnership with neighboring authorities must plan for objectively assessed housing need as set out at paragraph 1.6 and 1.7.

4. **The Regional Plan** - Regional planning policy was set out in the East Midlands Regional Plan (Regional Spatial Strategy) published on 12th March 2009 by the Secretary of State for Communities and Local Government. The Regional Plan represented the strategic part of the statutory 'Development Plan' that provided a broad strategy for development and investment up to 2026. The East Midlands Regional Plan was revoked by the Secretary of State on 20 March 2013.

5. **Public Consultation and Participation** - there were four rounds of public consultation on the Core Strategy. The District Council consulted widely with stakeholder groups, including the Local Strategic Partnership, Town and Parish Councils, community groups, the Government and other statutory consultees. The District Council also held a range of consultation events for the general public including a number of roadshows. The various rounds of consultation were also publicised in the local media. The results of the consultation helped to inform the formulation of the Core Strategy.

6. **Evidence Base** - In developing the Core Strategy the District Council undertook research into a variety of subject areas that helped shape the policies of the plan. This evidence base underpinned our Core Strategy and included the following reports:

- Affordable Housing Viability Study
- Community Green Space Provision and Improvement Plans
- Developer Tariff Review
- District-wide Landscape Character Area Assessment
- District wide Transport Study
- Green Infrastructure Study
- Green Spaces Strategy
- Habitat Regulation Screening Assessment

- Housing Needs, Market and Affordability Study
- Infrastructure Delivery Plan (IDP)
- Newark & Sherwood Local Housing Strategy
- Northern Sub-Regional Employment Land Review and 2010 Update Report
- Economic Growth and Prosperity - Supporting Paper
- Retail and Town Centres Study
- State of the District Report 2009
- Strategic Flood Risk Assessment (Level 1 and Level 2 for Strategic Sites)
- Strategic Housing Land Availability Assessment (SHLAA)
- Water Cycle Study

These reports are available to view on our website on the Local Development Framework Evidence Base and Plan Review pages at: www.newark-sherwooddc.gov.uk/planningpolicy

7. **Newark & Sherwood Infrastructure Delivery Plan -** The purpose of the Infrastructure Delivery Plan (IDP) was to identify the various forms of infrastructure required to meet the level of growth anticipated in Newark and Sherwood District over the plan period (2006 to 2026.) The IDP appendices included a detailed Delivery Programme for the 3 strategic sites that are allocated at Land South of Newark, Land East of Newark and Land around Fernwood.

8. **Results of the Sustainability Appraisal** - The District Council was required to ensure that documents prepared for the Local Development Framework were subject to a Sustainability Appraisal (SA), which incorporated the requirements of Strategic Environmental Assessment (SEA).

9. **Results of the Habitats Regulations Screening** - The Habitats Directive (Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment (AA) of its implications for the site in view of the site's conservation objectives.

How was the Plan Review Formulated?

1.5 The Plan Review was undertaken by the District Council over a two year period between 2015 and 2017, and formulated in accordance with the Councils four Strategic priorities: homes, the economy, safety and cleanliness and healthiness (see Appendix B). The main purpose of the Plan Review was to ensure that the allocations, policies and targets contained within the Development Plan Documents (DPDs) continue to be up to date and appropriate. To reflect the evidence regarding housing and employment targets that runs to 2033 the plan period is now from 2013 to 2033. The major elements which have influenced the review are:

1. **National and Local Planning Policy Context** - Planning Policy is set out by government in its National Planning Policy Framework (NPPF), and accompanying National Planning Practice Guidance (NPPG). These set the principals for local policy making. Local policy prepared by Newark and Sherwood District contained in Development Plan Documents (DPDs) are the most important documents when making planning decisions regarding development proposals because Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination "be made in accordance with the plan unless material considerations indicate otherwise." Alongside DPDs the District Council also produces Supplementary Planning Documents (SPDs); together these make up the Newark and Sherwood Local Development Framework. Parish and Town Councils and Neighbourhood Forums (where there is no Parish Council) can prepare Neighbourhood Plans at Parish level as well. Once approved by local referendum they also become part of the Development Plan.

2. **Public Consultation and Participation -** There have been four rounds of public consultation on the Plan Review. In addition to publication of the various consultation reports, stakeholder meetings and public drop in sessions were held in various communities within the District to further set out the proposals. The various rounds of consultation were also publicised in the local media. The results of the consultation helped to inform and formulate Plan Review.

3. **Plan Review Evidence Base -** In reviewing the LDF the District Council has undertaken to review and work with stakeholders to update and produce various studies and strategies. The evidence base which underpins our Plan Review includes the following reports:

   - Affordable Housing Viability Considerations
   - Whole Plan and CIL Viability Assessment
   - Employment Land Forecasting Study
   - Gypsy and Traveller Accommodation Assessment
   - HMA Position Statement – Farnsfield Appeal
   - Housing Market and Needs Assessment
   - Housing Market Needs Sub Area Report
   - Infrastructure Delivery Plan Update (including update related to Transport)
   - Infrastructure Funding Gap Review Report
   - Planning Advisory Service Core Strategy Review
   - Preferred Approach - Strategy
   - Strategic Flood Risk Assessment Update
   - Strategic Housing and Employment Land Availability Assessment
   - Strategic Housing Market Assessment
   - Strategic Housing Market Assessment Addendum
   - Town Centre and Retail Study (including Appendices)
   - Water Cycle Study Update

4. **Integrated Impact Assessment and Habitat Regulations Assessment -** Alongside the production of the Plan, the District also subjected those elements of the plan under review to testing for sustainability, equality and health impacts (an Integrated Impact Assessment – IIA), and its impact on nature conservation sites protected by international legislation (a Habitats Regulation Assessment – HRA). Full details of the IIA and HRA can be viewed at www.newark-sherwooddc.gov.uk/planreview/

5. **Infrastructure Delivery Plan Update -** The 2010 Infrastructure Delivery Plan (IDP) has been updated to identify the new and improved infrastructure required to facilitate planned growth within the District to the end of the plan period to 2033. To inform this, a baseline assessment of the existing infrastructure within the District has been carried out to identify the current infrastructure provision, variations of the level of provision across the District and the level of growth that can be supported by that existing infrastructure. Where a shortfall exists to meet the forecast growth, the required infrastructure has been identified. The IDP also identifies a broad cost estimate for that infrastructure, and the proposed funding mechanism. This study has been prepared in accordance with the requirements of the National Planning policy Framework (NPPF). The full report and Appendices can be viewed at http://www.newark-sherwooddc.gov.uk/planreview/

6. **Strategic Housing and Employment Land Availability Assessment -** In accordance with the latest Planning Practice Guidance a strategic housing and employment land site assessment has been produced that identifies sites with potential for development, to identify the suitability, and likelihood of sites coming forward. This report provides an update of the Strategic Housing Land Availability Assessment (SHLAA) which was published in 2010, and also incorporates an assessment of land available for employment purposes. Some sites also include an element of retail and have been included where they have been submitted or the allocation includes a retail element. The full report can be viewed at www.newark-sherwooddc.gov.uk/planreview/

7. **Duty to Cooperate –** The Localism Act and the National Planning Policy Framework (NPPF) places a duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas. The duty requires ongoing constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in particular in connection with strategic infrastructure. The Council continues to cooperate with neighbouring Councils and relevant organisations and has agreed a Statement of Common Ground with Ashfield and Mansfield District Councils that sets out the confirmed points of agreement between the Authorities with regard to the delivery of housing and employment in each District. Further to this, the three District Councils, together with Nottinghamshire County Council have prepared a Memorandum of Understanding, with a key focus of on-going collaboration between the authorities and formalising governance arrangements. The Council is also working closely with the D2N2 Local Enterprise Partnership, to

deliver growth particularly on strategic sites around Newark. The Council is also engaging with the Lowland Derbyshire and Nottinghamshire Local Nature Partnership as they develop their various strategies.

8. **Strategic Housing Market Assessment (SHMA) and Employment Land Forecasting Study (ELFS)** – The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to use a proportionate evidence base. Each LPA should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. In accordance with these requirements Housing and Employment Studies have been produced. The Housing Market Needs Assessment sets out the objectively assessed housing need for the District. The Employment Land Forecasting Study identifies future employment land needs and guides economic development over the plan period. Both reports can be viewed at http://www.newark-sherwooddc.gov.uk/planreview/

Neighbourhood Planning

1.6 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Once 'Made' a Neighbourhood Plan becomes a part of the development plan. The District Council has a duty to assist interested councils and communities in producing their Neighbourhood Plans, and part of this is the requirement to set out which policies are 'strategic'. This is because Neighbourhood Plans must be prepared in line with a local planning authority's strategic policies. For the purposes of Neighbourhood Planning it is considered that all policies are Strategic under the terms of the NPPF. Details of the status of Neighbourhood Plans and how we can assist can be viewed at http://www.newark-sherwooddc.gov.uk/planningpolicy/neighbourhoodplanning.

How to use the Amended Core Strategy

1.7 The Amended Core Strategy is divided into six chapters. The first two help set the context, introducing the Core Strategy, the wider planning context and outlining the unique 'Spatial Portrait' of the District. It refers to the shift from a narrow and regulatory land use planning regime to a wider and more inclusive spatial planning system embodied by national level policy, and the Local Development Framework. You will read the word spatial a lot in this document – spatial planning is concerned with places, how they function and relate together, with the objective of securing the best achievable quality of life for all in the community without wasting resources or adversely affecting the environment. Policy will be developed that can impact on land use, for example, by influencing the demands on, or needs for, development, but which is not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means. We

can appreciate that some of the terms and concepts may be new to the general reader, so please see Appendix A for a glossary of terms. After the first two chapters, Chapter 3 sets out the Vision and Objectives which we will use to plan our District.

1.8 Chapter 4 Spatial Policies sets out the Spatial Strategy for Newark & Sherwood setting out the location and amount of new development. It also contains the Policies that set the agenda for managing the implementation of growth.

1.9 Chapter 5 Core Policies sets out the policies which help to tackle a range of District Wide issues relating to:

- Homes for All
- Economic Growth
- Sustainable Development and Climate Change
- Natural and Built Environment

1.10 Chapter 6 Area Policies sets out the range of policies which relate to an area of the District or a particular Settlement within it.

1.11 Policies are shown in boxes, as shown below:

Number of Policy

Title of Policy

Policy Text

1.12 By its very nature, many if not most of the ingredients of this Core Strategy are inter-related. The Strategy needs to be considered, and delivered, as a package. Individual elements need to be seen as components of an overall approach to the future planning of Newark & Sherwood. Not only should the Core Strategy be read as a whole but it is only part of the Development Plan of the area, which also includes the Allocations & Development Management DPD and the Minerals and Waste Local Plans prepared by Nottinghamshire County Council. This Amended Core Strategy replaces Policies from the previous 2011 Core Strategy and a list of the replaced Core Strategy Policies is included in Appendix E.

1.13 Review and monitoring are key aspects of the Government's approach to the planning system. They are crucial to the successful delivery of the spatial vision and spatial objectives set out in the Core Strategy. Monitoring will indicate what impact the policies are having in respect of national and local policy targets and other specific targets set out in the LDF. A list of indicators for Monitoring the Core Strategy is provided at Appendix F.

2 Spatial Portrait of Newark & Sherwood

Newark & Sherwood District

2.1 The District of Newark and Sherwood, at over 65,000 ha, is the largest in Nottinghamshire and is situated in the northern part of the East Midlands Region.

2.2 Adjoining the District to the west are the Nottingham and Mansfield conurbations; whilst Lincoln lies to the north-east and Grantham to the south-east.

2.3 Newark & Sherwood has a **population** of approximately 118,600 (Office for National Statistics, 2015) and since 1991 has seen significant growth (15.37%) a trend which is likely to continue with above national trend projected growth. Mirroring the national picture, the proportion of the District's population that is of retirement age, or that reside in a single person household, are significant and likely to grow further. The District has a relatively low percentage of its population originating outside of the United Kingdom, however there is a long standing and diverse Gypsy and Traveller community.

2.4 The settlement pattern of the District is dispersed, given its large rural nature, and ranges from market towns and large villages to smaller villages and hamlets. The main towns of Newark, Southwell and Ollerton & Boughton act as a focus for their own communities and those in the wider area, whilst the larger villages function in a similar role for their immediate rural areas. Outside of this however, services are limited and some higher level and specialist facilities are only found in larger urban areas adjoining the District. Public transport services are limited outside of the main centres and routes, and as a result **accessibility** to employment and services is more difficult in rural areas.

2.5 Average house price within the District, which in 2017 stood at £162,833, (HM Land Registry) is in line with regional averages but below national levels. However there is wide variation across the District between the Southwell area and parts of Newark and the former mining communities in the north-west. Recent price rises have restricted younger households from entering the local **housing** market resulting in a significant affordable housing need that the 2014 Housing Market and Needs Assessment indicates to be 152 dwellings per annum.

2.6 The District's **economy** in 2015 supported 46,000 part and full-time jobs and has been characterised by recent structural shifts from manufacturing to service sectors and by a low skills and wage economy where household income is low. The majority of employment is focused in Newark and the Western areas of the District with both having important employment sites. Unemployment at a District level, according to 2011 census data, is below the national average standing at 6% . However there is significant variation across the District with some Wards in Newark seeing as high as 9% and in Clipstone 6.9%. The District is witness to out-commuting with a significant proportion of the District's workforce travelling outside of the District for work.

2.7 The move to a much wider use of more sustainable forms of energy is critical to the tackling of **climate change**; however the District, as with most Authorities nationally, is heavily reliant on both natural gas and petroleum based products, with presently only a relatively small amount of the energy consumed per year being derived from renewable sources. In terms of the potential impacts of climate change, the District, with the Trent, Greet and Maun Rivers within the area, is particularly vulnerable to flooding and saw significant District-wide flooding in 2007, and at a number of locations, including Southwell and Lowdham, from extreme rainfall in 2013.

2.8 Key to the District's distinctiveness is its rich and diverse **natural and built heritage**, reflected in unspoilt and open countryside and many traditional settlements. The District has an outstanding built heritage with over 1,300 listed buildings and structures and 47 Conservation Areas. Complementing the built environment are a number of sites important in nature conservation and biodiversity terms, including an internationally important Special Area for Conservation at Birklands and Bilhaugh. The River Trent, and its associated floodplain, along with the remnants of the historic Sherwood Forest are the two most dominant landscape features within the District.

2.9 This distinctive character is integral to the District's significant **tourism** appeal, with 84,700 visitors making a trip to the area in 2015/2016. Significant to the District's allure is Sherwood Forest, home to England's most famous outlaw Robin Hood. The importance of the Forest is likely to be further strengthened by the future designation of the Sherwood Forest Regional Park. The District's historical heritage is also a significant tourism asset especially with regards to Newark and the Minster Town of Southwell. Adding to the historic heritage are numerous recreation attractions across the District including the well established Center Parcs Holiday Village close to Edwinstowe.

2.10 In general terms the **quality of life** within the District (assessed against crime, employment, education, environmental, health, housing and accessibility indicators) is good. Indeed in 2016 the ONS ranked the District as the happiest place to live in England. The best overall ratings are found in Southwell and villages within the Nottingham Fringe. Those areas with the lowest assessments of quality of life tend to be within Newark and the former mining settlements of the West where crime, education and health indicators appear to be those most affecting quality of life.

Areas of Newark and Sherwood

2.11 Due to the size of the District, the array of influences acting upon it and the diverse and dispersed nature of its settlements there are a great variety of issues facing its communities. In order to establish a policy approach appropriate to meeting these differing needs it is necessary to sub-divide the District. This sub-division is based upon the presence of common characteristics, including the prevailing economic, social and environmental conditions and the existence of connections to, and the influence of, surrounding areas and centres. As a result of this process 5 distinct and internally cohesive areas within the District have been identified as follows:

Newark and Sherwood Areas

Newark Area

The Newark Area covers much of the east of the District and is split into 3 sub-areas to reflect the diverse nature of this part of the District:

Newark and Rural South Sub-Area: The sub-area contains the District's largest settlement, Newark-on-Trent, which is significant as a centre of commerce and trade with strong links to the surrounding villages, farms and countryside.

The area has excellent communication links with quick rail connections to London, Leeds and Edinburgh and Nottingham. Located adjacent to the A1(T) the area is also well connected to the trunk road network. These links have been further improved by the completion of the A46(T) dualling between Widmerpool and Newark in 2012.

Newark in particular has a rich and strong historical heritage centred on the Castle (partially destroyed in the English Civil War), the National Civil War Centre, a wealth of buildings of special architectural or historic interest and an extensive Conservation Area with a traditional Market Place at its heart.

Newark Urban Area defined as the main built up areas of Newark, Balderton and Fernwood is designated as a Sub-Regional Centre and as a result is the focus for much of the growth within the District.

Rural North Sub-Area: The sub-area covers the north central area of the District and, whilst to some extent remote from Newark, the spine of villages up the A1 are well connected to the Sub-Regional Centre. Sutton-on-Trent provides a focus for local services.

Collingham Sub-Area: The sub-area lies in the north-east corner of the District. Due to the barrier formed by the River Trent, this area looks to both Newark and Lincoln for its services. Collingham provides a focus for local services. To the north of Collingham, people also look to Lincoln for such services.

Southwell Area

This area covers the southern central part of the district and is focused around the Minster Town of Southwell, which acts as a 'service centre' to a large rural area. Many residents look towards Newark and Nottingham for additional higher level services. The area has many attractive villages, often with their own Conservation Areas. Accessibility in the area is strongest in the Trent Valley villages with their railway stations.

Southwell is a town of outstanding architectural and historic interest, including Southwell Minster. Connected to this heritage are the many historic buildings, notably the large prebendal houses that form the heart of the town's Conservation Area, whilst on the town's outskirts is the Thurgarton Hundred Workhouse. Adding to the town's visitor appeal is the all-weather Southwell Racecourse.

Nottingham Fringe Area

This area is in the Nottingham-Derby Green Belt which is intended to protect the open character of land around the Nottingham conurbation and City of Derby. The designation extends into the south-western part of the District and acts as a constraint on new development. Within the area, Lowdham acts as a focus for day to day services and, with its own railway station, provides good access to Nottingham. Many residents in the area look towards Greater Nottingham for most of their services and employment.

Sherwood Area

The Sherwood Area covers much of the north-west of the District. The area is closely related to Mansfield and Worksop, however, Ollerton & Boughton is also a focus for services, jobs and education whilst Bilsthorpe is a centre~~s~~ with its own day to day facilities. Due to the level of development anticipated for the strategic allocation at the Former Thoresby Colliery, the strategy for Edwinstowe is one of regeneration and its status within the spatial hierarchy is identified as a Service Centre.

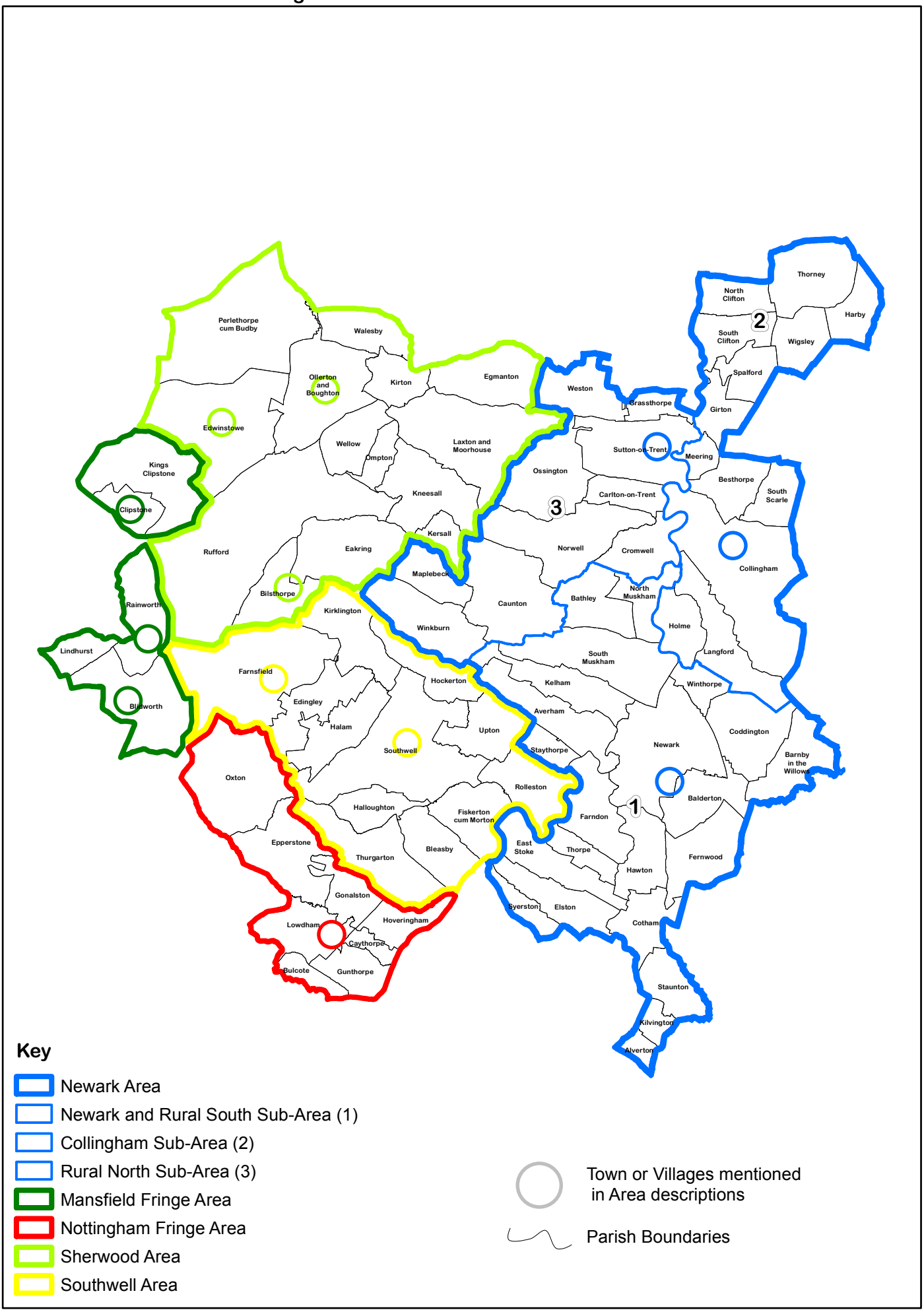
Much of the heart of Sherwood Forest, the legendary home of Robin Hood, is within the area and is a major international tourist attraction. Further strengthening the Forest's role are the plans for a new visitor centre that gained planning permission in 2017 and the proposal for Regional Park status for Sherwood Forest.

Mansfield Fringe Area

Rainworth, Blidworth and Clipstone, whilst self-sufficient for daily needs, are closely linked to Mansfield and look to it for all major services.

The main settlements of the Sherwood and Mansfield Fringe Areas grew as a result of the rapid exploitation of coal reserves. However since the 1970s the area has seen major industrial change and large scale job losses. Thus the need to combat unemployment, diversify the economic base and promote regeneration have been important priorities.

Figure 1 - Areas of Newark & Sherwood



Key

- Newark Area
- Newark and Rural South Sub-Area (1)
- Collingham Sub-Area (2)
- Rural North Sub-Area (3)
- Mansfield Fringe Area
- Nottingham Fringe Area
- Sherwood Area
- Southwell Area

Town or Villages mentioned in Area descriptions

Parish Boundaries

© Crown Copyright and database right 2017 Ordnance Survey. Licence 100022288. Scale: 1:200,000 Date: 03/07/2017 Author: charlesl

Key Issues and Challenges facing Newark and Sherwood

2.12 The planning policy context, the evidence base underpinning the preparation of this document and the Spatial Portrait outlined above make it clear that Newark and Sherwood District currently faces a number of key issues and challenges. These will need to be addressed by the Local Development Framework and will drive change in the District. Listed below is a summary of the key issues and challenges which the Core Strategy and Development Policies document should respond to:

Key Issues and Challenges

- Delivering and managing the District's growth in line with the principles of sustainable development, including how the District's housing requirement to 2033 will be distributed between our towns, villages and rural areas.
- Maintaining local services and facilities and ensuring that local people have accessibility to them, including the promotion of sustainable transport choices.
- Providing additional housing, including the delivery of affordable homes.
- Providing additional employment opportunities that meet local needs, concerns and aspirations, and a diverse local economy which should include growth in particular priority sectors.
- Bringing necessary regeneration benefits to the District, including those that will contribute to the success of its town and service centre settlements and other areas in need.
- Ensuring that the District can prepare for and respond to climate change.
- Maintaining and enhancing the District's attractive and distinctive environment in urban and rural areas whilst accommodating change.
- Promoting the development of tourism without compromising the District's capacity to maintain and enhance its continuing tourism offer and potential.
- Securing a future for the Sherwood Forest area that can sustainably accommodate its tourism related development pressures without adversely affecting the environment or local communities.
- Identifying and securing those infrastructure improvements that need to accompany the significant growth envisaged for the District.
- Enabling change to contribute towards a higher quality of life for all residents.

3 Vision and Objectives

3.1 A vision and set of strategic objectives for Newark and Sherwood District is proposed to guide development to 2033.

Newark and Sherwood's Vision

By 2033, Newark and Sherwood will become:

"An area providing a high quality of life, made up of thriving sustainable urban and rural communities where people want to and can, live and work. These sustainable, balanced communities will feature good quality housing with a mix of different sizes, types and tenures which will address local needs.

The District will have a successful, diverse economy by providing employment opportunities to a local workforce, equipped with a wide range of skills arising from improved education, learning and training and encouraging tourism potential.

The District will be made up of a hierarchy of attractive and vibrant towns, and larger villages that provide a range of accessible facilities and activities for smaller villages and the surrounding rural areas that is effective and sustainable.

Newark's role as the Sub-Regional Centre will be strengthened through housing and employment growth in sustainable urban extensions, the regeneration of existing neighbourhoods, new economic and infrastructure investment, and the shortage of affordable housing will have been addressed.

Access will be improved, key transport improvements will have been secured and non car use encouraged.

The architectural and historic built environment and the District's archaeology will be protected and enhanced. New buildings and spaces will be well designed, with a strong sense of place that builds on local character.

Development will be environmentally sound, energy and water efficient, minimise waste, and maximise opportunities for appropriate renewable energy, helping to reduce the impact of climate change.

The natural environment will be safeguarded and enhanced, green infrastructure will be strengthened, new green and woodland spaces will increase ecology, biodiversity and nature conservation, providing a resource for local people and encouraging personal well being and health.

The District will have strong local distinctiveness as Newark and Sherwood's unique diverse character, culture and heritage will have been respected and promoted in the course of change that has been guided by the principles of sustainable development."

3.2 The proposed Strategic Objectives are set out below:

Newark and Sherwood's Strategic Objectives

1. To manage growth and change to ensure that sustainable development is achieved and promoted and the quality of life for all improved.

2. To establish an appropriate spatial strategy that will guide the scale, location and form of new development across the District, providing a long term basis for the planning of Newark and Sherwood.

3. To ensure and sustain a network of sustainable communities which offer a sense of place, that are safe, balanced, socially inclusive and can respond to the needs of local people.

4. To protect and enhance the built and natural environment, heritage, biodiversity and landscape, giving additional protection to those areas and buildings of recognised importance.

5. To develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people by:

   - providing a range of well located sites and premises for employment development, including provision for small and medium sized firms;
   - supporting the retention of existing jobs and the development of local businesses; promoting additional growth and diversification of the District's economy, linked to a desire to raise local aspirations and an ambition to secure new service-sector and higher skill level jobs and "knowledge-rich" business, that will increase the scope for good jobs and incomes available;
   - actively attracting regional, national and international companies to the District; developing an improved education base with enhanced learning and training opportunities for local people, that will enable the attainment of higher educational standards/qualifications and skill levels; and
   - stimulating tourism.

6. To manage the release of land for new housing, employment and other necessary development to meet the Objectively Assessed Need (OAN) of the District to 2033 integrated with the provision of new supporting infrastructure.

7. To reinforce and promote Newark's role as an important Sub-Regional Centre, by ensuring that the town is the main focus for new housing, employment, and other appropriate development within the District. Such development will be co-ordinated to ensure sustainable development.

8. To support the development of balanced communities by ensuring that new, well-designed residential development helps to satisfy the housing needs of the District, providing a mix of types, sizes and tenures, including:

   - affordable and social housing;
   - local needs housing; and
   - special needs housing.

9. To retain and improve accessibility for all, to employment, services, community, leisure and cultural activities, through:

   - the integration of development and transport provision, ensuring that most new development will be located where it is accessible to use services and facilities by a range of means of transport;
   - the retention and upgrading of existing infrastructure, services and facilities relating to transport and communications; and
   - encouraging the increased use of public transport, walking and cycling.

10. To secure high quality design in new buildings and development form that will provide a built and natural environment reflecting local distinctiveness and securing community safety.

11. To produce a District that is sensitive to the environment where opportunities are taken to reduce our impact on the climate system, including the reduction of CO^2 emissions and encouraging the use of appropriate renewable energy solutions, and to adapt to the implications of climate change.

12. To maintain and enhance the vitality and viability of the District's town centres.

13. To support the education sector and opportunities for training, including higher and further educational organisations, to encourage the attainment of higher educational and skill levels.

14. To engage in collaborative working with partner organisations and agencies to secure a better quality of life.

3.3 The District is also very diverse; within it are a number of areas which have their own distinct spatial characteristics. To aid the achievement of the Vision and the Strategic Objectives, the Council has formulated a number of Area Objectives. These are:

Area Objectives

Newark Area

NA O1 - To manage growth in and around Newark Urban Area (Newark, Balderton and Fernwood) and ensure that housing and employment growth are developed alongside appropriate infrastructure and facilities.

NA O2 - To promote, protect and enhance the character and qualities of Newark Town Centre as a place for retail, business, administration, entertainment and tourism.

NA O3 - To promote local services in remote rural areas and secure public transport linkages to Newark Urban Area, Collingham and Sutton-on-Trent.

Southwell Area

SoA O1 - To protect the unique historic character of Southwell whilst promoting the town's role as a Service Centre for the wider area and as a centre for tourism.

SoA O2 - To support the sustainable development of the Nottingham Trent University Brackenhurst Campus, both as a place of learning and as a potential driver for economic growth in the District.

Nottingham Fringe Area

NFA O1 - To protect the Green Belt from inappropriate development, facilitating development to meet local needs without promoting levels of development which would result in an increase in commuting to Nottingham.

Sherwood Area

ShA O1 - To encourage the regeneration and redevelopment of the former mining communities of the area by fully exploiting the opportunities presented by Sherwood Forest Regional Park, the Sherwood Growth Zone and the skills and knowledge of the residents of the area. Regeneration of the area will be supported and enhanced by the strategic allocation of the former Thoresby Colliery.

ShA O2 - To strengthen the role of Ollerton Town Centre as a retail and employment centre for both Ollerton & Boughton and the wider Sherwood Area.

ShA O3 - To protect and enhance the Birklands & Bilhaugh Special Area of Conservation and ensure that the Regional Park initiative is consistent with this.

ShA 04 - To promote and manage increased tourism in a way that safeguards the sensitive environmental and ecological areas and allows enjoyment of the District's celebrated historic built and natural environments.

Mansfield Fringe Area

MFA O1 - To encourage the regeneration and redevelopment of the former mining communities of the area by fully exploiting the opportunities presented by Sherwood Forest Regional Park, and the skills and knowledge of the residents of the area.

MFA O2 - To encourage sustainable housing and economic growth in the settlements on the Mansfield Fringe to complement Mansfield's role as a Sub-Regional Centre and to increase the self-sufficiency of the Mansfield Fringe Settlements.

4 Spatial Policies

4.1 The Spatial Policies of the Core Strategy are central to delivering the Vision and Objectives set out in Chapter 3. Chapter 4 is split into two sections, the Spatial Strategy and the Agenda for Managing Growth in Newark and Sherwood.

4.2 The Spatial Strategy sets the framework for growth and development in the District, setting out our hierarchy for service provision and investment, and the spatial distribution of housing and employment growth. The Settlement Hierarchy sets out those settlements which to a greater or lesser extent should be the focus for growth and investment. The Spatial Distribution of growth quantifies this approach in those settlements which are central to the delivery of the strategy. Beyond this, policies are set which aim to manage development in the rural areas of the district and in the Nottingham – Derby Greenbelt. The policies of the Spatial Strategy are illustrated on the Newark & Sherwood Key Diagram which is on the inside front cover of the Core Strategy. The Agenda for Managing Growth sets out policies for delivering the strategy and aims to provide a flexible framework for delivering sustainable growth the infrastructure to deliver growth and the considerations which need to be taken into account when allocating sites in later DPDs.

Newark & Sherwood's Spatial Strategy

4.3 The District Council has used the Vision and Objectives of the Core Strategy to develop a spatial strategy which meets local needs and is framed within national planning policy. The Vision seeks to secure an area providing a high quality of life, made up of thriving sustainable urban and rural communities where people want to and can, live and work. These sustainable, balanced communities will feature good quality housing with a mix of different sizes, types and tenures which will address local needs. The strategic objectives require the plan to manage the release of land for new housing, employment and other necessary development to meet the needs of the District to 2033 and develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people.

4.4 The District Council's vision identifies Newark as an important Sub-Regional Centre, that is the main focus for new housing, employment, and other appropriate development within the District. Such development will be coordinated to ensure sustainable development. Beyond that, the development needs of other settlements and rural areas should also be provided for.

4.5 The themes which emerge from our Core Strategy Vision and Objectives are:

- Development should be located in the most sustainable locations
- That such development should support the role of settlements
- Regeneration of settlements should be supported
- Rural communities should be supported
- Development should seek to secure a mixed and balanced community

Settlement Hierarchy

4.6 Using these themes, the District Council has identified the settlements which will help deliver sustainable development in the District. These are identified in the settlement hierarchy which is the organising basis for development and service provision within the District. The hierarchy allows the Council to plan positively for future development within the District. It defines which settlements are central to the delivery of the Council's Spatial Strategy.

4.7 Following a review of settlements and service provision in the District, the following key conclusions have emerged:

1. Services, such as employment and secondary education, are focused in settlements which serve a rural hinterland and/or a large local population.

2. There are a number of villages which have a range of services which attract people from the local area, such as libraries and doctor's surgeries.

3. Beyond these villages are a range of villages which have a limited range of services, some of which have a primary school and other shops and facilities.

4. A large number of villages have no facilities beyond a public house or a village hall but are well related to settlements which have a wider range of facilities.

5. Public transport is focused on key routes between Newark, Mansfield, Nottingham, Southwell and Ollerton & Boughton.

4.8 These conclusions have resulted in the identification of three complementary settlement roles which will be central to the delivery of the District's Spatial Strategy; these are:

- Sub-Regional Centre
- Service Centre
- Principal Village

4.9 Newark Urban Area (Newark, Balderton and Fernwood) is identified as a Sub-Regional Centre; it is the largest population centre in the District and is the main location for services, jobs, retail, education and a focus for transport for most of the District.

4.10 Below Newark Urban Area, a number of settlements provide important services both to their own communities and to a wider hinterland; they are Service Centres. The largest of these, Ollerton & Boughton, provides a range of facilities including a supermarket and secondary school, both of which serve much of the Sherwood Area. Ollerton & Boughton also has a large number of local employers. Southwell is the third biggest settlement in the District and, like Ollerton & Boughton, serves a large local area with the second largest retail centre in the District, a leisure centre and a secondary school which provides education to much of the Southwell Area.

4.11 Rainworth has a range of shops, a secondary school which serves a part of Sherwood Area and the southern part of the Mansfield Fringe. Rainworth is also adjacent to Mansfield Sub-Regional Centre with its jobs and facilities. Clipstone has a range of local services including shops and a secondary school, which lies just outside the District, which serve the community and a wider area. It has a major regeneration site, Clipstone Colliery, in the centre of it. Edwinstowe has a range of local services which are complemented by a number of Sherwood Forest related tourist facilities. It has a regeneration site, Thoresby Colliery at its edge. Both Clipstone and Edwinstowe would benefit from regeneration arising from new development, while in Southwell, a more balanced and sustainable community would result from the provision of new housing to address local housing needs.

4.12 The District Council also has a range of communities which have a range of local services which meet day to day local needs and complement the role of the Service Centres. These are defined as Principal Villages.

4.13 A range of other communities exist below the three identified settlement categories. They are referred to in the hierarchy as Other Villages in Newark & Sherwood. In some instances these villages have a limited range of services or they may be small hamlets. Spatial Policy 3 Rural Areas set out a number of sustainability criteria for the consideration of development in these communities. Spatial Policy 4B sets out policies for appropriate growth for those communities in the Green Belt.

Spatial Policy 1

Settlement Hierarchy

The Settlement Hierarchy for Newark and Sherwood identifies which settlements are central to the delivery of Newark and Sherwood's Spatial Strategy and identifies the role of these settlements in delivering that Strategy. The Hierarchy is defined below:

Settlements central to delivering the Spatial Strategy	
Sub-Regional Centre	**Features** - Major centre in the Sub-Region, containing services and facilities for the District. **Function** - To be the focus for housing and employment growth in Newark & Sherwood and the main location for investment for new services and facilities within the District. The Sub-Regional Centre is defined as Newark Urban Area which is made up of Newark, Balderton and Fernwood. The extent of the main built-up areas of the Sub-Regional Centre will be defined by an Urban Boundary.

<table>
<tr>
<td>Service Centres</td>
<td>
Features - Service Centres have a range of local facilities, normally including a secondary school, good public transport and local employment.

Function - Act as a focus for service provision for a large local population and a rural hinterland.

The following communities have been designated as Service Centres within the various Areas of the District:

<table>
<tr><td>Southwell Area</td><td>Southwell</td></tr>
<tr><td>Sherwood Area</td><td>Ollerton & Boughton, Edwinstowe</td></tr>
<tr><td>Mansfield Fringe Area</td><td>Clipstone, Rainworth</td></tr>
</table>

The extent of the main built-up areas of Service Centres will be defined by an Urban Boundary.
</td>
</tr>
<tr>
<td>Principal Villages</td>
<td>
Features - Principal Villages which have a good range of day to day facilities – primary school, food shop, health facilities, employment or access to nearby employment and complement the role of Service Centres.

Function - Act as secondary focus for service provision in each Area. Support for service provision in these locations to assist rural accessibility.

The following communities have been designated as Principal Villages within the various Areas of the District:

<table>
<tr><td>Newark Area</td><td>Collingham, Sutton–on–Trent</td></tr>
<tr><td>Southwell Area</td><td>Farnsfield</td></tr>
<tr><td>Nottingham Fringe</td><td>Lowdham</td></tr>
<tr><td>Sherwood Area</td><td>Bilsthorpe</td></tr>
<tr><td>Mansfield Fringe</td><td>Blidworth</td></tr>
</table>

The extent of the main built-up areas of the Principal Villages will be defined by Village Envelopes.
</td>
</tr>
</table>

Other Villages in Newark & Sherwood

Within the Green Belt development will be considered against Spatial Policy 4B Green Belt Development.

Within the rest of the District development will be considered against the sustainability criteria set out in Spatial Policy 3 Rural Areas.

4.14 The Urban Boundaries of the Sub-Regional Centre and Service Centres and the Village Envelopes of the Principal Villages are defined on the Policies Map of the Newark & Sherwood Local Development Framework.

Spatial Distribution of Growth

4.15 Over the next twenty years the communities of Newark and Sherwood will change and grow. In order to manage that change and capture its benefits we have developed our approach to the spatial distribution of growth. This approach is underpinned by three principles. They are:

1. Supporting the role of the Sub-Regional Centre - the requirement to focus development, seeking to support the role of the Sub-Regional Centre.
2. Regeneration - address the regeneration needs of the District by focusing housing, employment, facilities and services in communities suffering from deprivation.
3. Sustainable Communities - seek to address identified local housing need in a sustainable manner and promote and protect the roles of the Service Centres and Principal Villages as locations for local services and facilities.

4.16 The Core Strategy strategic objectives require the Plan to manage the release of land for new housing, employment and other necessary development to meet the needs of the District to 2033 and develop a strong, sustainable economy that will provide a diverse range of employment opportunities for local people.

4.17 In seeking to meet the District's Objectively Assessed Housing Need (OAN), the District Council must plan for a minimum of 9,080 dwellings over the Plan period. However, a number of dwellings have already been completed, or have the benefit of planning permission in those areas not individually identified in the settlement hierarchy.

4.18 Therefore, the total number of dwellings to be allocated by the District Council between 2013 and 2033 in the Sub-Regional Centre, Service Centres and Principal Villages is 8806. However, taking into account houses already built and planning permissions for new dwellings in the settlements identified in the Hierarchy (as at

March 2017 and likely to be delivered during the Plan Period), the Council is required to find a minimum of 3453 for the rest of the Plan Period.

4.19 The Housing figures are allocated proportionally to the three tiers in the hierarchy and then to the settlements in each tier. These allocations are based on the three principles for the distribution of growth set out in paragraph 4.15 and each settlement is assigned one of these. Individual percentages are based on meeting the aims of the principles assigned to the settlement and an assessment of the capacity of each settlement to support growth, including its function, scope for future growth and infrastructure constraints and potential for future improvements.

4.20 Alongside new housing growth, the District Council is keen to ensure an appropriate distribution that provides a good range, mix and choice of suitably located employment sites and premises. This will address the needs of existing and future businesses, and enable a readily available supply of land to be maintained over the Plan period. Our starting point for determining the future employment land requirements were the recommendations of the Employment Land Forecasting Study for Nottingham Core & Outer Housing Market Areas. The study gives an overall gross employment land requirement of 83.1 hectares for the plan period 2013 - 2033 The term `employment' relates to Use Classes B1 (Business), B2 (General Industrial or B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 2015 , or any subsequent amendment, however it is recognised that national planning policy gives a wider definition of what constitutes economic development. In implementing the other policies in this Core Strategy, and in order to promote economic development, this approach will inform decision making.

4.21 The Core Strategy sets this level as a target for development, which will need to be promoted in partnership with other organisations and agencies and working with developers and businesses. In planning for the level of employment development we need to ensure an appropriate distribution that provides a good range, mix and choice of suitably located employment sites and premises. This will address the needs of existing and future businesses, and enable a readily available supply of land to be maintained over the plan period.

Spatial Policy 2

Spatial Distribution of Growth

The spatial distribution of growth in Newark and Sherwood District will focus on:

1. **Supporting the Sub-Regional Centre of Newark Urban Area** (Newark, Balderton and Fernwood). Newark Urban Area will be the main location for new housing and employment growth in the District. Newark Town Centre will act as a focus for new retail, cultural and leisure development. To support such growth the District Council and its partners will work together to secure and provide new infrastructure, facilities and services.

2. **Regeneration**. Within Service Centres and Principal Villages identified for regeneration, the District Council will seek to secure new employment opportunities, the regeneration of vacant land and the provision of new housing.

3. **Securing Sustainable Communities**. To secure and support the role of Service Centres and Principal Villages identified for this approach, provision will be made for new housing to meet local housing need and support for employment to provide local jobs.

The housing requirements for Newark & Sherwood District between 2013 and 2033 are a minimum of **9080** dwellings. When discounting dwelling completions and commitments in settlements (as at April 2016) which are not central to the delivery of the Spatial Strategy, the total number of dwellings to be allocated by the District Council between 2013 and 2033 in the Sub-Regional Centre, Service Centres and Principal Villages is in the region of **8806** dwellings. In allocating sites for housing development the following percentages will be met:

Location	**Strategy**	**Percentage of Housing Growth**
Sub-Regional Centre Newark Urban Area	Support for the Sub-Regional Centre	**60% of overall growth**
Service Centres		**30% of overall growth**
Ollerton & Boughton	Regeneration	30% of Service Centre growth
Rainworth	Regeneration	10% of Service Centre growth
Southwell	Sustainable Communities	10% of Service Centre growth
Clipstone	Regeneration	25% of Service Centre growth
Edwinstowe	Regeneration	25% of Service Centre growth
Principal Villages		**10% of overall growth**
Bilsthorpe	Regeneration	30% of Principal Village growth
Blidworth	Regeneration	20% of Principal Village growth
Collingham	Sustainable Communities	20% of Principal Village growth
Farnsfield	Sustainable Communities	24% of Principal Village growth
Lowdham	Sustainable Communities	1% of Principal Village growth
Sutton-on-Trent	Sustainable Communities	5% of Principal Village growth

The employment land requirement for Newark & Sherwood District between 2013 and 2033 is a minimum of 83.1 hectares. This figure is distributed amongst the five Areas of the District, and in allocating sites for employment development, the following figures will be achieved:

Area	Overall employment land to be provided (In hectares)
Newark Area	51.9
Southwell Area	4.5
Nottingham Fringe Area	0.1
Sherwood Area	16.2
Mansfield Fringe Area	10.4
Total	83.1

4.22 The current and proposed provision of housing and employment land is illustrated at Appendix C, together with Housing and Employment Trajectories which shows the indicative delivery of new housing and employment land. The spatial distribution of employment growth set out above, is based upon distributing proportionate levels of the gross employment land requirement amongst the five Areas of the District, in line with their percentage increases in housing growth. This approach to employment provision and distribution reflects our objective to develop sustainable communities with the location of new employment opportunities related to planned new housing, helping residents and businesses to prosper and reduce the need for out-commuting. This integration and broad alignment of homes and jobs is essential to achieve sustainable development, will support urban and rural regeneration and facilitate access to jobs across the District. Land for new employment development will generally be provided close to existing industrial and commercial areas, or be included as part of major mixed use housing and employment schemes, and will involve greenfield as well as brownfield opportunities.

4.23 The Newark Area, particularly in and around the Newark Urban Area, will be the location for the majority of the employment land provision, and complement planned new housing. This employment provision will support Newark's role as a Sub-Regional Centre, deliver employment growth, and benefit local regeneration goals. The provision of two major mixed use developments involving large scale new housing and employment land allocations (see Spatial Policy 5) will contribute significantly to meeting the employment land target figures shown. This approach takes advantage of the town's potential to be a major driver of economic development, with its key location, including proximity to the A1 corridor, and excellent rail, road and water connections. Significant transport improvements will add to these assets, represented by the proposed dualling works to be undertaken to the A46 Newark Bypass , and to the planned provision of a new Southern Link Road, to the south of the town, linking the A46 to the A1.

Rural Areas

4.24 National planning policy steers development in rural areas towards the more sustainable settlements and locations which will help deliver the central elements of our spatial strategy. The Council must however plan for the District as a whole, helping to sustain the communities across Newark and Sherwood. In developing policies for the District, the Council was particularly concerned to include policies which deal with rural issues. The policy will guide development and investment in Rural Areas.

Spatial Policy 3

Rural Areas

The District Council will support and promote local services and facilities in the rural communities of Newark & Sherwood. Local housing need will be addressed by focusing housing in sustainable, accessible villages. The rural economy will be supported by encouraging tourism, rural diversification, and by supporting appropriate agricultural and forestry development. The countryside will be protected and schemes to enhance heritage assets, to increase biodiversity, enhance the landscape and, in the right locations, increase woodland cover will be encouraged.

Beyond Principal Villages, proposals for new development will be considered against the following criteria:

- *Location* - new development should be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principal Villages and have a range of local services themselves which address day to day needs. Local services include but are not limited to Post Office/shops, schools, public houses and village halls;

- *Scale* - new development should be appropriate to the proposed location and small scale in nature;

- *Need* - Employment and tourism which are sustainable and meet the requirements of the relevant Core Policies. New or replacement facilities to support the local community. Development which supports local agriculture and farm diversification. New housing where it helps to support community facilities and local services. Neighbourhood Plans may set detailed policies reflecting local housing need, elsewhere housing schemes of 3 dwellings or more should meet the mix and type requirements of Core Policy 3;

- *Impact* - new development should not generate excessive car-borne traffic from out of the area. New development should not have a detrimental impact on the amenity of local people nor have an undue impact on local infrastructure, including drainage, sewerage systems and the transport network; and

- *Character* - new development should not have a detrimental impact on the character of the location or its landscape setting.

Within villages consideration will also be given to schemes which secure environmental enhancements by the re-use or redevelopment of former farmyards/farm buildings or the removal of businesses where the operation gives rise to amenity issues.

Within settlements which do not meet the locational criterion of this policy but are well related to villages that do, consideration will be given to the infilling of small gaps with 1 or 2 dwellings so long as this does not result in the joining of outlying areas into the village in question, or the coalescence with another village. Such development will need to comply with the scale, need, impact and character criteria of this policy.

Development not in villages or settlements, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. Policies to deal with such applications are set out in the Allocations & Development Management DPD. Consideration will also be given to the re-use of rural buildings of architectural merit.

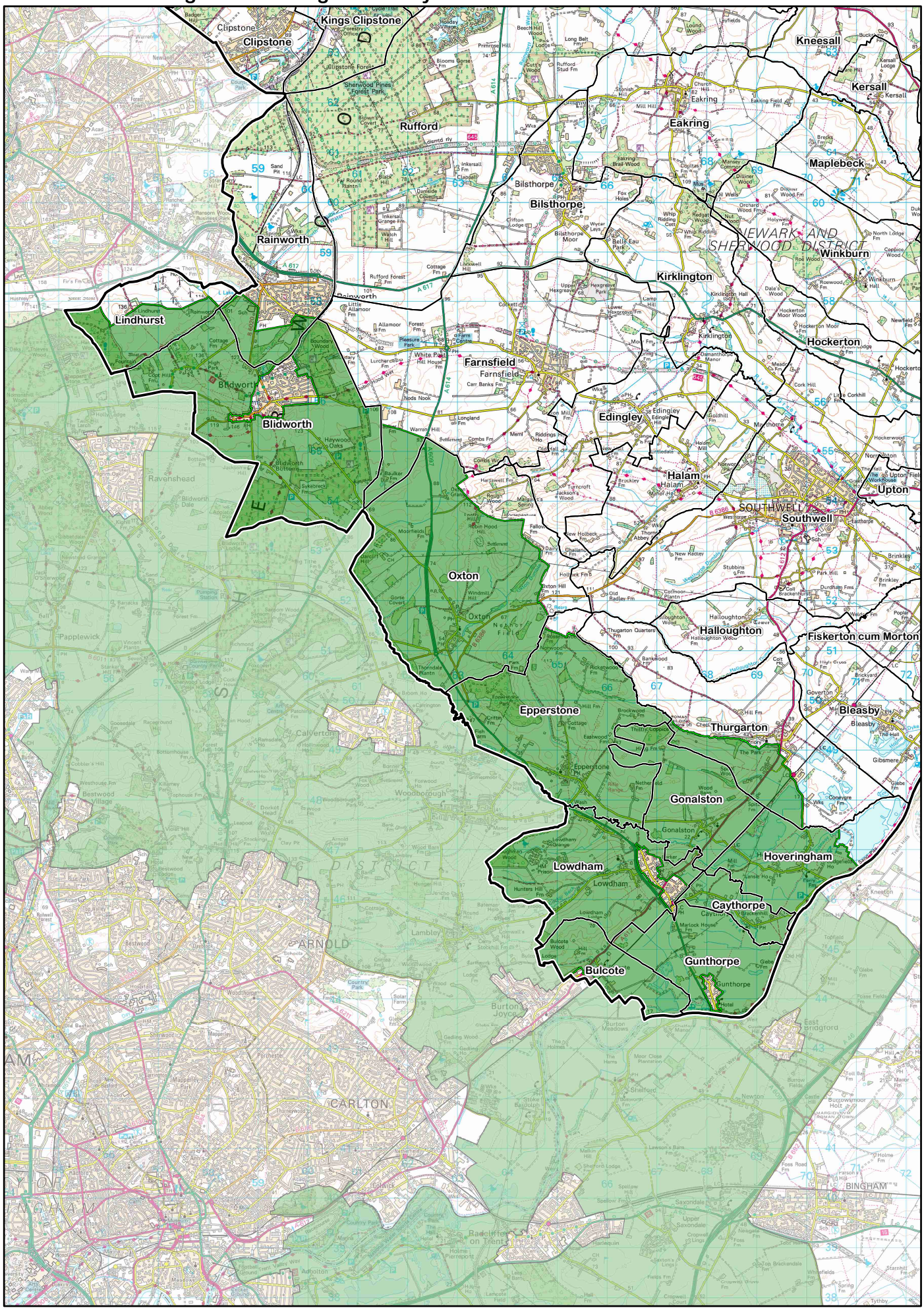
Where Neighbourhood Plans define village envelopes, development will only be supported beyond them if they meet the requirements of relevant policies within the Core Strategy or Allocations & Development Management DPD.

4.25 In implementing Spatial Policy 3 its locational criteria supports the development of sites in sustainable accessible villages. In decision making terms this means locations within the existing built extent of the village, which includes dwellings and their gardens, commercial premises, farm yards and community facilities. It would not normally include undeveloped land, fields, paddocks or open space which form the edge of built form. It is not proposed to define the extent of villages covered in Spatial Policy 3 by way of village envelopes in our Core Strategy or Allocations & Development Management DPD. However, the District Council will work with local communities to identify the characteristics of their village which they feel should be protected. Such work will be contained within Neighbourhood Plans and Village Design Statements (VDS). This work could include the identification of village envelopes and where this is the case Spatial Policy 3 supports this approach. Neighbourhood Plans when 'made' become part of the development plan and providing the requirements for Supplementary Planning Documents are followed, a VDS could be adopted as a Supplementary Planning Document by the District Council and be a material consideration in the determining of Planning Applications.

4.26 The Council considers that in locations with local facilities and services, additional development can support their continued existence. Development within the setting of this policy requires applicants to demonstrate the services it will support. The policy makes provision for detailed policies in Neighbourhood Plans to set policies on local housing need (including mix and type) elsewhere for larger schemes (i.e. for those of 3 or more dwellings) the Council expects new development to satisfy the mix and type requirements of Core Policy 3. It is recognised that for schemes of one or two dwellings it will not be possible to require a particular type or mix of dwellings.

4.27 A number of policies within the Plan set more detailed criteria for the consideration of proposals in Rural Areas including (but not limited too), Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities, Core Policy 2 Rural Affordable Housing, Core Policy 6 Shaping our Employment Profile, Core Policy 7 Tourism Development, Policy DM5 Design, Policy DM8 Development in the Open Countryside.

Figure 2 - Nottingham-Derby Green Belt in Newark & Sherwood



© Crown Copyright and database right 2017 Ordnance Survey. Licence 100022288. Scale: 1:100,000 Date: 03/07/2017 Author: charlesl

Nottingham-Derby Green Belt

4.28 The Nottingham-Derby Green Belt prevents the Nottingham Conurbation from merging with the surrounding towns and villages within Nottinghamshire and the nearby city of Derby.

4.29 The NPPF sets out that an essential characteristic of the Green Belt is its permanence, with boundaries only being altered in exceptional circumstances through the Development Plan process. No changes are proposed in the extent of the Green Belt within the District, as a number of small scale reviews were undertaken in Lowdham, Rainworth and Blidworth as part of the Allocations & Development Management DPD in 2012.

Spatial Policy 4A

Extent of the Green Belt

The extent of the Nottingham - Derby Green Belt which lies within Newark & Sherwood District as set out on the Policies Map, will remain unchanged following the earlier small scale review undertaken in 2012.

4.30 National planning policy allows for limited development in villages within the Green Belt. The approach of the Core Strategy is to direct development to the Principal Villages in the Green Belt, and allow for development in line with Spatial Policy 3 in Gunthorpe and the part of Bulcote attached to Burton Joyce, all of which are excluded from the Green Belt. In villages 'washed over' by the Green Belt the policy allows for the securing of small scale rural affordable housing exceptions sites, and it has been decided to continue not to identify any villages that are 'washed over' for limited infill as set out in bullet point 5 of paragraph 89 of the NPPF. Other development proposals in the Green Belt will be judged according to national planning policy.

Spatial Policy 4B

Green Belt Development

Within the extent of the area covered by the Green Belt in the District, as set out on the Policies Map, new housing and employment development will be focused in the Principal Villages of Blidworth and Lowdham, along with Gunthorpe and the part of Bulcote which is attached to Burton Joyce. These locations are excluded from the Green Belt and defined by Village Envelopes. Development proposals in the two Principal Villages will be judged according to the provisions Spatial Policy 1 and Policy DM 1. Development proposals within Gunthorpe and the part of Bulcote attached to Burton Joyce will be judged according to the provisions of Spatial Policy 3.

No villages 'washed over' by the Green Belt have been identified for limited infilling.

In or adjacent to the main built-up areas of the following villages, consideration will be given to the development of 'Rural Affordable Housing Exceptions Sites' to meet local housing need:

Bulcote, Caythorpe, Epperstone, Gonalston, Gunthorpe, Hoveringham, Lowdham and Oxton.

Proposals should be in line with Core Policy 2 Rural Affordable Housing. Development should be small scale in nature, should not have a detrimental impact on the character of the village or on the openness of the Green Belt.

Other development in the Green Belt not identified in this policy will be judged according to national Green Belt policy.

Agenda for Managing Growth in Newark and Sherwood

4.31 In order to achieve the levels of growth set out in the Spatial Strategy the Core Strategy has identified a range of Spatial Policies which set out the District Council's Agenda for Managing Growth.

Delivering the Strategy

4.32 The delivery approach for the Spatial Strategy, aims to provide a flexible framework for delivering sustainable growth. There are four elements to this approach:

1. Allocating large scale Sustainable Urban Extensions (SUEs) known as Strategic Sites;
2. A number of individual housing, employment and other allocations in the settlements central to the spatial strategy set out in the Allocations & Development Management DPD;
3. Flexible policies and approaches to allow sustainable development in sustainable locations; and
4. A number of opportunity sites which could provide additional development if required.

4.33 In planning to meet the level of growth which is directed at the Newark Urban Area, a significant amount of growth should be provided in Sustainable Urban Extensions (SUEs). Similarly the opportunity of delivering significant regeneration in the Sherwood Area of the District will be achieved by the redevelopment of the former Thoresby Colliery as a SUE of Edwinstowe.

4.34 Delivery of SUEs will be achieved through the allocation of four Strategic Sites in the Core Strategy. The strategic sites will be developed as new neighbourhoods in a phased manner throughout the plan period and beyond, to deliver new housing, employment and supporting services including education and facilities to meet the needs of a growing population. The infrastructure required to support the strategic sites is set out in the Infrastructure Delivery Plan.

4.35 Our approach to Sustainable Urban Extensions has a number of benefits:

- It enables the District Council to ensure that an appropriate planning 'framework' is in place to test and achieve the District's growth;
- It provides a robust policy framework for considering any planning applications for significant development;
- It helps to ensure that the planned infrastructure required to support the level of growth anticipated takes place in line with the development over the plan period; and
- It provides a scale and critical mass that enables a sustainable neighbourhood to be built including the creation of local facilities centred around new primary schools, retail, community and employment need. Alternative energy sources, drainage and modern methods of construction are realistic considerations for development of this size and nature.

4.36 Whilst the Core Strategy allocates the Strategic Sites, the more detailed Allocations & Development Management DPD contains allocations and policies for settlements central to delivering the Spatial Strategy as set out in Spatial Policy. Monitoring of all of these proposals will be undertaken through the Annual Monitoring Report to ensure there continues to be sufficient provision of land, in line with national policy, including a 5 Year Housing Land Supply. Where it becomes evident that development is not progressing, the Council will seek to assist the owners/developers in unlocking the affected site where appropriate.

4.37 Alongside the delivery of sites which the LDF allocates, the Council anticipates that development of additional housing and employment will occur in sustainable locations across the district. The Core Strategy and the Allocations & Development Management DPD contain a number of policies which facilitate this, including Spatial Policy 3 Rural Areas, Policy DM1 Development within Settlements Central to Delivering the Spatial Strategy and Policy DM12 Presumption in Favour of Sustainable Development. These flexible policies will continue to allow custom and self-build developers to develop product. The Council will also be developing a brownfield register, in line with national policy, to identify other potential sites which could come forward for development over the Plan period.

4.38 The Council is also pursuing a programme of building 350 Council Houses on land within its ownership over the next five years and is also considering the creation of a development company to deliver market and affordable housing products. These actions will provide an additional vehicle for increased delivery.

4.39 In addition, a number of sites which were allocated or had planning permission previously, which are still considered developable but are subject to uncertainty over timescales for delivery, will be identified as Opportunity Sites. These will be detailed within the Amended Allocations & Development Management DPD. Where it becomes clear through the monitoring process that delivery rates are dropping the Council will work with landowners and developers to try to actively resolve delivery issues where this will bring forward development on these Opportunity Sites. Meaures could include securing alternative sites for the existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.

Spatial Policy 5

Delivering the Strategy

To ensure that the housing and employment needs of the District are delivered over the plan period, sufficient sites have been allocated to more than meet the requirements. There is sufficient flexibility to allow for some sites not delivering as anticipated, whether in terms of the rate of delivery or due to unanticipated considerations preventing development occurring. The following strategic sites will be developed as new neighbourhoods, in a phased manner throughout the plan period and beyond:

- Land South of Newark;
- Land East of Newark;
- Land around Fernwood; and
- Land at the former Thoresby Colliery, Edwinstowe

The Council will support and encourage the delivery of allocated sites, helping to overcome constraints and unlock sites for development where appropriate. Where it becomes clear through the monitoring process that delivery is not taking place at the rates required, the Council will actively seek to bring forward opportunity sites by working with landowners and developers to release sites earlier in the plan period.

Infrastructure for Growth

4.40 The Spatial Strategy sets out how the district will develop up to 2033 in order to ensure that the overall vision and objectives for the Core Strategy are achieved. A key component in achieving the vision and objectives is to ensure that the necessary physical, social and green infrastructure is provided to support the growth envisaged in the Core Strategy.

4.41 The Council has produced an Infrastructure Delivery Plan (IDP) to identify existing infrastructure provision and to assess its capacity to support growth. Where growth exceeds capacity the additional infrastructure required has been identified. The IDP identifies a broad estimated cost, funding sources and who would be responsible for delivery.

4.42 The Council considers that strategic infrastructure includes improvements to the highway network and contributions to secondary education which are required because of the cumulative growth of the District. The Council has a Community Infrastructure Levy (CIL) specifically to fund this infrastructure. The District Council defines local infrastructure as including facilities and services, such as primary schools and open space, that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, such as traffic management schemes.

4.43 The IDP identifies the improvements required to the provision of utility services. The Council will continue to engage with each of the providers to ensure that their programme of improvements dovetails with the projected growth, and on the Strategic Sites developers are already discussing their requirements with the statutory undertakers.

4.44 Local Infrastructure will be secured through Planning Obligations (commonly known as S106 Agreements). Requirements for these are set out in Policy DM 3 Developer Contributions and Planning Obligations and an accompanying Supplementary Planning Document. Requirements for Affordable Housing are set out later in this document in Core Policy 1 and an accompanying Supplementary Planning Document.

4.45 The Green Infrastructure Strategy identifies existing networks of green spaces within and between urban areas and the surrounding countryside and provides an approach to their protection and enhancement. It identifies actions for key areas and themes that are included in the Allocations & Development Management DPD.

4.46 The schedule in Appendix D is a summary of the main elements of infrastructure the IDP identifies as required to deliver the Core Strategy. The table includes approximate costs, timescale and funding sources and likely delivery agent where known.

Spatial Policy 6

Infrastructure for Growth

To ensure the delivery of infrastructure to support growth in the District, the District Council will secure:

- Strategic Infrastructure via its Community Infrastructure Levy. Strategic Infrastructure is defined as improvements to the strategic highway network and other highway infrastructure as identified within the IDP and secondary education provision across the District;
- Local Infrastructure, including facilities and services that are essential for development to take place on individual sites, or which are needed to mitigate the impact of development at the site or neighbourhood level, will be secured through Planning Obligations in line with the Policies of the Core Strategy, Policy DM3 Developer Contributions and Planning Obligations and supported by a Developer Contributions & Planning Obligations Supplementary Planning Document.

Sustainable Transport

4.47 The future economic and social wellbeing of the District will be dependent on efficient systems of transport. The eastern side of the District has excellent road and rail connections with the rest of the country. The A1, A46 and A17 roads all pass close to Newark, which also has stations on both the East Coast Main Line and the Nottingham to Lincoln Castle line. By comparison, the western part of the District, and some rural areas, are not so well served by existing transport infrastructure, although the A614 passes through the area and the Mansfield Ashfield Regeneration Route (MARR) aids connectivity to the west via the A617.

4.48 National planning policy seeks to deliver sustainable development, and reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. The policy emphasises that, ideally, new development should be located where access to a range of facilities is possible on foot or bicycle, or by means of public transport. Accordingly, it stresses the importance of actively managing 'urban growth' in ways which make the fullest use of public transport resources and potential. There is however, acknowledgement of the degree of reliance of remoter rural areas on the use of private cars which is particularly relevant to a district such as Newark and Sherwood. It also states that

local authorities should protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passengers and freight.

4.49 When assessing the transport impacts of developments, consideration will be given to a range of policy responses including reducing travel, and encouraging use of public transport, walking and cycling in preference to private car use. New highway infrastructure will only be required where other measures are insufficient to cope with the impacts of developments. In order to gain a clear and up to date assessment of Transport issues within the District, the Council commissioned WYG to provide a comprehensive review of transport information as part of the IDP process. This showed that:

- Additional demands for rail travel and cycling/walking as a result of the growth are expected to be largely accommodated by existing infrastructure. However, local improvements will be required to integrate development sites;
- Improvements to existing bus networks and infrastructure will be required to meet additional demands and encouraging bus use will have an important role to play in reducing car travel within the District;
- The provision of a Southern Link Road (SLR) is required to help mitigate the traffic impacts as a result of growth within Newark Urban Area and its provision should therefore be developer funded. Delivery of the SLR is addressed in Newark Area Policy 4;
- Provision of the Southern Link Road will not mitigate traffic impacts entirely and further improvements will be required at multiple locations on the urban highway network;
- Improvements to the A614/A6075/A616 Ollerton Roundabout junction will be required to accommodate any additional growth in the north west of the District or significant growth elsewhere; and
- Strategic highway infrastructure improvements will be required at various locations on the rural highway network within the District.

4.50 The District Council will work with Highways England, Nottinghamshire County Council, developers and other agencies to ensure delivery of the highway and public transport infrastructure required to support growth within the District. The Strategic Highway Infrastructure that is needed to meet the requirements of growth is set out in Appendix D. In line with Spatial Policy 6, the Community Infrastructure Levy will be used to ensure the delivery of strategic transport infrastructure whilst planning obligations will be used to ensure that new developments provide for transport improvements and fund other appropriate mitigation measures that relate to development of the site.

4.51 Whilst new and improved transport can have a number of benefits, it is also acknowledged that there can also be negative impacts, especially in relation to possible impacts on landscape, wildlife habitats and the loss of open land which

could be affected or lost by the building of such schemes. Proposals for new and improved transport infrastructure will be required to demonstrate how they will mitigate against such impacts. Transport schemes identified within Schedule 1 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 will also be required to submit an Environmental Impact Assessment (EIA) whereas those schemes in Schedule 2 will require an EIA if it is likely to have significant effects on the environment by virtue of factors such as its size, nature or location.

Spatial Policy 7

Sustainable Transport

The Council will encourage and support development proposals which promote an improved and integrated transport network and an emphasis on non-car modes as a means of access to services and facilities. In particular the Council will work with the County Council and other relevant agencies to reduce the impact of roads and traffic movement, to support the development of opportunities for the use of public transport, increase rural accessibility and to enhance the pedestrian environment.

Development proposals should contribute to, the implementation of the Nottinghamshire Local Transport Plan and should:

- minimise the need for travel, through measures such as travel plans for all development which generate significant amounts of movement, and the provision or enhancement of local services and facilities;
- provide safe, convenient and attractive accesses for all, including the elderly and disabled, and others with restricted mobility, and provide links to the existing network of footways, bridleways and cycleways, so as to maximise opportunities for their use;
- be appropriate for the highway network in terms of the volume and nature of traffic generated, and ensure that the safety, convenience and free flow of traffic using the highway are not adversely affected;
- avoid highway improvements which harm the environment and character of the area;
- provide appropriate and effective parking provision, both on and off-site, and vehicular servicing arrangements in line with Highways Authority best practice; and
- ensure that vehicular traffic generated does not create new, or exacerbate existing on street parking problems, nor materially increase other traffic problems, taking account of any contributions that have been secured for the provision of off-site works.

The District Council will safeguard locations of highway or public transport schemes identified within the Nottinghamshire Local Transport Plan and its implementation plan. Development will not be supported where it would prevent the implementation of these schemes. The location of these schemes are identified on the Policies Map. The route of that part of the Southern Link Road which has not been built will be safeguarded and is indicatively defined on the Policies Map and Figure 5 in line with NAP2A and NAP4. The Council will safeguard land for a possible Newark Rail Flyover, to replace the existing flat crossing to the north of Newark Northgate Station, which has been symbolised on the Newark Key Diagram and identified on the Policies Map.

High quality, safe, cycle, footpath and bridleway networks will be safeguarded and extended to provide opportunities to reduce the number of short car journeys and for cycling, walking and horse riding for recreation in the countryside. Disused railway lines will be protected from other forms of development, to safeguard their potential to be reinstated to their former use for commercial or leisure purposes, or to extend the cycling or footpath networks.

All major developments should be well located for convenient access by non-car modes, such as walking, cycling and high quality public transport including those measures set out in national planning policy and policies CP11, NAP 1, NAP 2A, 2B and 2C, SoAP1, ShAP2, ShAP4 and Appendix D of the Core Strategy.

The District Council will promote and support the use of the River Trent for commercial and tourism activities.

Protecting Leisure and Community Facilities

4.52 A good variety and geographical spread of community, sports and cultural facilities add to the quality of life for residents, workers, visitors and those who study in the District. Sports facilities encourage healthy living; community facilities promote social interaction and inclusion; and cultural facilities help develop understanding and appreciation of arts and culture, often outside people's normal sphere of life.

Leisure and Community Facilities

4.53 The Council, its leisure company (Active 4 Today) and Parish & Town Councils run a wide range of leisure and cultural facilities across the District, including leisure and community centres, all of which are used for a range of activities. In addition, there are a range of commercially provided facilities such as health and fitness centres, bowling, bingo, snooker, cinema, and sports provision. Sherwood Forest, the Center Parcs Holiday Village and Southwell Racecourse are also major attractions. The District Council's Sport and Recreation Facilities Improvement Plan sets out the vision for Newark and Sherwood from 2014 to 2021 along with the Playing Pitch Strategy 2014; both of which include assessments of current provision, areas of need and priorities for addressing this need.

4.54 National policy aims to ensure that there are sufficient high quality open spaces and sport and recreation facilities, which are located in the most sustainable locations, are attractive to users and are well managed and maintained. It requires local planning authorities to consider the importance of facilities to the local community if there is a proposal that would result in its loss or change of use, and refuse permission for applications which fail to protect existing facilities that provide for day to day needs.

4.55 At a local level, the District Council recognises the important role that new and existing leisure and community facilities play in meeting the community's needs and contributing to improved health and wellbeing. The Core Strategy seeks to ensure that where required, new and improved facilities are provided as part of development and suitable protection is given to existing facilities. Such an approach will help meet the aims of national and regional policy and also help contribute to the delivery of schemes identified within the various local strategies.

4.56 Detailed criteria for the provision of leisure, community facilities and open space standards along with guidance on the level of contributions for commuted sums and the methodology for their calculation will be contained in a Developer Contributions & Planning Obligations SPD as set out in Spatial Policy 6 and Policy DM3. The SPD will also set out the arrangements for securing commuted payments and ongoing maintenance through planning obligations.

Spatial Policy 8

Protecting and Promoting Leisure and Community Facilities

The provision of new and enhanced community and leisure facilities will be encouraged, particularly where they address a deficiency in current provision, and where they meet the identified needs of communities, both within the District and beyond.

The loss of existing community and leisure facilities through new development requiring planning permission will not be permitted, particularly where it would reduce the community's ability to meet its day-to-day needs, unless it can be clearly demonstrated that:

- Its continued use as a community facility or service is no longer feasible, having had regard to appropriate marketing (over an appropriate period of time and at a price which reflects its use, condition and local market values), the demand for the use of the site or premises, its usability and the identification of a potential future occupier; or
- There is sufficient provision of such facilities in the area; or
- That sufficient alternative provision has been, or will be, made elsewhere which is equally accessible and of the same quality or better as the facility being lost.

In the case of existing open space, sports and recreational buildings and land, including playing fields, where development is proposed for alternative sports and recreational provision, then demonstration will be required that the need for development clearly outweighs the impact of the loss.

Small-scale development that is ancillary to existing open space and recreational land and which would result in a small loss of space will be supported, providing that it contributes toward the improvement and better use of the remainder.

4.57 This policy applies to community facilities (Community Halls, Village Halls, Halls related to places of worship, village shops, post offices and public houses), built sports and cultural facilities (including libraries), sports fields, education facilities, school playing fields, public open space, amenity open space, children's play area and allotments.

Selecting Appropriate Sites for Allocation

4.58 From time to time the Council will need to allocate additional sites to meet development needs within the District. Spatial Policy 9 sets out the guiding principles which will be used to make such allocations.

Spatial Policy 9

Selecting Appropriate Sites for Allocation

Sites allocated for housing, employment and community facilities as part of the development plan will:

1. Be in, or adjacent to, the existing settlement;
2. Be accessible and well related to existing facilities;
3. Be accessible by public transport, or demonstrate that the provision of such services could be viably provided;
4. Be the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address sustainability issues;
5. Appropriately address the historic environment, heritage assets and their setting in line with national policy and guidance and the findings of any Historic Impact Assessment for the site;
6. Appropriately address the findings of the Landscape Character Assessment and the conservation and enhancement actions of the particular landscape policy zone/zones affected;
7. Not impact on sites that are designated nationally or locally for their biodiversity and give preference to sites of lesser environmental value, avoid impact on biodiversity and provide net gains in biodiversity wherever possible;
8. Not lead to the loss of locally important open space and views or, in the case of housing and employment, other locally important community facilities (unless adequately replaced);
9. Be assessed by reference to a sequential risk based approach in order to be located in areas at the lowest risk of flooding and not increase flood risk on neighbouring sites; and
10. The allocation of sites for development will not lead to the sterilisation of known mineral resources as defined within the Minerals Local Plan.

Core Policies

5.1 As well as a range of Spatial Policies which implement the Spatial Strategy of the District, the Core Strategy has a number of Core Policies which apply to District-Wide issues. The following sections include policies on Homes for All, Economic Growth, Sustainable Development and Climate Change and the Natural and Built Environment.

Homes for All

5.2 The Local Development Framework must deliver the NPPF's key housing policy goal which is "to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities". The Policies in the following section aim to address issues around affordable housing, type, mix and density of new homes and Gypsies, Travellers and Travelling Showpeople's housing requirements.

Affordable Housing

5.3 Affordable Housing is defined in the NPPF as housing "provided to specified eligible households whose needs are not met by the market." Social and Affordable rented housing in the district is normally provided by Newark and Sherwood Homes (who manage the District Council's housing stock) or from a Register Provider (Housing Association). Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. There are a number of ways this can be achieved.

5.4 Most of the affordable housing that is built in the District is secured through schemes pursued by Registered Providers and the Council's own house building programme, however a significant element comes from requiring developers to provide affordable dwellings as part of new development. The Core Strategy sets out the parameters for securing Affordable Housing from new development which will be supported by an updated Affordable Housing Supplementary Planning Document.

5.5 The need for Affordable Housing has been identified by the Nottingham Outer Housing Market Strategic Housing Market Assessment in 2015. (This area is made up of Mansfield, Ashfield and Newark and Sherwood). It provides a broad overview of housing need and it concludes that:

- There is clear justification for seeking affordable housing in new residential development
- There is a need for the majority of dwellings to be 2 and 3 bedroom properties

- An increase in the number of people over 65 will see a need for more additional levels of care and support along with the provision of specialist accommodation.

5.6 Alongside these strategic conclusions the District Council has also commissioned a detailed Housing Needs, Market and Affordability Study (2014) which recommends:

- to continue with the existing overall target of 30% housing, subject to viability and a mix of 60% Social Rent and 40% Intermediate Housing, and that;
- The future type of housing should aim to meet the following bedroom numbers across the district:

Table 1

Tenure	Bedroom number in %			
	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Social Rent	40	30	20	10
Intermediate	10	75	15	0
Market	50		50	

- The demand for supported housing is reflected in both market and the affordable sector:

Table 2

Supported Housing number required	Market	Affordable	Total
	430	1,002	1,432

5.7 The NPPF requires that requirements made of developers through Development Plans are tested for viability and therefore the Council commissioned a Whole Plan & CIL Viability Assessment which has investigated the potential for new residential development to deliver affordable housing. The Assessment concluded in broad terms that delivering 30% of affordable housing across the District is viable with recognition that delivery will be tailored to reflect local market circumstances and individual site circumstances.

5.8 However delivering Affordable Housing will depend on the mix of tenure set against the local need for Affordable Housing. Types of affordable housing tenure have expanded over the past few years and a greater diversity now exists. To reflect this, the Council has adopted the definitions of affordable housing in the Housing White Paper (2017):

- Social rented / affordable rented housing – eligibility determined with regard to local incomes and local house prices. Provided by local authorities and

registered providers (e.g. Housing Associations). The houses should remain affordable or if not the subsidy should be recycled to provide further affordable housing. It is normally anticipated that affordable rented products will be secured as part of new development.

- Affordable home ownership products – these products allow for the partial or total purchase at an affordable rate. These include Starter Homes (with a one off discount for the under 40s), discount market for sale (at least a 20% discount in perpetuity), intermediate housing including shared ownership and rent to buy (further details in the glossary).

5.9 Within differing local needs, it is anticipated that of the overall 30% provision total:

- 60% should be social rented / affordable rented; and
- 40% should be affordable home ownership products.

However, not all sites where new houses are built will provide Affordable Housing. This is because government policy requires that a qualifying threshold of 11 dwellings or more, or a combined gross floorspace of more than 1,000 square metres (gross internal area) should be set for requiring contributions towards Affordable Housing.

~~**Core Policy 1**~~

~~**Affordable Housing Provision**~~

PLEASE NOTE:
This policy is superseded by **Core Policy 1** in the Amended Allocations & Development Management DPD.

~~For all qualifying new housing development proposals and allocated housing sites, the District Council will require the provision of Affordable Housing, as defined in national planning policy, which is provided to eligible households whose needs are not met by the market. The District Council will seek to secure 30% of new housing development on qualifying sites as Affordable Housing, but in doing so will consider the nature of the housing need in the local housing market; the cost of developing the site; and the impact of this on the viability of any proposed scheme. In circumstances where the viability of the scheme is in question, the developer will be required to demonstrate, to the satisfaction of the District Council, that this is the case. Viability will be assessed in accordance with Policy DM3 – Developer Contributions and Planning Obligations.~~

~~The qualifying thresholds for Affordable Housing provision will be:~~

~~All housing proposals of 11 units or more or those that have a combined gross floor space of more than 1000sqm.~~

~~The District Council's preferred approach is to seek such provision on site. However it is recognised that in some circumstances off site provision or contributions may be more appropriate, because of the characteristics of the scheme proposed or because it may~~

~~help to deliver affordable housing provision more efficiently elsewhere in the locality. The District Council will require a financial contribution of equivalent value to that which would have been secured by on site contribution.~~

~~The District Council will seek to secure a tenure mix of Affordable Housing to reflect local housing need and viability on individual sites. Overall the tenure mix in the District should reflect the following mix:~~

- ~~60% social rented/affordable rented;~~
- ~~40% affordable home ownership products~~

5.10 The District Council believes that setting a 30% target for new housing development to be Affordable will help secure the highest level of such housing that is viable. In order to ensure that local market and individual site circumstances are taken into account, the Council will carefully consider local housing need on each site requiring affordable housing and its viability. Mix of tenure will need to be reviewed on an area and site basis, based on the table below and on further detail in the updated SPD and to allow the District Council and developers to best meet local need.

Table 3 Affordable Housing Bedroom Requirements

	1 Bedroom	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**	**5 or more bedrooms**
Newark Area	29%	54%	17%	0	0
Sherwood Area	27.5%	58%	6.5%	8%	0
Mansfield Fringe Area	25%	75%	0	0	0
Southwell Area	57%	43%	0	0	0
Nottingham Fringe Area	39.5%	20%	40.5%	0	0

5.11 As well as the delivery of Affordable Housing through requiring developers to contribute to its provision, the District Council in appropriate circumstances, will allow Affordable Housing schemes on the edge of existing settlements. These schemes are the exception to normal planning policy and normally only Affordable Housing units will be allowed on these sites. This will help to facilitate the provision of local Affordable Housing in rural communities where the level of market housing is restricted to such a level that Affordable Housing cannot be achieved by any other means. In some circumstances the Council may consider allowing a cross subsidy scheme on an exception site whereby a small number of market houses may be allowed that will contribute towards funding the affordable housing, but only where other funding mechanisms will not support the total development costs.

5.12 The identification of Affordable Housing need on exception sites must be quantified by a Housing Needs Survey which meets the requirements of the District Council. Further details are provided in the Affordable Housing SPD.

Core Policy 2

Rural Affordable Housing

The District Council will pro-actively seek to secure the provision of affordable housing on rural affordable housing `exceptions sites.' Such sites should be in or adjacent to villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

Mix, Type and Density of New Housing Development

5.13 The District Council is keen to ensure high standards of development in the building of new homes. Development should be informed by the character and materials around it and address the impact of the development and its use on the environment. The NPPF allows Councils to set a range of densities for new housing development. In allocating the Strategic Sites the Council has set a density range for housing development of 30 - 50 dwellings per ha, with the higher densities located in and around the local centres. New housing must also address the long term house type needs of the District. The Housing Needs, Market and Affordability Study 2014 indicates that there is an increase in the elderly population. The District's housing will need to be adaptable to meet the needs of elderly and disabled residents. Where self-contained C2 units are proposed for older persons occupation, these form part of the housing requirement as identified through the Strategic Housing Market Assessment. The Study also indicates that need is more focused towards smaller properties. In general terms, the indicated split in the study is that 50% of all new dwellings should be 1 or 2 bedroom dwellings and 50% should be of 3 bedrooms and above. An appropriate mix will depend on the local circumstances and information on local need in the particular part of the district where development is proposed.

5.14 The Self-Build and Custom Housebuilding Act requires the District Council to plan for the needs of those on the Self-Build and Custom Housebuilding Register. Newark & Sherwood has a long history of small scale development in its towns and villages which help meet this element of the house building market and this is endorsed by the Council's policies; in particular Spatial Policy 3 facilitates the small scale development which supports this approach. Amended Allocations & Development Management DPD

~~**Core Policy 3**~~

~~**Housing Mix, Type and Density**~~

PLEASE NOTE:
This policy is superseded by **Core Policy 3** in the Amended Allocations & Development Management DPD.

~~The District Council will expect good quality housing design in line with the provisions of Core Policy 9 Sustainable Design. Development densities in all housing developments should normally be no lower than an average 30 dwellings per hectare net. Development densities below this will need to be justified, taking into account individual site circumstances.~~

~~Average densities of between 30 - 50 dwellings per hectare are set in NAP2 (A/B/C) for the three Strategic Sites allocated in the Core Strategy around Newark Urban Area. Similarly, density requirements are set out in ShAP 4 for the Thoresby Colliery Strategic Site. Densities of 30 dwellings per hectare, or more, will be set for other locations and allocations in the Allocations & Development Management DPD.~~

~~The District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely:~~

- ~~Family housing of 3 bedrooms or more~~
- ~~Smaller houses of 2 bedrooms or less.~~
- ~~Housing for the elderly and disabled population.~~

~~Particular emphasis will be placed on securing smaller houses of 2 bedrooms or less and those for housing for elderly and disabled population.~~

~~The District Council will seek to secure an appropriate mix of housing types to reflect local housing need. Such a mix will be dependent on the local circumstances of the site, the viability of the development and any localised housing need information.~~

~~The District Council will support proposals for self-build and custom build housing that help meet the needs of those on the Self Build and Custom Housebuilding Register, provided they are compliant with other relevant development plan policies.~~

Gypsies, Travellers and Travelling Showpeople

5.15 Newark and Sherwood has a long tradition of Gypsies and Travellers living in certain locations in the District, mainly in Newark, Ollerton and rural locations across the District.

5.16 Since 2007 over 100 additional pitches have been delivered in Newark, Ollerton and in rural locations across the District, which is by far the highest in the East Midlands. Whilst this number of pitches has more than meet the supply for the previous plan period, it is now the responsibility of the Council to ensure that supply up until 2033 is met. The specific level of need will be identified by the production of a new Gypsy & Traveller Needs Assessment which will be produced during 2018/19 and will inform the securing of future pitches. The Local Development Scheme will be updated to reflect the timescales required for this work. The approach is to secure such pitches through every avenue open to the Council. Core Policy 4 sets out the various ways that future need will be secured, including through allocations as part of the Allocations & Development Management DPD. It is proposed that given the balance of recent permissions - 100% in rural locations in the Southwell and Sherwood Areas - that the Council will secure additional provision in and around Newark Urban area where most Gypsies and Travellers live in the District. This is not to say that other locations are not appropriate provided they meet the policy requirements set out in Core Policy 5.

5.17 No need for Travelling Showpeople plot provision has been identified, however the Council will consider any unexpected demand as set out in the provisions of Core Policy 5.

Core Policy 4

Gypsies & Travellers - New Pitch Provision

The District Council will, with partners, address future Gypsy and Travellers pitch provision for the District which is consistent with the most up to date Gypsy and Traveller Accommodation Assessment (GTAA) through all necessary means, including:

- The allocation of new sites through the development plan;
- The granting of planning permission for pitches on new sites in line with Core Policy 5;
- The granting of planning permission for the provision of additional pitches at existing sites through further appropriate intensification of use or expansion of the site in line with Core Policy 5;
- The purchase by the Council, or partners, of new sites for additional pitches;
- Encouraging owners of underutilized sites to allow occupation of vacant pitches;
- The compulsory purchase of existing sites with the benefit of planning permission which are not in use; and
- The provision of flood resilience measures to enable the safe expansion of existing sites in partnership with the Environment Agency.

Future pitch provision will be provided in line with the Council's Spatial Strategy with the focus of the Council's efforts to seek to secure additional provision in and around Newark Urban Area.

Future pitch provision will be determined following the production of a new GTAA. This will be undertaken during 2018/19, the level of need identified will be addressed as part of the production of the Allocations & Development Management DPD using the methods set out in the list above.

No separate need for Showmen's sites has been identified. Applications for Showmen's sites will be assessed against the criteria of Core Policy 5.

5.18 The policy for the consideration of sites for Gypsies & Travellers and Travelling Showpeople is derived from the national Planning Policy for Traveller Sites (August 2015). This policy will also guide decision making on individual applications for such sites.

5.19 Tolney Lane represents the focus for existing gypsy and traveller pitch provision within the Newark Urban Area. The location is however, currently subject to significant flood risk and so to justify additional pitch provision (usually of a temporary nature) proposals will need to demonstrate material considerations which outweigh flood risk.

Core Policy 5

Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople

The following criteria will be used to guide the process of allocation, in the Allocations & Development Management DPD, of individual sites and to help inform decisions on proposals reflecting unexpected demand. In considering all sites, the District Council will reflect the overall aims of reducing the need for long distance travelling and possible environmental damage caused by unauthorized encampments and the contribution that live/work mixed use sites make to achieving sustainable development.

1. The site would not lead to the unacceptable loss, or significant adverse impact on landscape character and value, important heritage assets and their settings, nature conservation or biodiversity sites;

2. The site is reasonably situated with access to essential services of mains water, electricity supply, drainage and sanitation and to a range of basic and everyday community services and facilities – including education, health, shopping and transport facilities;

3. The site has safe and convenient access to the highway network;

4. The site would offer a suitable level of residential amenity to any proposed occupiers, including consideration of public health, and not have an unacceptable adverse impact on the amenity of nearby residents particularly in rural and semi-rural settings where development is restricted overall;

5. The site is capable of being designed to ensure that appropriate landscaping and planting would provide and maintain visual amenity;

6. In the case of any development proposal which raises the issue of flood risk, regard will be had to advice contained in the Governments, 'Planning Policy for Traveller Sites'and the findings of the Newark and Sherwood Strategic Flood Risk Assessment. Where flooding is found to be an issue, the District Council will require the completion of a site specific Flood Risk Assessment, applying both the Sequential and Exceptions Tests, as appropriate, to achieve safety for eventual occupiers;

7. Where a major development project requires the temporary or permanent relocation of a major traveller site the District Council will work with the applicant and the affected community to identify an alternative site using the spatial strategy and above criteria;

8. When calculating site capacities the following pitch sizes will be used as a guide:

Pitch size	Pitch type
250 sqm	Transit sites.
350 sqm	Permanent sites where there are communal facilities within the overall site.
550 sqm	Permanent sites where pitches are self-contained.
640 sqm	Permanent sites where pitches are self-contained and there is an element of business use.

9. Proposals for new pitch development on Tolney Lane will be assessed by reference to the Sequential and Exception Tests as defined in the Planning Practice Guidance. These will normally be provided by temporary planning permission. Development to improve the standard of amenity within existing lawful pitches on Tolney Lane will be supported where it can satisfy the exception test and complies with other relevant development plan policies.

Subject to the other provisions of this policy, the District Council will be prepared to consider proposals for additional pitch provision for Gypsies and Travellers on existing caravan sites (of all kinds) – including unused or under-used sites.

Economic Growth

Shaping our Employment Profile

5.20 To secure the development of Sustainable Communities, a key element of the Core Strategy's Vision is concerned with economic growth and prosperity. The District Council's Economic Development Strategy (2014) promotes the building of a shared prosperity including through the planning and supporting of growth within the District. Delivery of the Strategy is based around securing inward investment, supporting business growth, maximising the employability of the District's workforce, facilitating and exploiting infrastructure development, supporting key sectors within the District's economy and encouraging tourism. This aims to ensure that Newark

and Sherwood's economy will be vibrant and diverse with a range of opportunities for local people, advancing the quality of life within the District, strengthening our communities and addressing unsustainable out-commuting.

5.21 Securing the infrastructure necessary to support growth and taking advantage of the District's existing infrastructure strengths is recognised as being key to the attraction of inward investment. Whilst shaping and developing a local workforce with the right skills base for Newark and Sherwood's economy and tackling social exclusion so employment opportunities and lifelong learning are accessible to all District residents are also seen as crucial to the economic success of the District. In promoting growth and diversification of our local economy, we will work with important learning and training providers serving the district, and support associated employment development. This will improve our education base, increase skill levels over time, and develop a widening range of job opportunities.

5.22 Newark College is a further education college that caters for a wide range of academic and vocational courses, including practical courses for school leavers. There are also courses for adults and training for employers, with the College's Business Development Centre working with over 1,000 employers regionally, delivering solutions for business through high quality training. To the south of Southwell is the Brackenhurst Campus of Nottingham Trent University housing the School of Animal, Rural and Environmental Sciences which delivers learning for qualifications to degree and Postgraduate level, and training designed to meet the needs of rural business (See SoAP 2 in the Southwell Area Section of the Core Strategy). To the west of the district, in Mansfield, is the Vision West Nottinghamshire College which offers a wide range of education and training opportunities, which includes apprenticeships and employer training.

5.23 In diversifying the economic base of the District, the Economic Development Strategy is encouraging the further development of the service sector, increasing local added-value activities and the presence of "knowledge rich" business. This emphasises the importance of making provision for suitable employment sites for office development that will accommodate graduation space as local businesses grow and expand, as well as accommodating the needs of potential significant inward investment. The Strategy also highlights the strong growth the District has experienced in the commercial office sector, and in B2 and B8 uses, and the potential for further sectoral growth.

Core Policy 6

Shaping our Employment Profile

The economy of Newark and Sherwood District will be strengthened and broadened to provide a diverse range of employment opportunities by:

- Maintaining and enhancing the employment base of our towns and settlements, including their town and village centres, and supporting the economies of our rural communities.
- Providing most growth, including new employment development, at the Sub-Regional Centre of Newark, and that of a lesser scale directed to our Service Centres and Principal Villages, to match their size, role and regeneration needs. Providing a range of suitable sites in these locations that will enable employment levels to be maintained and increased, by meeting the needs of both traditional and emerging business sectors and types.
- Promoting major new economic development as part of the Strategic Sites planned for Newark Urban Area, linked to infrastructure improvements including the provision of a Southern Link Road to the south of the town. New employment land provision will be provided at Land South of Newark and Land around Fernwood in line with NAP 2A and NAP 2C. These will allow for the development of clusters and networks or businesses, and areas for economic regeneration, infrastructure provision and environmental enhancement.
- Retention and safeguarding of employment land and sites where there is a reasonable prospect of them being required for that purpose. The requirement for such sites will be monitored over the plan period. Where proposals are submitted for economic development uses other than the B Use Classes, regard will be had to the following:
    - The extent to which the proposals are responding to local needs for such development.
    - The lack of suitable, alternative sites being available to meet the demand that exists.
    - The need to safeguard the integrity of neighbouring uses, including their continued use for employment purposes.
    - The need to protect and enhance the vitality and viability of town centres.
    - The potential impact on the strategic role and function of the remaining employment land, in meeting the future needs of the District.
- Encouraging the development of priority business sectors including business and financial services, knowledge intensive enterprises, telecoms, food and drink, sustainable energy and environmental technologies, and logistics and distribution.
- Supporting the establishment and growth of Small and Medium Sized Enterprises (SMEs) by the allocation of sites for mixed-use development incorporating housing and employment, as part of the Allocations & Development Management DPD. Sites allocated for employment development should include provision for starter units, start-up businesses, live-work units, and ‘grow on’ graduation space so that small firms can be established, expanded and retained within the District.

- Working with learning and training bodies, job centres and higher education providers to raise workforce skill levels, improve employability and supporting economic development associated with these sources, and using planning obligations to provide opportunities to assist residents in accessing work.
- Helping the economy of Rural Areas by rural diversification that will encourage tourism, recreation, rural regeneration, and farm diversification, and complement new appropriate agriculture and forestry development. Development sustaining and providing rural employment should meet local needs and be small scale in nature to ensure acceptable scale and impact.
- Respecting that where the release of sites to non-employment purposes is proposed, any significant benefits to the local area that would result, should be taken into account to inform decision making.

Tourism Development

5.24 Tourism refers to the activities of those visiting an area for leisure, business or family reasons. A healthy tourism industry within the District can help sustainable economic growth, and contribute to prosperous communities and attractive environments. As well as emphasising the management and growth of our town centres, national policy requires support to be given to sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. Planning for tourism in rural areas should therefore utilise and enrich, rather than harm, the character of the countryside and its intrinsic beauty and qualities.

5.25 It is recognised that tourism is a growth industry desirable for the economic benefits obtained, and in improving the quality of life in a local area. The District is host to both an internationally recognised attraction in Robin Hood/Sherwood Forest as well as a wealth of other national, regional and local tourism assets. Encouraging the exploitation of tourism development opportunities is a key objective of the Council's Economic Development Strategy, though it important that this is realised in an appropriate manner with the potential impacts on the natural environment (including internationally and locally designated nature conservation sites) and countryside being properly considered. Increasing the proportion of visitors who stay overnight is also identified as a priority, with an improvement in the supply of tourist accommodation being sought.

5.26 The Newark and Sherwood Green Infrastructure (GI) Strategy, highlights that with the growth envisaged for Newark and Sherwood and surrounding areas, in the context of an expanding domestic tourism market, care must be taken to protect existing resources and assets. The GI Strategy identifies four areas of tourism support centred on Sherwood Forest, Newark, Southwell and Sutton-on-Trent, with a range of measures suggested to advance this aim whilst supporting this element of the economy.

5.27 Our Vision is to ensure the District's assets, character and attractions can be a platform to develop increasing opportunities for tourism and realise our potential. The stimulation of tourism is confirmed as a Strategic Objective for our LDF, reflecting its importance within the District Council's Economic Development Strategy. However, we recognise the importance of ensuring that the right balance should be struck between tourism promotion and ensuring that new tourism development can be delivered in a sustainable way. The District already has several tourist themes in addition to Robin Hood and Sherwood Forest, and these reflect the diverse and contrasting nature of Newark and Sherwood and its history. These themes include the English Civil War and the National Civil War Centre; Newark's heritage and its attractions; Minster and Church architecture; the Trent Valley; Energy (sustainable and carbon based); and recreation in attractive villages and countryside, etc. New tourist development could further complement these themes, and help the development of a year round tourist economy.

Core Policy 7

Tourism Development

The District Council recognises the economic benefits of sustainable tourism and visitor based development (including tourist accommodation), and will view positively proposals which help to realise the tourism potential of the District, support the meeting of identified tourism needs, complement and enhance existing attractions or that address shortfalls in existing provision, subject to:

- Within the main-built up areas of 'settlements central to the delivery of the spatial strategy' the proposal being acceptable in terms of its:
  - Design and layout; and
  - Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport, infrastructure, community services and in locations adjacent to the open countryside, landscape character.
- Within settlements within the Rural Areas, the proposal being acceptable in terms of its:
  - Design and layout; and
  - Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport, infrastructure, community services and in locations adjacent to the open countryside landscape character; and
  - Compliance with the locational requirements of Spatial Policy 3.
- Within the open countryside the proposal representing sustainable rural tourism development which meets one or more of the following:
  - Forms part of a rural diversification scheme;
  - Supports an existing countryside attraction;

- Has a functional need to be located in the countryside;
- Constitutes the appropriate expansion of an existing tourism or visitor facility;
- Supports local employment;
- Meets an identified need not provided for through existing facilities within the main-built up areas of 'settlements central to the delivery of the spatial strategy', or villages covered by Spatial Policy 3 'Rural Areas'; or that
- Supports rural regeneration through the appropriate re-use and conversion of existing buildings.

- Such proposals will still however need to be acceptable in terms of their:
  - Design and layout; and
  - Individual and/or cumulative impact on local character (including the built and natural environments), heritage assets, biodiversity, amenity, transport infrastructure, community services and landscape character.

- Within the Green Belt proposals being consistent with the definition of appropriate development provided by national Green Belt policy.

Town Centres and Retail

5.28 The District is host to a diverse range of centres with Newark acting as the main shopping and service centre for the surrounding rural area. Beneath this there are also a number of smaller centres which contain a range of facilities and whose primary role is to serve the daily and weekly needs of the local population.

5.29 Promoting the growth of retailing and other town centre uses such as leisure, entertainment, offices, arts, culture, tourism facilities and housing, is important for maintaining the vitality and viability of existing centres and ensuring that they continue to act as a focus for the community.

5.30 National planning policy provides the framework for developing local shopping policies tailored to the specific circumstances of the District. The overarching aim is to sustain and enhance the vitality and viability of existing centres, wherever possible, and to plan positively for new development within them, having regard to the role and needs of their catchments. Local Planning Authorities are therefore encouraged to define a network and hierarchy of retail centres.

5.31 In order to gain a clear and up to date understanding of the Town Centre issues facing the District and the need for Main Town Centre Uses over the Plan Period, the Council commissioned a study by Carter Jonas in 2016. This showed that:

- Nottingham, Lincoln, Mansfield, Grantham, Sleaford and Retford are the main centres competing with Newark;

- There is limited capacity for both additional convenience and comparison retail floorspace in the early – medium phase of the Plan Period (see table below), and the capacity which does emerge subsequently is dependent on population growth occurring. Although in terms of convenience retail greater capacity exists (post-2026) for supermarket and/or deep discount format floorspace;

Table 4

	2021	**2026**	**2031**	**2033**
Convenience Retail Floorspace (sqm.)	-160	926	1,963	2,367
Comparison Retail Floorspace (sqm.)	-3,479	35	3,851	5,359

- Whilst the main towns and smaller centres in Newark and Sherwood District appear to be vital and viable, they are nevertheless vulnerable to increased competition from out-of-centre retailing and the growth of internet shopping. Newark Town Centre is shown to have lost market share to competing out-of-centre foodstores, retail warehouses and retail parks. There has also been dynamic growth in smaller convenience stores operated by the major grocers. Where proposed on the edge or outside of smaller centres, this form of retail development can result in significant adverse impact on trading performance and overall vitality and viability – particularly where a centre is anchored by a smaller supermarket(s) or convenience stores.

  This resulted in the Study recommending that a District-wide 350sqm (gross) threshold should be introduced, whereby an impact assessment would be required. However given the difference in scale between Newark Town Centre and the other centres in the hierarchy, and having had regard to the scale and the form of recent retail proposals within Newark Urban Area this was raised to 400sqm (gross) in this location.

- The District Council has an important role in promoting, guiding and delivering new investment and development within Centres over the Plan Period to help underpin their continued vitality and viability. A number of development opportunities and interventions have been identified. In respect of Newark Town Centre this includes development opportunities at the Buttermarket, Corn Exchange and the Carter Gate Area. Whilst with respect to Ollerton, the improvement of linkages between Tesco and the District Centre and the redevelopment of the existing allocation OB/RE/1 and Forest Centre; and

- There is the potential, subject to market demand, for an expansion of food and beverage provision across the various centres, and the capacity to support additional cinema screens in Newark over the plan period.

5.32 The approach to meeting forecast convenience and comparison retail needs (Table 4 above) outlined in Core Policy 8, and through various site specific site allocations, does not necessarily represent an upper limit to the level of new retail provision over the plan period. Rather it seeks to ensure that those forecast needs can be met. Beyond this additional provision may prove to be acceptable, guided by application of the sequential and impact tests as appropriate.

5.33 Based on the requirements of national policy and utilising the findings of the Town Centre & Retail Study, a retail hierarchy and network of centres has been developed and this will form the basis for retail and service provision across the District. It sets the framework for development and change, assists the Council with development control decisions for planning applications for retail and other town centre uses and helps ensure that such uses are located in appropriately sized centres across the District.

5.34 In recognition of its role as a Sub-Regional Centre, Newark Town Centre will continue to be promoted as the location where new and enhanced retail and other uses, as identified within national policy, will be focused. Further information on the role of Newark is set out in policy NAP1.

5.35 The Town Centre & Retail Study also carried out audits of smaller centres within the District. It concluded that they are largely vital and viable although some, including the District Centre at Ollerton, face challenges. Smaller centres provide important local convenience and service provision to meet the everyday needs of local residents. The Council will seek to ensure that this continues and will promote new and enhanced facilities that are appropriate to the size of the centre and, as such, they are identified as either District Centres or Local Centres.

5.36 To accurately determine whether or not retail units and development proposal sites are located in, on the edge of, or outside of centres, appropriate boundaries for these centres have been identified. In addition, retail frontages designations have been identified in the Sub-Regional Centre of Newark and the District Centres of Southwell, Ollerton and Edwinstowe. The boundaries of main town centre designations are shown on the Policies Map. Policy DM11 'Retail and Town Centre Uses' provides additional detail on how planning applications for main town centres uses and the management of centres will be provided for.

5.37 Given the level of growth anticipated within the Newark Urban Area where 3 strategic sites are allocated, the need for provision of new suitably sized centres to

serve the needs generated by this growth is recognised. New centres will be required to be of a scale that meets the needs of the communities they serve and demonstrate that they do not have a detrimental impact on other centres within the hierarchy. Given the relationship between population growth and the capacity to support additional convenience retail floorspace, a sequentially appropriate location within the main built-up area to the south of Newark is the most suitable and sustainable location to meet future convenience retail needs. Any enhancement of existing centres will need to be consistent in scale with the size and function of the centre and the area that it serves.

5.38 Promoting a hierarchy of centres will help focus new activity on named centres, rather than compromising viability and vitality by supporting unsustainable out-of-centre proposals that do not encourage sustainable methods of travel. Reflecting the vulnerability of the District's centres to increased competition from out-of-centre retailing and the growth of internet shopping locally appropriate thresholds requiring the undertaking of a proportionate impact test have been introduced. Proposals to vary conditions on existing facilities, to widen the range of goods sold, can also impact on the vitality and viability of centres and have an impact on their economic performance. Accordingly proposals for main town centre development beyond defined centres will be required to demonstrate satisfaction of the Sequential Test, and in respect of retail development exceeding local thresholds, the Impact Test. The tests will be applied in line with national policy and following the approach provided by Policy DM11.

Core Policy 8

Retail & Town Centres

The District Council will seek to maintain and enhance the vitality and viability of centres by working with partners and applicants to:

- Support a network of healthy, vibrant and resilient centres, composed of a balanced range of retail and other main Town Centre uses;

- Ensure that the needs for retail and other main Town Centre use development are met in full. Ensuring that, taking account of commitments as at 1st April 2016, sufficient provision has been made to meet forecast convenience and comparison retail capacity within the District up to 2033;

- Focus future retail and main Town Centre use development and investment using the hierarchy of centres set out below, ensuring that proposals for new development are consistent in terms of scale and function with the size and role of centre in question. The extents of centre boundaries have been defined on the Policies Map;

Hierarchy of Centres			
Designation	**Role and Function**	**Location**	
Regional Centre/Town Centre	Principal focus of new and enhanced retail and other main Town Centre uses (as defined in the National Planning Policy Framework) in Newark & Sherwood	• Newark Town Centre	
District Centres	Primarily used for convenience shopping, with some comparison shopping. They also provide a range of other services for the settlement and surrounding communities	• Edwinstowe • Ollerton • Southwell	
Local Centres	Principally concerned with the sale of food and other convenience goods, and the provision of services to the local community in which they are located.	• Balderton (north & south) • Bilsthorpe • Blidworth • Boughton • Clipstone • Collingham • Farnsfield • Fernwood Village Centre	• Land around Fernwood (NAP2C) • Land East of Newark (NAP2B) • Land South of Newark (NAP2A) • Lowdham • Rainworth • Sutton on Trent

- Follow a sequential approach to the location of new main Town Centre uses and retail development. In line with national policy, and following the approach set out in Policy DM11 'Retail and Town Centre Uses', this will require proposals to be firstly located within a centre, then edge-of-centre and only if no suitable sites are available will consideration be given to out-of-centre locations;

- Ensure that the impact from proposed retail development which is located outside of a defined centre and has a gross floorspace equalling or exceeding the levels set out below is robustly assessed, through the undertaking of an impact assessment proportionate to the scale and type of retail floorspace proposed. This assessment should satisfactorily address the requirements detailed within national policy and those identified in Policy DM11 'Retail and Town Centre Uses';

Newark Urban Area	400 sqm. (gross)
Rest of the District	350 sqm. (gross)

The scope of an impact assessment should be discussed and agreed between the District Council and applicants at an early stage in the pre-application/application process, and will be agreed on a case-by-case basis.

Policy DM11 'Retail and Town Centre Uses' defines the locations and circumstances where some small-scale retail and rural forms of development will be exempt from application of the sequential and impact tests;

- Appropriately manage Primary and Secondary Shopping Frontages, safeguarding the retail function and character of the centre, in line with the approach set out in Policy DM11 'Retail and Town Centre Uses'. The extents of Primary and Secondary Shopping Frontages have been defined on the Policies Map;

- Deliver new convenience retail development at Land South of Newark. Support will therefore be provided for a foodstore or superstore with a total (net) floorspace of up to 2,230 sqm. This equates to an additional 430 sqm (net) to the maximum 1,800 sqm (net) floorspace allowed in any one unit through the planning consent 14/01978/OUTM. Proposals for a foodstore or superstore which exceeds 2,230 sqm (net) and/or where its delivery is proposed prior to 2026 will require justification through the undertaking of an impact test. Notwithstanding this any applications prior to 2026 to bring forward the retail floorspace consented through 14/01978/OUTM will not be required to be supported by updated Retail Impact Assessment.

  Beyond this, additional comparison retail development and other main town centre uses of an appropriate scale to meet local need will also be supported within the Local Centres.

- Provide new retail development and other main town centre uses of an appropriate scale to meet local need in the following locations:

  - Land East of Newark (NAP2B);
  - Land around Fernwood; and
  - Sutton-on-Trent (ST/MU/1).

- Ensure that the development of new centres consolidates and enhances the hierarchy of centres with the likely impact on the vitality and viability of existing centres being appropriately assessed; and

- Deliver the centre specific actions detailed in NAP1 'Newark Urban Area, SoAP1 'Role and Setting of Southwell', ShAP 2 'Role of Ollerton & Boughton' and ShAP 3 'Role of Edwinstowe'.

Sustainable Development and Climate Change

Sustainable Development

5.39 Fundamental to the role of spatial planning is the delivery of sustainable development. In order to secure more sustainable forms of development the District Council has adopted the following approach:

- Promotion of development that maximises resource efficiency and the use of more sustainable forms of energy.
- Securing development which through its location, design and construction reflects the principles of sustainable development.

5.40 High quality sustainable design and construction is integral to the pursuit of sustainable development and important for reinforcing and further adding to the District's rich character and distinctiveness. An effective and efficient use of land is consistent with this more sustainable approach to development. There is an expectation that proposals incorporate design and layouts which, subject to the local context, make effective use of land and where appropriate prioritise the re-use of previously developed land.

5.41 Proposals should be designed and constructed to be resilient and adaptable in the long term. Providing accommodation with greater flexibility that can meet the changing needs of residents over a lifetime and ensuring that development is accessible to all reduces the need to move. The District Council will prepare a Supplementary Planning Document (SPD) setting out guidance to developers on best practice on issues relating to life time homes, connections to broadband and the sustainable management of water.

5.42 The need to minimise future developments vulnerability to climate change is also significant in the design and construction of new development, particularly in terms of reducing flood risk through its location and active management of surface water. Sustainable Drainage Systems (SuDS), dependent upon site specific characteristics, can aid the reduction of the rate and volume of surface water run-off and thus reduce flood risk.

Core Policy 9

Sustainable Design

The District Council will expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District. Therefore all new development should:

- Achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments;
- Through its design, pro-actively manage surface water including, where feasible, the use of Sustainable Drainage Systems;
- Minimise the production of waste and maximise its re-use and recycling;
- Demonstrate an effective and efficient use of land that, where appropriate, promotes the re-use of previously developed land and that optimises site potential at a level suitable to local character;
- Contribute to a compatible mix of uses, particularly in the town and village centres;
- Provide for development that proves to be resilient in the long-term. Taking into account the potential impacts of climate change and the varying needs of the community; and
- Take account of the need to reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promote safe living environments.

The District Council will prepare an SPD which provides guidance to developers on the sustainable design of development and the consideration of making homes fit for purpose over their lifetime including ensuring adaptability and provision of broadband.

Climate Change

5.43 Climate change presents probably the biggest challenge to the delivery of sustainable development. However through supporting the move to a low-carbon economy and by securing low-carbon living, the climatic impact of new development can be reduced.

5.44 Key to meeting this challenge is support for renewable and low carbon energy developments, increasing the potential local opportunities for district heating systems and decentralised energy generation (energy generated from local renewable or low carbon sources) and support for community led renewable and low carbon energy developments.

5.45 The District Council has produced a Wind Energy Supplementary Planning Document (SPD) that explains the approach it will take to wind energy development within the District. The SPD shows how planning applications will be considered and provides detailed guidance on how wind energy schemes will be assessed. This SPD and supporting documents can be viewed at: http://www.newark-sherwooddc.gov.uk/planning/localdevelopmentframeworkldf/windenergy/

5.46 The availability of Renewable Electricity and Heat Tariffs (payments made to energy users generating their own renewable or low carbon electricity and heat under the Grid Feed-in and Renewable Heat Incentives) is likely to provide further encouragement for more widespread adoption of decentralised energy and heat generation. Uptake of the incentives has the potential to make a critical contribution to the move to low carbon living, particularly within already existing development. To maximise the uptake of the incentives, the District Council will encourage and support the development of community-led schemes and the incorporation of the concept within the design of new development.

5.47 In terms of the potential impacts of climate change, the District is, due to there being a number of significant rivers within the area, particularly vulnerable to flood risk. In order to avoid locating inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk, national planning policy requires a sequential approach to flood risk. Thus the District Council has undertaken a Strategic Flood Risk Assessment (SFRA) to inform decisions over site allocations and in the determination of planning applications. The SFRA was reviewed and updated in 2016 to provide the necessary evidence base to inform 'Plan Review' The District Council will expect developers, as part of proposals, to take the study into account.

Core Policy 10

Climate Change

The District Council is committed to tackling the causes and impacts of climate change and to delivering a reduction in the Districts carbon footprint. The District Council will work with partners and developers to:

- Promote energy generation from renewable and low-carbon sources, including community-led schemes, through supporting new development where it is able to demonstrate that its adverse impacts have been satisfactorily addressed. Policy DM4 'Renewable and Low Carbon Energy Generation' provides the framework against which the appropriateness of proposals will be assessed;
- Ensure that development proposals maximise, where appropriate and viable, the use of available local opportunities for district heating and decentralised energy;
- Mitigate the impacts of climate change through ensuring that new development proposals minimise their potential adverse environmental impacts during their

construction and eventual operation. New proposals for development should therefore:

- Ensure that the impacts on natural resources are minimised and the use of renewable resources encouraged; and
- Be efficient in the consumption of energy, water and other resources.

- Steer new development away from those areas at highest risk of flooding, applying the sequential approach to its location detailed in Policy DM5 'Design'. Where appropriate the Authority will seek to secure strategic flood mitigation measures as part of new development;
- Where appropriate having applied the Sequential Test move on to apply the Exceptions Test, in line with national guidance. In those circumstances where the wider Exceptions Test is not required proposals for new development in flood risk areas will still need to demonstrate that the safety of the development and future occupants from flood risk can be provided for, over the lifetime of the development; and
- Ensure that new development positively manages its surface water run-off through the design and layout of development to ensure that there is no unacceptable impact in run-off into surrounding areas or the existing drainage regime.

Local Drainage Designation

5.48 As a result of recent flood events across the District, most significantly in the Lowdham and Southwell areas in July 2013, the way in which the drainage impact is addressed has been considered through the review and update of the Strategic Flood Risk Assessment (SFRA).

5.49 Whilst it was concluded that formal Critical Drainage Area designations would not be appropriate for the Southwell and Lowdham areas, the SFRA has nonetheless recommended the development of Local Drainage Designations (LDD). In respect of Southwell this would take account of Neighbourhood Plan policies concerning the management of flood risk.

5.50 The need for these designations can be clearly evidenced as a result of the severity of recent flood events, and the ongoing work of both the Environment Agency (in respect of the Lowdham area) and the Lead Local Flood Authority (with regards to Southwell). There will however still need to be further investigation and consideration given to the following before they can be introduced:

- The geographic area to be covered by the designation, taking account of topography, the network of watercourses, hydrological processes, ground conditions and existing drainage infrastructure;

- The forms of development that would be subject to the designations; and

- The local drainage standards which would apply.

5.51 Whilst Core Policy 10A establishes the principal of Local Drainage Designations the details for their operation will be provided through a Supplementary Planning Document (SPD). Where the evidence to support the development of additional Local Drainage Designations in other locations emerges then the District Council will work with partners, to secure their introduction and subsequent implementation, in line with the above.

Core Policy 10A

Local Drainage Designations

In order to ensure the appropriate management of flood risk as part of new development, the District Council will work with partners to develop Local Drainage Designations in the following locations:

- Lowdham; and
- Southwell

These designations will set local drainage standards which specified forms of new development will be required to meet. This is to ensure that development positively manages its surface water run-off through the design and layout of new development, in order that there will be no unacceptable Impact from run-off on surrounding areas or the existing drainage regime.

The geographic extent, forms of development which will be subject to the designation and the specific standards that proposals will need to meet will be defined through a Local Drainage Designations Supplementary Planning Document.

Where the evidence to support the development of additional Local Drainage Designations in other locations emerges then the District Council will work with partners, to secure their introduction and subsequent implementation, in line with the above.

Rural Accessibility

5.52 National Planning Policy recognises that transport policies have an important role to play in facilitating sustainable development, and the retention and development of local services and community facilities in villages should be promoted.

5.53 Access to key services is lowest within the smaller dispersed settlements and hamlets of the District's rural areas. Therefore, many of the residents access services, facilities and employment within larger centres, both within and outside of the District.

5.54 In particular the villages of the Collingham and Rural North Sub-Areas of Newark Area look towards Newark and their respective Principal Villages as well as Lincoln and Tuxford outside of the District for jobs and services. Those in the Sherwood Area find focus in the Ollerton & Boughton and Edwinstowe Service Centres and the Principal Villages of Bilsthorpe, with the adjacent Sub-Regional Centre of Mansfield also being influential. The large rural population in the Southwell Area find key services located in the Service Centre of Southwell with local service provision being supplemented in the Principal Village of Farnsfield, the areas proximity to both the Newark Sub-Regional Centre and Greater Nottingham is also important.

5.55 Crucial to providing for rural accessibility is the availability of good public transport links. However public transport linkages to the dispersed populations of the Rural North and Collingham Sub-Areas and the Sherwood and Southwell Areas are particularly poor in terms of regular bus services, therefore the population is heavily reliant on the use of the private motor vehicle. As a result there is the potential for the social exclusion of those who lack such access, and for those who do have access the reliance on unsustainable transport patterns has clear implications in terms of climate change. The District Council is therefore keen to ensure that it helps protect rural services, and encourages new service provision, whilst also improving public transport linkages to increase rural accessibility and in turn sustainability.

Core Policy 11

Rural Accessibility

The District Council will promote rural accessibility to services, facilities and employment. Through strong and effective partnerships with service providers and the County Council, the District Council will work to:

- Secure improved public transport to villages, to provide for increased access to services, facilities and employment opportunities in relevant centres;
- In the Newark Area the District Council will seek to secure improved public transport to villages, providing links to the Town Centre of the Sub-Regional Centre

of Newark, the Principal Villages of Collingham and Sutton-on-Trent and applicable centres in neighbouring Districts;

- In the Sherwood Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centres of Ollerton & Boughton, and Edwinstowe and the Principal Village of Bilsthorpe and with applicable centres in neighbouring Districts
- In the Southwell Area the District Council will seek to secure improved public transport to villages, to provide links to the Service Centre of Southwell and the Principal Village of Farnsfield.
- Encourage the retention of existing and the development of appropriate new facilities and services in villages to increase rural sustainability in line with Spatial Policy 3 Rural Areas and Spatial Policy 8 Protecting and Promoting Leisure and Community Facilities.

Natural and Built Environment

5.56 The District is rightly proud of its natural and built environment and the wealth of the District's natural and built assets lies as much in its variety as in its amount. To maintain and enhance such an environment requires a range of planning policies and other strategies and programmes.

Biodiversity and Green Infrastructure

5.57 The protection and enhancement of the area's biodiversity and open spaces should be seen not just as the protection of individual elements of towns and villages in the District but as part of the development of an overall 'Green Infrastructure' network of greenspaces, landscapes and natural elements that intersperse and connect the District's settlements and surrounding areas. To aid the delivery of this network, the District Council has produced a Green Infrastructure Strategy (GIS) that puts forward a range of strategic interventions, shown for illustrative purposes in Figure 3, and also more specific area based interventions.

5.58 The realisation of this network requires the connecting together of key strategic routes throughout the District, improving linkages between settlements and natural and heritage assets. Southwell is particularly deficient in terms of its Green Infrastructure connections with a poor level of access to both Newark and the west of the District. There is however potential through the establishment of a Multi-User

Route based on the Southwell Trail to better link the area to Newark and either Edwinstowe or Ollerton & Boughton.

5.59 The potential for Green Infrastructure to support tourism within the District is clearly evident. This is particularly the case in the west of the District where the possibility exists for the augmenting of the already strong tourism draw from existing Green Infrastructure spurred on by the catalyst of the potential Sherwood Forest Regional Park. Through supporting appropriate Green Infrastructure tourism development in the area, there is potential for Bilsthorpe, Edwinstowe and Ollerton & Boughton to better benefit from local tourism.

5.60 In addition, further tourism related Green Infrastructure provision on Newark's riverside and improving Green Infrastructure links from Southwell to the District's north-west could also similarly benefit these two settlements.

5.61 Growth within the District is likely to result in increased pressure on existing Green Infrastructure, though it also represents an opportunity to increase both its accessibility and quality. The Habitats Regulation Screening Assessment undertaken to inform the production of the Core Strategy, suggests that the impact of increased user pressure on the District's more sensitive biodiversity sites will require the provision of alternative destinations, in the form of Sustainable Alternative Natural Greenspace (SANGs). This need will be particularly acute within 5km of the Birklands and Bilhaugh SAC, and in and around Newark and other locations of growth. Further detail on the location, amount and nature of SANGs is provided within the Allocations & Development Management DPD. The Developer Contributions and Planning Obligations Supplementary Planning Document and Development Management Policy 3 set out the required measures to mitigate the impact of development at the site or at neighbourhood level.

5.62 Implementation of the aims and objectives of the GIS will be sought by ensuring that development proposals, particularly where feasible and the proposal crosses or adjoins the network, create new Green Infrastructure assets, safeguard existing assets from potential detrimental impacts and contribute towards the overall functioning of the Green Infrastructure network. Greater co-ordination of existing programmes and initiatives and use of partnerships can aid in this process. In terms of funding, the GIS puts forward a combined approach of, where appropriate, funds secured through the planning process in the form of planning obligations and the use of grant money.

5.63 As well as encouraging new locations for biodiversity and improving the District's Green Infrastructure, the District Council is required to protect existing important nature conservation and geological conservation sites. Natural England has designated sites across the District which are considered to be sites of importance

due to their nature conservation merits. The District also has a combination of both statutorily designated as well as locally defined sites that are in receipt of planning policy protection. Such locally defined sites are designated on the Policies Map.

Level	Designation/Definition
European	Birklands and Bilhaugh Special Area of Conservation (SAC)
National	19 Sites of Special Scientific Interest (SSSI)
National	Sherwood Forest National Nature Reserve
Local	7 Local Nature Reserves
Local	454 locally defined Local Wildlife Sites (LWS)

5.64 Many of the designated sites lie in the Sherwood Forest Area of the District, and this concentration of sites is vulnerable to the impacts of poor air quality. This has been reviewed as part of the Habitats Regulation Assessment and Natural England has encouraged the Council to take a strategic approach to air quality management. The Council will be preparing an Air Quality SPD on the management of air quality in the Sherwood Area to further address these issues.

Core Policy 12

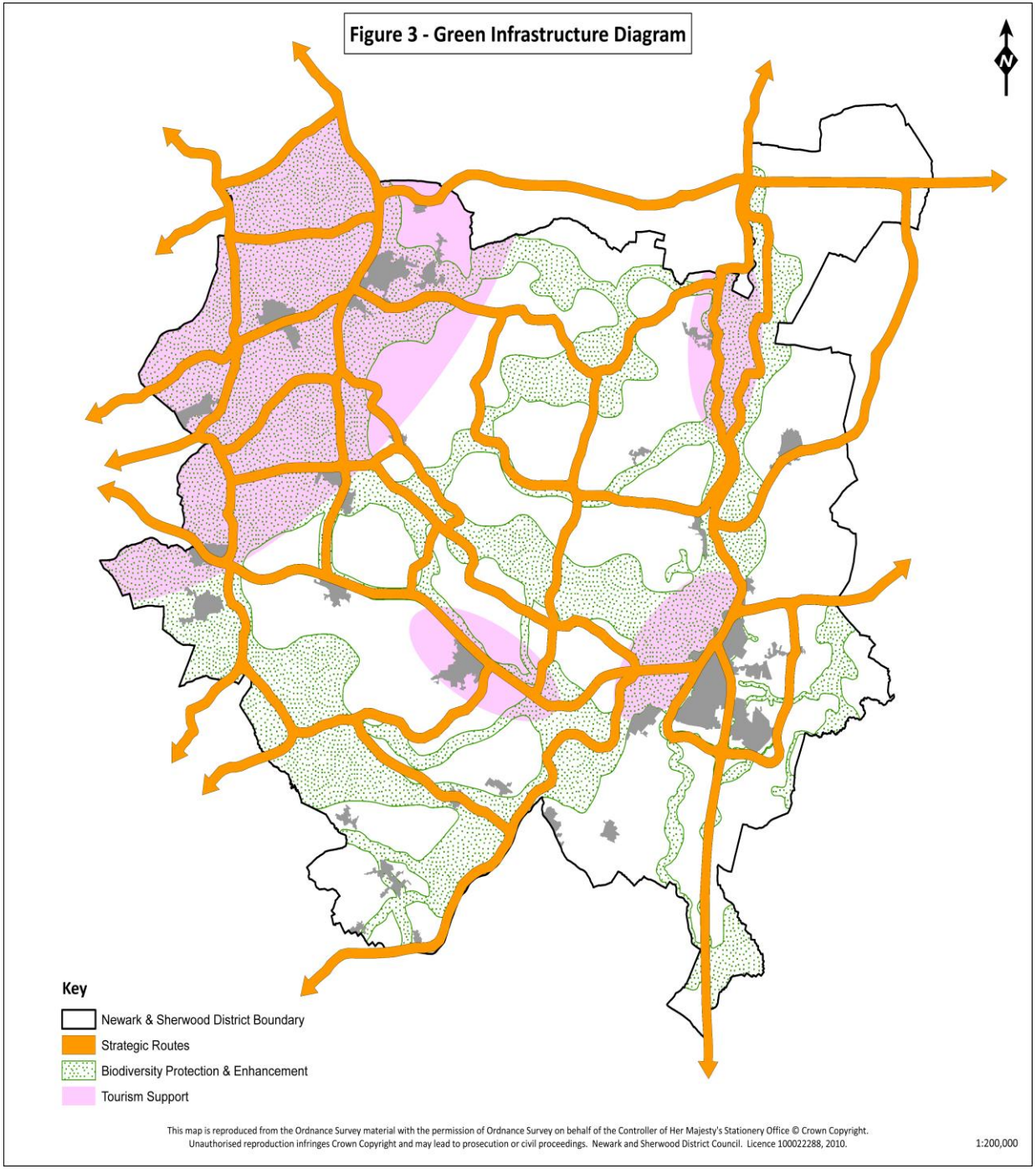
Biodiversity and Green Infrastructure

The District Council will seek to conserve and enhance the biodiversity and geological diversity of the District by working with partners to implement the aims and proposals of the Nottinghamshire Local Biodiversity Action Plan, the Green Infrastructure Strategy and the Nature Conservation Strategy. The District Council will therefore:

- Expect proposals to take into account the need for continued protection of the District's ecological, biological and geological assets. With particular regard to sites of international, national and local significance, Ancient Woodlands and species and habitats of principal importance identified in Section 41 of the Natural Environment and Rural Communities Act 2006 and in the Nottinghamshire Local Biodiversity Action Plan;
- Seek to secure development that maximises the opportunities to conserve, enhance and restore biodiversity and geological diversity and to increase provision of, and access to, green infrastructure within the District;
- Promote the appropriate management of features of major importance for wild flora and fauna;
- Provide for Suitable Alternative Natural Green Space to reduce visitor pressure on the District's ecological, biological and geological assets, particularly in the Newark area and for 5kms around the Birklands and Bilhaugh Special Area of Conservation;

- Support the development of a Green Infrastructure Network, as illustrated in the Green Infrastructure Diagram, linking together Key Strategic Routes throughout the District and providing for, in appropriate locations, visitor infrastructure that improves accessibility. The District Council will, in particular, promote improved green infrastructure linkages between:
  - Newark and Southwell; and
  - Southwell and the north-west of the District

  Development proposals crossing or adjacent to the network should make provision for its implementation and/or enhancement;
- Positively view proposals that seek to enhance the District's Green Infrastructure resource in support of tourism development. Proposals in the Bilsthorpe, Edwinstowe and Ollerton & Boughton areas, in connection with the Sherwood Forest Regional Park, will be supported. In Newark, new Green Infrastructure schemes that maximise the potential of the Trent Riverside area will be supported;
- Support the implementation of area-based Strategic Green Infrastructure interventions.
- Work with partners to develop a strategic approach to managing Air Quality in the Sherwood Area, including through the development of a Supplementary Planning Document.


Figure 3 - Green Infrastructure Diagram
N
Key
Newark & Sherwood District Boundary
Strategic Routes
Biodiversity Protection & Enhancement
Tourism Support
This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Newark and Sherwood District Council. Licence 100022288, 2010.
1:200,000

Landscape Character

5.65 National policy requires Councils to protect and enhance valued landscapes as part of conserving and enhancing the natural environment. The District Council has had comprehensive assessment of Landscape Character undertaken. This approach has the benefit of assessing the whole of an area's landscape rather than focusing on particular locations. In Nottinghamshire, the County Council has developed a Landscape Character Assessment process, which the District Council has used to comprehensively assess Newark and Sherwood District's area. This assessment requires that the landscape be broken down into County Character Areas. This work was undertaken for the earlier Nottinghamshire Landscape Guidelines. It places the District in 5 County Character Areas:

- Sherwood
- Mid Nottinghamshire Farmlands
- Trent Washlands
- East Nottinghamshire Sandlands
- South Nottinghamshire Farmlands

5.66 The Landscape Guidelines also identify within the Character Areas a number of Landscape Policy Zones, shown for illustrative purposes in Figure 4. These Zones refer to individual areas of similar character within the Character Areas. The District Council and the County Council have undertaken detailed assessments of condition and sensitivity of the landscape of each Policy Zone. The Zones themselves are split down into individual Landscape Character Parcels. Conservation and Enhancement Aims for each Landscape Policy Zone have been identified. The Zones are categorised as one of the following types of Policy Actions which require a particular approach to:

Action	
Conserve	Actions that encourage the conservation of distinctive features and features in good condition
Conserve and Reinforce	Actions that conserve distinctive features and features in good condition and strengthen and reinforce those features that may be vulnerable
Reinforce	Actions that strengthen or reinforce distinctive features and patterns in the landscape
Conserve and Restore	Actions that encourage the conservation of distinctive features in good condition, whilst restoring elements or areas in poorer

	condition and removing or mitigating detracting features.
Conserve and Create	Actions that conserve distinctive features and features in good condition, whilst creating new features or areas where they have been lost or are in poor condition.
Restore	Actions that encourage the restoration of distinctive features and the removal or mitigation of detracting features.
Restore and Create	Actions that restore distinctive features and the removal of detracting features, whilst creating new features or areas where they have been lost or are in poor condition.

Action	
Reinforce and Create	Actions that strengthen or reinforce distinctive features and patterns in the landscape, whilst creating new features or areas that have been lost or are in poor condition.
Create	Actions that create new features or areas where existing elements are lost or are in poor condition

5.67 The findings of the Landscape Character Assessments of each Landscape Policy Zone help to inform the work of the LDF, shaping future strategies and in the determination of Planning Applications, The Assessment was adopted in 2013 and is now a supplementary Planning Document of the LDF. It is intended that the Landscape Assessment will be updated and a new SPD will be produced.

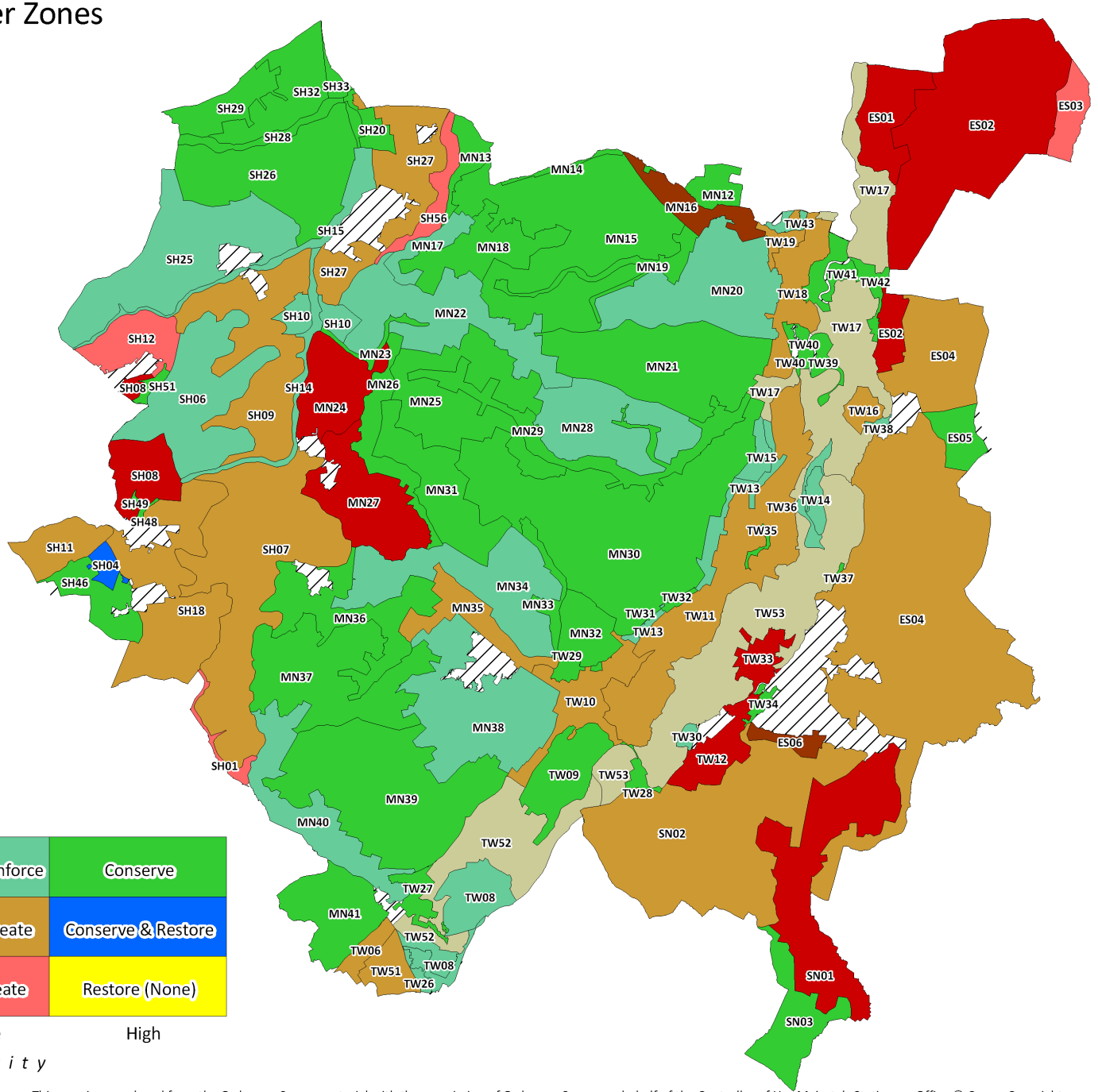
Core Policy 13

Landscape Character

Based on the comprehensive assessment of the District's landscape character, provided by the Landscape Character Assessment Supplementary Planning Document, the District Council will work with partners and developers to secure:

- New development which positively addresses the implications of relevant landscape Policy Zone(s) that is consistent with the landscape conservation and enhancement aims for the area(s) ensuring that landscapes, including valued landscapes, have been protected and enhanced.

Figure 4 - Landscape Character Zones



Condition	Low	Moderate	High
Good	Reinforce	Conserve & Reinforce	Conserve
Moderate	Create & Reinforce	Conserve & Create	Conserve & Restore
Poor	Create	Restore & Create	Restore (None)

Sensitivity

This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Newark and Sherwood District Council. Licence 100022288, 2010.

Scale: 1:250,000

Historic Environment

5.68 Newark and Sherwood's outstanding heritage contributes to providing an historic environment with its own distinctive identity. Central to this are the District's historic assets, which includes over 1300 Listed Buildings, 47 designated Conservation Areas, 72 Scheduled Monuments and 4 Registered Parks and Gardens; if they were to be lost, they cannot be replaced. The District Council has a statutory duty to protect such important assets but in order to ensure their continued active use and upkeep, it may be necessary to accommodate historically appropriate, sensitive and sustainable changes. Thus the District Council will seek to ensure that any proposals concerning these heritage assets will secure their continued conservation and enhancement, contributing to the wider vitality, viability, regeneration of an area, and reinforcing a strong sense of place.

5.69 A significant part of the District's built heritage is contained within the designated Conservation Areas, each of which has its own distinctive character, defined by its historic importance, its architectural integrity, the relationships between buildings and spaces between them, townscape quality, historic street patterns and the use of traditional materials. The District Council is undertaking Conservation Area Character Appraisals in order to identify those features that contribute to its character and architectural interest and to provide a basis for the production of an appropriate Management Plan. Developers and others considering making changes in a conservation area should take into account matters considered to be important in the relevant Appraisal and Management Plan to ensure that schemes accord with the aims and objectives of the Core Policy.

5.70 Complementing the District's historic built heritage is a rich and varied historic natural environment, which includes the Registered Parks and Gardens of Thoresby Park, Thurgarton Hundred Workhouse, Rufford Abbey and Newark Castle Gardens and other historic parklands such as the grounds at Kelham Hall. In addition there are also the historic landscapes of the Stoke Field Battlefield, the Sherwood Forest Heritage Area and with its preserved open field system of agriculture, the historic landscape setting around Laxton. It is crucial that these environments are protected by the District Council's considered approach to development management.

5.71 The District Council is committed to addressing those heritage assets at risk in the District, seeking to work closely with asset owners, developers, interested parties and Historic England to take positive action. Heritage assets which are at risk are identified on the Heritage at Risk Register (East Midlands) prepared by Historic England which covers Grade I and Grade II* Listed Buildings (and Churches that are Grade II Listed Buildings still in ecclesiastical use), Conservation Areas, Scheduled Ancient Monuments, and Registered Historic Parks and Gardens. This is complemented by the Nottinghamshire Listed Buildings at Risk Register which covers Grade II Listed Buildings and is prepared by the County Council.

5.72 Policy DM9 Protecting and Enhancing the Historic Environment detailing the District Council's approach to the management of development proposals impacting upon the historic environment is contained in the Allocations & Development Management DPD.

Core Policy 14

Historic Environment

Newark & Sherwood has a rich and distinctive historic environment and the District Council will work with partners and developers in order to secure:

- The continued conservation and enhancement of the character, appearance and setting of the District's heritage assets and historic environment, in line with their identified significance as required in national policy:

    - Designated assets and environments comprising Listed Buildings (inclusive of the protected views of and across Southwell's principal heritage assets), Conservation Areas, Registered Historic Parks and Gardens, and Scheduled Monuments. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Where adverse impact is identified there should be a clear and convincing justification, including where appropriate a demonstration of clear public benefits;

    - Non-designated heritage assets including buildings of local interest, areas of archeological interest and unregistered parks and gardens or as identified on the relevant Historic Environment Record or identified in accordance with locally agreed criteria. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- The preservation and enhancement of the special character of Conservation Areas including that character identified through Conservation Area Character Appraisals which will form the basis for their management. Important open spaces and features identified through the Conservation Area Appraisal process will be protected through subsequent allocation in the Allocations & Development Management DPD;

- Positive action for those heritage assets at risk through neglect, decay, vacancy or other threats where appropriate; and

- The protection of Historic Landscapes including the Historic Battlefield at Stoke Field, the Sherwood Forest Heritage Area and the Historic Landscape around Laxton. A sustainable future for Laxton will be sought, which preserves and enhances its Open Field System and culture, the built and natural environment which sustain it, including the Historic Landscape around Laxton, and the institutions which manage it. This will be achieved by working in partnership with the Court Leet, the Crown Estates and the Parish Council. Appropriate new development which facilitates these aims will be supported.

Area Policies

6.1 Given the size of Newark and Sherwood and the broad diversity of influences on it, the District Council has split the District into 5 areas; Newark Area, Nottingham Fringe Area, Southwell Area, Sherwood Area and Mansfield Fringe Area as set out in the Spatial Portrait. The Area Policies Chapter sets out policies which seek to address specific issues that have been identified within these locations.

Newark Area

6.2 The Newark Area covers the eastern side of the District and is dominated by the historic market town of Newark and the Trent Valley. Newark Urban Area (Newark, Balderton and Fernwood) is the principal location for growth identified in the Spatial Strategy. This section provides the detailed policies for implementation of the growth in Newark Urban Area. The Newark Key Diagram illustrates these policies. It is located on the inside back cover of the Core Strategy. In the north of the Newark Area in the Collingham and Rural North Sub Areas respectively; the Principal Villages of Collingham and Sutton-on-Trent act as important focuses for local services. This is particularly important as within these Sub-Areas accessibility is a particular concern. Core Policy 11 Rural Accessibility sets out the strategy for addressing such accessibility issues.

Role of the Newark Urban Area

6.3 The Spatial Strategy identifies that the Newark Urban Area will have significant levels of growth with 60% of the overall District housing growth and the majority of the Newark Area's employment land requirement, around 52 hectares, to be provided during the plan period.

6.4 Growth will strengthen Newark's role as a Sub-Regional Centre and build a critical mass that enables the area to support and provide a range of retail, commercial, employment, leisure and other services to people living in the town and the surrounding villages and facilitates the cost-effective provision of infrastructure. A strong and vibrant town centre will support the conservation of Newark's architectural and historic core, reinforces local identity and pride, creates a unique sense of place and supports the local tourism industry.

6.5 The hierarchy of towns and villages in the District with Newark at its centre creates a sustainable model for development with employment, housing and other facilities accessible to local people, reducing the need for out commuting and trips to Lincoln and Nottingham.

6.6 Growth in Newark exploits its excellent regional and national communication links and its location at the junction of the A1, A46 and A17, the direct route to Kings

Cross via the East Coast Main Line and the Nottingham to Lincoln cross country railway line. People in Newark have good, easy access to other towns in the region, and further afield by rail and road.

6.7 A substantial proportion of the growth will be accommodated within the 3 strategic sites; details of these sites are set out in Policies NAP 2A/B/C. Whilst these sites require significant lead in times before development on-site commences work is now underway on NAP2A and will be coming forward in the near future on NAP 2B and C.

Effects of Growth on Newark

6.8 Growth in the Newark Urban Area will provide the opportunity to enhance its role as a Sub-Regional Centre but will also create pressures on the areas transport infrastructure, car parking, utilities, retail, architectural and historic environments and employment opportunities. The LDF contains a strategy for the Newark Urban Area which seeks to build on these opportunities and respond to the challenges. The following sets out the approach for achieving this.

Residential

6.9 Spatial Policy 2 states that to support the Newark Urban Areas role as a Sub-Regional Centre 60% of the housing growth of the plan period will be directed to this area. Following a review of the opportunities to accommodate development, around 4,735 homes will be accommodated on the 3 strategic sites which are allocated within the Core Strategy during the plan period, with the remaining homes being provided on other sites within the Urban Area allocated within the Allocations & Development Management DPD.

Employment

6.10 Newark is the main focus of employment provision for the Newark Urban Area and the wider District. Employment provision needs to grow in tandem with the expansion of the town and to reduce out commuting of local residents to jobs elsewhere. In terms of the 52 hectares requirement for new allocations of employment land in the Newark Area, most will be provided in and around the Newark Urban Area. In terms of the plan period up to 2033, two of the Strategic Sites include allocations of 65 hectares of land for new employment development, with Land South of Newark allocating 50 hectares of B2/B8 employment land, and Land around Fernwood allocating 15 hectares of B1 employment land. Beyond the confines of those strategic sites, this provision will be complemented with additional new allocations of land for employment growth up to 2033.

6.11 There is limited office floorspace in Newark Town Centre which is often small and constrained by the historical nature of the buildings. Newark Beacon Business Centre

on Beacon Hill Road provides dedicated office and workshop space for new small businesses along with other small scale offices on the periphery of the town centre, but there is limited scope for large scale modern offices in a Business Park setting. The NPPF approach seeks to identify sites for main town centre uses, including offices, through a sequential approach, giving first consideration to existing town centres. While this approach will be followed, the scope for new office development arising from the B1 employment land at Land around Fernwood strategic site, represents an opportunity to meet the demand for a type of contemporary Business Park office accommodation that cannot be accommodated within or on the edge of Newark town centre. The Land around Fernwood site is alongside the A1 corridor and close to the eastern end of the Southern Link Road, as well as the other two identified strategic sites. It is recognised that other non B1 employment uses may also be attracted to this location and therefore consideration of these other uses is also included within NAP 2C. As a sustainable urban extension to the existing community at Fernwood, further development here should help to bring forward public transport improvements and connectivity.

6.12 To grow its economic base, Newark needs to provide a range of employment sites for existing businesses wishing to expand, to attract new employers to the area and create jobs. To achieve this objective the Council will seek the development of employment schemes in suitable locations.

6.13 To help shape and develop the town's workforce with the right skills base for the local economy, the District Council is working in partnership with several organisations with a Newark focus as well as local education providers and voluntary organisations.

Infrastructure - Transport

6.14 Growth in the Newark Urban Area will generate more traffic in the locality and therefore measures to address this situation are required.

6.15 The strategy for transport is to seek improvements to both the highway infrastructure and public transport provision including the cycling and walking network. This is based on schemes which have been identified in the Infrastructure Delivery Plan and which are set out in Appendix D. Key to this will be the completion of the Southern Link Road (SLR) currently constructed between Staple Lane and Bowbridge Road which when finished will provide a link between the A46 at Farndon and the A1 at Balderton. This will help reduce congestion within Newark Town Centre and also provide access to the strategic site at Land south of Newark including new employment opportunities. The process for delivering the SLR is set out in NAP 4.

6.16 Other strategic highway infrastructure which will be funded through the Community Infrastructure Levy (CIL) and other sources of funding is required in the following locations:

- A46 Newark Bypass – Upgrade(s);
- A46 Roundabout at Farndon;
- A1 Overbridge, Fernwood; and
- A617 Kelham Bypass.

Junction improvements at the following locations will be required:

- London Road/Portland Street;
- Barnby Gate/Sherwood Avenue;
- Lincoln Road/Brunel Drive;
- Lincoln Road/Northern Road ;
- Northern Road/Brunell Drive;
- Beacon Hill Road/Northern Road;
- Sleaford Road/Friary Road; and
- Queens Road/Northgate

6.17 The IDP also identifies a number of improvements to public transport including pedestrian routes, bus network/infrastructure improvements, Park and Ride and Smarter Choices e.g. Travel Plans.

6.18 To deliver the strategy the Council will require developers, in conjunction with Nottinghamshire County Council, Highways England and transport providers, to maintain and enhance the transport system within the Newark Urban Area, and ensure that transport measures identified in the IDP are delivered. As set out in Spatial Policy 7 new transport infrastructure will be provided through developer contributions the CIL or Planning Obligations.

Infrastructure - Education

6.19 Significant investment is currently underway in Newark's education system, Newark Academy (secondary school in Balderton) has been rebuilt, the government have committed funding to the rebuilding of the Orchard School (for pupils with Special Educational Needs) and the Education Funding Agency has announced the development of a Free School at Fernwood, known as the Suthers School, which will meet the need for additional secondary education places, as identified in the IDP.

Historic Environment

6.20 Newark is one of England's finest market towns, and was identified by the Council for British Archaeology in 1964 as one of only 51 towns of national importance. Today, Newark is still a remarkable town historically and architecturally, with a range of historical assets reflecting the Medieval, Civil War, Georgian and Victorian periods. These include Newark Castle, the Queens Sconce and Newark Town Hall. Not only do these structures on their own deserve recognition but when taken with the wider built environment, the River Trent and the landscape setting represent Newark's key assets.

6.21 The LDF's strategy is to preserve and enhance the historic character and appearance of the Newark Urban Area. The Council is currently undertaking a Character Appraisal of the town's Conservation Area and these will be used to identify features that contribute to the character and architectural interest and identify areas for improvement. The Assessment will set out a management plan for the Conservation Area and its provisions will help guide the future planning of the town as set out in Core Policy 14.

Shopping, Leisure and Tourism

6.22 Newark Town Centre is the focus for retail provision within the Newark Urban Area and part of the wider District and is defined as a Town Centre within the retail hierarchy (Core Policy 8). The shopping core is focused on the historic Market Place and surrounding streets with restaurants and cafés centred around Castle Gate and the Town Wharf adjacent to the Castle and the River Trent. Purpose built shopping centres are located to the north and south of the core including the Potterdyke scheme and new Bus Station. There are also 2 retail parks in Newark, Northgate Retail Park and Beacon Hill Retail Park. There are a number of shops in the rest of the Newark Urban Area that meet the day to day needs of local residents. Balderton has the greatest concentration of such shops and has two defined Local Centres within the retail hierarchy.

6.23 The Town Centre & Retail Study 2016 acknowledged a shortage within Newark Town Centre, given its historic nature, of larger format units which meet the needs of modern retailers. Should this go unaddressed then the pressure for out-of-centre applications for retail development, and proposals to widen 'bulky goods' conditions on existing retail parks is likely to increase. Accordingly NAP1 establishes support for the provision of new units and the amalgamation of existing units, where acceptable in heritage terms, in order to redress this situation.

6.24 In terms of the levels of vacancy, whilst falling below the national average there were around 50 vacant units (at the time of survey) and the concentration around particular areas of the centre can give the perception that they are higher. The Town

Centre & Retail Study 2016 identifies the importance of addressing long-term vacancy and environmental improvements and the commitment to identifying, planning and delivering schemes which will improve and enhance the quality of the Town Centre's offer, with the Buttermarket, Carter Gate and Appleton Gate being identified as priority areas. Key to this will be the exploration of a Town Centre Strategy bringing together the various stakeholders involved in the management and operation of the centre.

6.25 Newark market is a key asset of the centre, as reflected in the results of household and in-centre surveys, contributing towards its vitality and attracting visitors from both inside and outside the District. Supporting the continuation of a viable Newark market now forms a strategic objective for the Newark Area, with appropriate cross-referencing to Policy DM11 being provided to ensure that, where appropriate, new retail development properly assesses its impact on the market.

6.26 Newark Town Centre is also the focus for the District's leisure provision with cinema, ten pin bowling, theatre, cafés and restaurants. however a significant percentage of leisure trips are to destinations outside the District including Lincoln, Mansfield and Nottingham. The historic core of Newark, the Castle, the National Civil War Centre, and the international Antiques Fairs attract tourists to the area, whilst the River Trent, which runs through the town, provides a focus for leisure and commercial activity. Despite this, good quality hotel and overnight accommodation is limited.

6.27 The Core Strategy will promote Newark Town Centre as the major focus for new and improved shopping, leisure and tourism facilities including the provision of hotel and overnight accommodation and the development of opportunities along the River Trent. This will help maintain Newark's role as a Sub-Regional Centre and a location for tourism whilst also meeting the needs of the town and the wider community.

6.28 To help achieve these aims a town centre boundary and primary shopping areas have been defined as well as primary and secondary shopping frontages on the Policies Map. Primary shopping frontages are those areas which contain the towns key retailers, have strong pedestrian activity and are the focus for retail activity. Secondary frontages are those which contain more of a mix of uses including retail, leisure and service sector businesses.

6.29 Outside Newark Town Centre there is a need to provide for the day to day needs of the community especially in areas which will see housing growth. The LDF will therefore support the enhancement of the meeting of needs generated by the development of the 3 strategic sites, through the provision of 4 new local centres. The new centres will provide shopping and local services required to meet the day to day needs of the community. As part of the applications for the strategic sites, retail

assessments will be required based on the requirements of Core Policy 8 and Policy DM11.

6.30 The existing built leisure facilities and swimming pool in Newark Urban Area has recently been replaced. Development of outdoor provision is currently being developed. The LDF will therefore support such an approach and such applications will be considered against NAP3 and other policies within the Core Strategy.

6.31 To ensure these strategies and objectives for the Newark Urban Area are met the following policy approach will be taken.

NAP 1

Newark Urban Area

The District Council will work with its partners, developers and service providers to promote the Newark Urban Area as the main focus for residential, commercial and leisure activity within the District. To achieve this the LDF will:

A Growth

1. Support the provision of 60% of the overall District housing growth and around 52ha of employment development which will contribute to meeting the level of provision identified in Spatial Policy 2. Such development will be located on the Strategic Sites and other locations which are identified within the Allocations & Development Management DPD;

2. Support the development of the 3 Strategic Sites for mixed use development as detailed in Policies NAP 2A/B/C;

B Infrastructure

3. Support the implementation of new and improved public transport schemes/infrastructure, including cycling and walking which contribute to reducing traffic congestion and improving transport choices;

4. Support the implementation of strategic highway schemes at the following locations as identified within Appendix D:

    i. Southern Link Road from Farndon to Balderton;

    ii. A46 Link Capacity, Newark-on-Trent Bypass;

    iii. A46/A617 Cattle Market Roundabout;

    iv. A46 Roundabout at Farndon;

    v. A1/A17/A46 Roundabout;

    vi. A1/A46 Brownhills Roundabout;

vii. A1 Overbridge, Fernwood; and

viii. A617 Kelham Bypass.

5. Support the implementation of local road junction improvements as identified within Appendix D;

6. Support the implementation of infrastructure which is required to meet the needs of Newark Urban Area including:

i. the delivery of primary schools, health facilities and utilities infrastructure as set out in Appendix D;

ii. the provision of a new secondary school within Newark Urban Area;

iii. the provision of new sports facilities and uses in line with NAP3.

C Historic Environment

7. Protect and enhance the architectural, historic and archaeological character of Newark and its riverside, identifying locations and sites to be the subject of conservation and sensitive redevelopment; and

8. Promote and enhance the River Trent corridor for commercial and leisure activities where it can be demonstrated that it will not cause harm to the physical and natural environment of the River.

D Newark Town Centre

9 Promote a competitive and healthy town centre which is host to an appropriate composition of main town centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:

i. Managing retail and other main town centre use development in line with Core Policy 8 and Policy DM11;

ii. Seeking to address the shortage within the town centre of larger format units which meet the requirements of modern retail and office uses. Proposals to deliver such units through the amalgamation of existing units, where this requires planning permission, and/or new development will be supported subject to the level of impact on the historic environment;

iii. Promoting the re-use of vacant and underused shops and other buildings within the town centre, and securing the redevelopment of vacant sites for appropriate main town centre uses;

iv. Supporting the continuation of a viable Newark market, including by ensuring that where appropriate proposals for new retail development properly assess their impact on the market in line with Policy DM11;

v. Promoting Newark town centre as a key tourism and leisure destination. Supporting opportunities to deliver cultural and tourism facilities, particularly those which exploit the Town's unique historic heritage, and to increase leisure and entertainment provision in and around the town centre. In particular the following will be supported:
   - An appropriate range of complementary uses which contribute towards the evening and night-time economy. This includes the expansion of restaurant and café uses around the Market Place, in line with Policy DM11;
   - Tourist accommodation; and
   - Appropriate new leisure and tourism development which takes advantage of Newark's riverside area, and respects its character and function.

vi. Supporting the delivery of improvement schemes which enhance the quality of the town centre's offer and environment. In order to assist the identification, planning and delivery of schemes the production of a Newark Town Centre Strategy will be explored. Priority locations for intervention include:
   - The Buttermarket; and
   - The Carter Gate and Appleton Gate areas.

In addition to utilising the Development Management process, the District Council will also work proactively to attract and deliver new investment and/or development to realise the above.

10 Promote Newark Town Centre as one of the District's key tourism destinations by developing and enhancing cultural, leisure and entertainment facilities and uses and heritage assets which attract visitors and residents to the area, including tourist accommodation and facilities.

Newark Strategic Sites

6.32 The growth of Newark is fundamental to a successful LDF and the proper planning of the area. To meet our housing requirements Spatial Policy 5 allocates Strategic Sites as Sustainable Urban Extensions to the Newark Urban Area.

Identifying Locations for Strategic Sites

6.33 Newark's location on the River Trent, the proximity of the junction of 3 trunk roads and 2 railway lines, limits where growth can take place. The A46, the River Trent and its floodplains form the boundary to the west and north, preventing development in these directions. The A1 runs north south along the eastern edge of Newark and Balderton and forms a barrier to development as far as Fernwood. This means that Newark can only grow on sites within the area bounded by the River Trent and the A1, or to the south.

6.34 In producing the 2011 Core Strategy these geographic restrictions and the findings of the Council's Strategic Housing Land Availability Assessment (SHLAA) led to the conclusion that the level of growth required was such that there was insufficient land within the built-up area of the Newark Urban Area and strategic sites would need to be allocated for the development of Sustainable Urban Extensions. This is still the case.

6.35 The extent of the 3 Strategic Sites, is shown on the Policies Map and is identified at Figures 5-7. The 3 Strategic Sites are:

- Land South of Newark -The site lies to the south of existing residential areas of Hawtonville, an area of relative deprivation with higher unemployment, low skills and educational attainment, and lower access to recreational, sporting facilities and other services. Development will provide opportunities to improve access to new primary schools, local retail, commercial, community uses and other services in local centres, additional recreational facilities and large areas of open space. Employment opportunities will be provided in the local centres and an industrial area focused on the former gypsum workings to the south east of the site.
- Land East of Newark -The site, which lies to the south of existing residential developments off Beacon Hill Road, is in the Newark Urban Area and is within 10 minutes walk of the town centre. The development will create a sustainable urban extension to the east of Newark with a new primary school, local retail facilities and enhanced access to open space and recreation. The proximity of the site to the town gives access to employment opportunities there and on the Northern Road Industrial Estate.
- Land around Fernwood -The site is centred on the existing village of Fernwood a development of 1150 dwellings on the former Balderton Hospital site. The first phase will consolidate the existing development, later phases will extend it to the south. The existing B1 employment allocation will be retained and extended for a modern, high quality landscaped Business Park adjacent to the A1 and the Southern Link Road.

6.36 Each of the 3 strategic sites has been considered in terms of sustainability, environmental impact, flood risk, infrastructure requirement, scale and nature of uses, development capacity, phasing, access and key development principles. Development of all 3 sites will take place concurrently, and be phased over, and where appropriate, beyond the plan period, with development starting in the first 5 years of the plan. This will give flexibility to accommodate development on a site not proceeding at the rate envisaged, and provide people wanting a new house a choice of location.

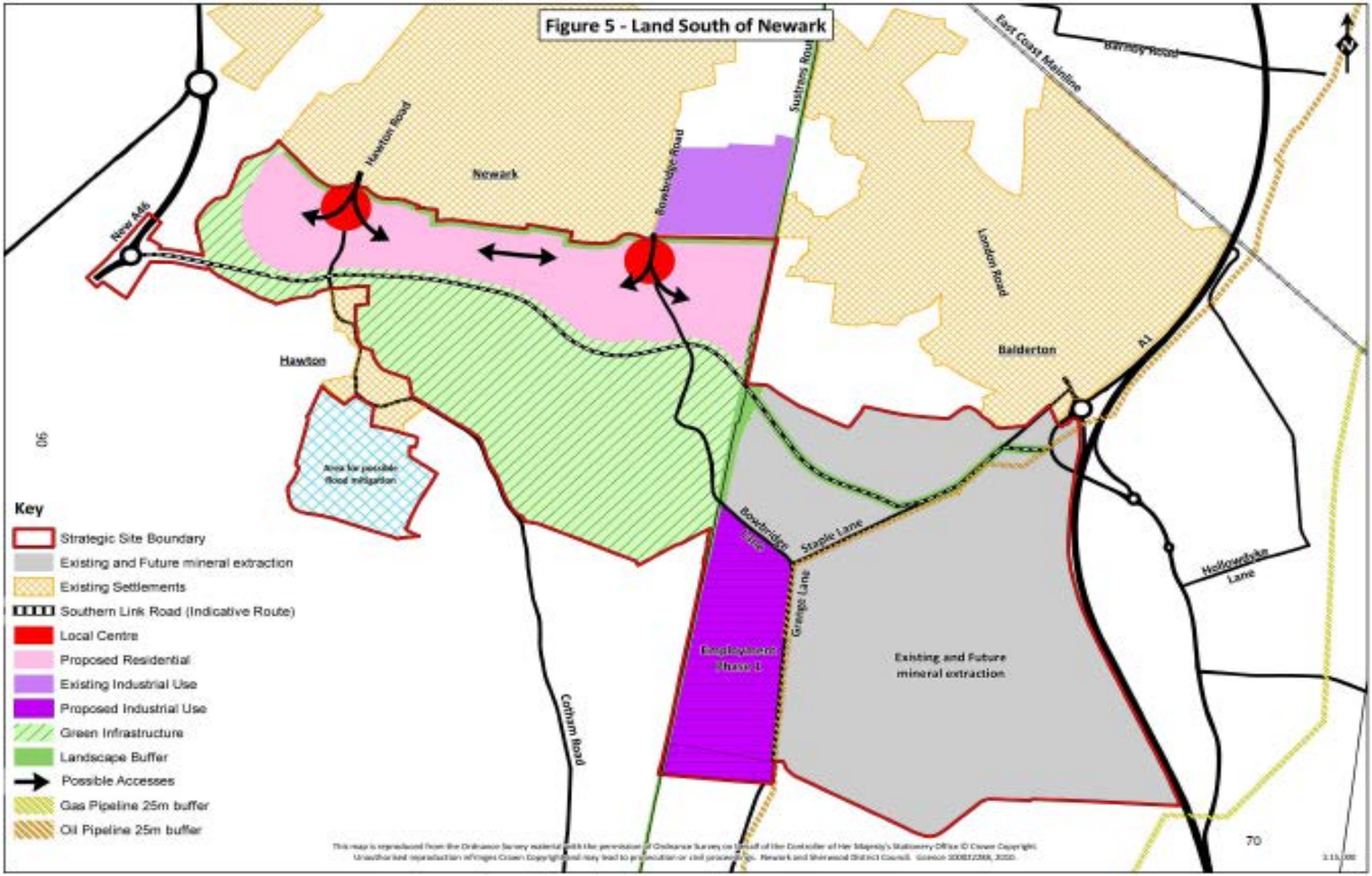
Delivery of Strategic Sites

6.37 Applications for development of the 3 strategic sites will be considered against policies NAP 2A (Land South of Newark), NAP 2B (Land East of Newark) and NAP 2C (Land around Fernwood).

6.38 Each development will take place in tandem with the provision of infrastructure and will be phased to create a critical mass on each site that will support facilities for local residents at the earliest opportunity. Infrastructure required to develop the strategic sites has been assessed and is identified in an appendix in the Infrastructure Delivery Plan.

6.39 Development of the 3 strategic sites will involve the loss of greenfield land and new development will be carefully planned with measures to minimise any adverse impact on local habitats.

6.40 Development of the 3 sites will be monitored closely and progress reviewed with developers throughout the plan period to ensure sustainable neighbourhoods are created and to maintain a supply of housing in line with the NPPF.


Figure 5 - Land South of Newark
Newark
Hawton
Balderton
Hawton Road
Rowbridge Road
Sustrans Route
East Coast Mainline
Barnby Road
London Road
A1
New A46
Staple Lane
Bowbridge Lane
Grange Lane
Hollowdyke Lane
Cotham Road
Area for possible flood mitigation
Employment Phase 4
Existing and Future mineral extraction
Key
Strategic Site Boundary
Existing and Future mineral extraction
Existing Settlements
Southern Link Road (Indicative Route)
Local Centre
Proposed Residential
Existing Industrial Use
Proposed Industrial Use
Green Infrastructure
Landscape Buffer
Possible Accesses
Gas Pipeline 25m buffer
Oil Pipeline 25m buffer

NAP 2A Land South of Newark

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,150 dwellings); employment land uses (B2 and B8 uses: 50 hectares); two local centres, comprising retail (including provision of an expanded foodstore or superstore in line with the approach set out in Core Policy 8), service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 5 - Land South of Newark.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in phases to be accompanied by appropriate provision of infrastructure and facilities and also in accordance with the timing of the completion of the Southern Link Road and other highway improvements which will be influenced by the detailed Transport Assessment for the site;

2. Seeking to achieve average density levels of 30-50 dwellings per hectare, with higher levels in areas of greatest accessibility in and adjacent to the local centres;

3. Affordable housing will be provided in line with the Core Policy 1;

4. The development will respect and integrate the alignment of the Southern Link Road (Newark Area Policy 4) which crosses the site;

B Employment

5. Development will take place on the site of the former gypsum workings, as shown on Figure 5 - Land South of Newark;

6. Access will be taken via a direct route to the A1 and the new Southern Link Road. Traffic management proposals must ensure that HGV's only use trunk roads and other agreed routes, including the Southern Link Road, to access the employment land;

C Local Centres

7. Provision of 2 local centres as shown on Figure 5 - Land South of Newark, including provision of 2 new primary schools (or alternatively 1 larger new primary school) and a 3 GP facility (if required on site), shall be constructed as an integral part of the residential development to ensure the creation of sustainable neighbourhoods;

D General

8. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:

    i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing and consented developments and its relationship with surrounding countryside;

ii. Transport Assessment;

iii. Environmental Impact Assessment;

iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;

v. Retail Impact Assessment, to consider the implications of the local centres on Newark Town Centre and existing local centres within Newark Urban Area, in line with Core Policy 8;

vi. Flood Risk Assessment;

9. Provision of transportation measures which:

i. maximise opportunities for sustainable travel and increasing non car use;

ii. achieve suitable access to local facilities;

iii. minimise the impact of the development on the existing transport network;

These will include:

iv. high quality passenger transport links to Newark town centre;

v. safe, convenient pedestrian and cycle routes within and adjoining the development;

vi. safeguarding and enhancement of the National Cycle Network along the former Newark – Bottesford railway line;

10. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:

i. landscaping and structural planting throughout the development;

ii. creation of quality open spaces, sports and playing fields;

iii. improvements to existing spaces;

iv. links to the countryside beyond the site;

v. enhancements to existing habitats and the local landscape;

vi. measures to mitigate any detrimental impact on environmental and heritage features on and adjacent to the site, including listed buildings, scheduled ancient monuments other archaeological features and designated biodiversity areas;

vii. retention of the Middle Beck as an open watercourse;

11. Consideration of the provision of on-site renewable energy schemes to help meet the energy requirements of the development;

12. Provision of flood mitigation:

    i. necessary flood mitigation measures on land to the south of the Middle Beck,

    ii. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;

    iii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance including re-profiling land;

    iv. where appropriate incorporation of Sustainable Drainage Systems (SuDS);

13. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;

14. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan, for:

    i. provision of new and improved highway infrastructure;

    ii. new and improved social infrastructure;

    iii. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;

15. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.

6.41 The development of Land South of Newark will create a sustainable urban extension to the Sub Regional Centre of Newark with a mixed use development of residential and employment uses and 2 local centres providing 2 new primary schools (or 1 larger primary school if more appropriate), facilities for 3 GPs (if required on site), local retailing and services for new and existing residents.

6.42 The line of the SLR, which is currently indicative, passes through the site and its alignment will be respected and integrated into the development of the strategic site. A limited amount of residential development can be built in advance of the construction of the SLR, subject to a detailed Transport Assessment for the development.

Development Requirements and Phasing

6.43 The development will be delivered in phases and link into the nearest connection of the SLR. The 2 local centres, will each include a new primary school, local retailing and services including facilities for 3 GPs (if required on site), and will be located to be accessible to both existing and new residential areas and help integrate them together.

6.44 The SLR will need to be constructed at an early stage of the development of the Strategic Sites, the timing of which will be dependent on the detailed Transport Assessments and the improvements developers are required to make to minimise congestion.

6.45 The SLR and other improvements to the highway network will be funded by a mixture of CIL, developer contribution, growth point capital and other public sector funding.

6.46 Open space requirements for the site will be provided in line with the Developer Contributions & Planning Obligations SPD.

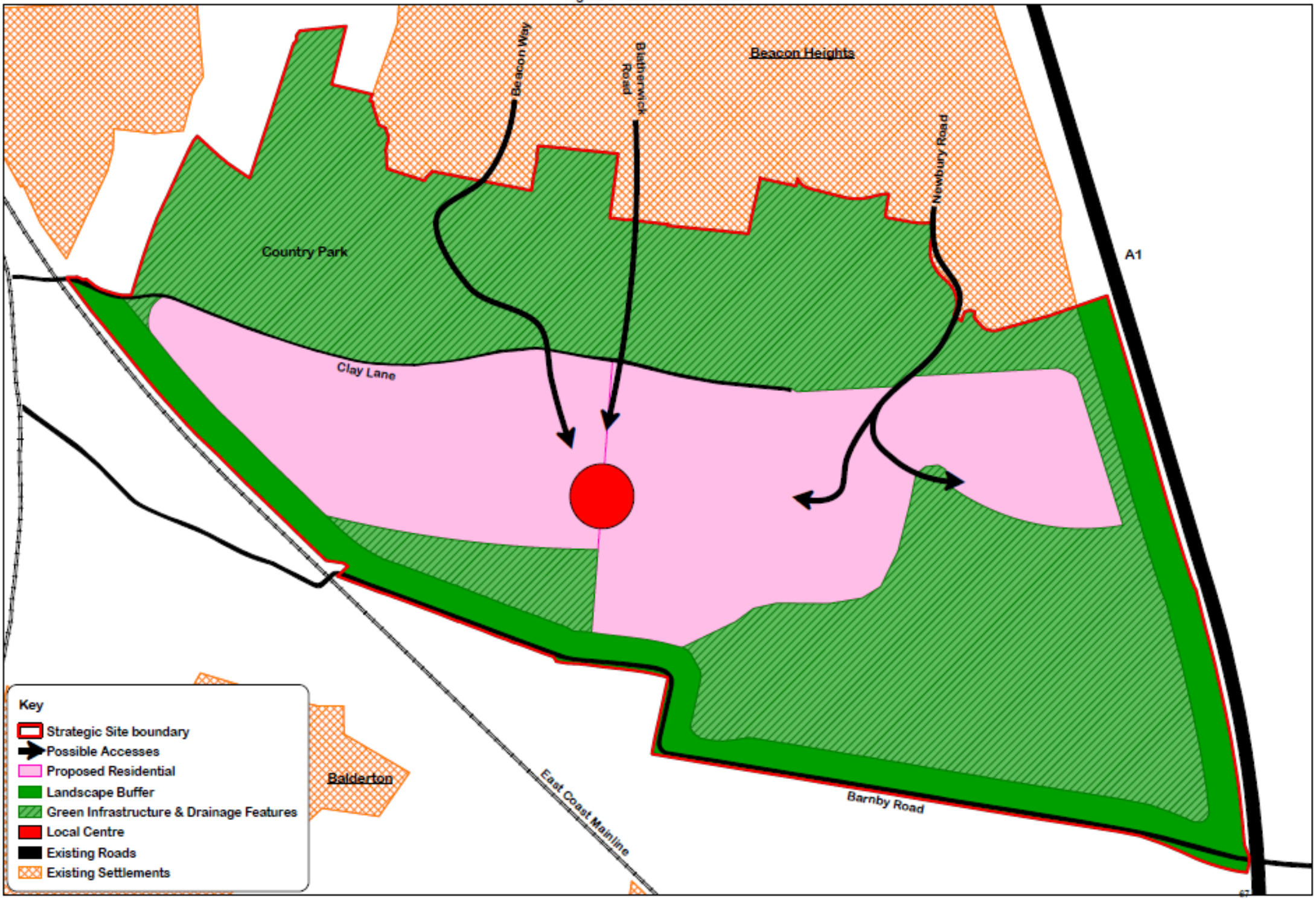
6.47 The existing British Gypsum workings on land to the south east of the site are expected to be worked throughout the plan period. The employment allocation for B2/B8 uses is expected to be sufficient up to 2033, but the British Gypsum land could be considered within the plan period if the land became available at an earlier date and if the allocated employment site is fully developed.

6.48 Planning Permission and parameter plans for the site were initially approved in 2011 and amended in 2015.

6.49 Development of this site will be carried out in phases and the necessary infrastructure identified in the Infrastructure Delivery Plan (IDP) will be provided in tandem with development in line with Spatial Policy 6 It is anticipated that 1,790 dwellings will be built in the plan period.

6.50 Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.

Figure 6 - Land East of Newark



© Crown Copyright and database right 2017 Ordnance Survey. Licence 100022288. Scale: 1:5,000 Date: 21/09/2017 Author: charlesl

NAP 2B Land East of Newark

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 1000 dwellings) and a local centre, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 6 - Land East of Newark.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in phases to be accompanied by appropriate provision of infrastructure and facilities, and in accordance with highway improvements which will be influenced by the detailed Transport Assessment for the site;

2. Seeking to achieve average density levels of 30-50 dwellings per hectare, with higher levels in areas of greatest accessibility in and adjacent to the local centre;

3. Affordable housing will be provided in line with Core Policy 1;

4. Provision of suitable vehicular accesses to the site from the north (Beacon Hill Road). The location and construction of all accesses will be carried out sensitively in order to minimise any impact on the mature trees, woodland and green space north of Clay Lane. There will be no vehicular access to or from the development to Barnby Road;

B Local Centre

5. Provision of the new local centre, including provision of a new primary school, as shown on Figure 6 - Land East of Newark shall be constructed as an integral part of the residential development to ensure the creation of sustainable neighbourhoods.

C General

6. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:

    i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with the open spaces to the north, south and east;

    ii. Transport Assessment;

    iii. Environmental Impact Assessment;

    iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;

v. Retail Impact Assessment, if the proposals meet the thresholds in Core Policy 8, to consider the implications of the local centre on existing retail provision in Newark;

vi. Flood Risk Assessment;

7. Provision of transportation measures which:

i. maximise opportunities for sustainable travel and increasing non car use;

ii. achieve suitable access to local facilities;

iii. minimise the impact of the development on the existing transport network;

These will include:

iv. high quality passenger transport links to Newark town centre;

v. safe, convenient pedestrian and cycle routes within and adjoining the development.

8. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:

i. landscaping and structural planting throughout the development;

ii. buffer zones to Barnby Road and the A1;

iii. creation of quality open spaces, including a country park north of Clay Lane;

iv. retention of Clay Lane as a pedestrian link;

v. Safe, convenient pedestrian and cycle routes within and adjoining the development;

vi. enhancements to existing habitats and the local landscape;

vii retention of important landscape features including mature hedgerows, the wooded slopes of Beacon Hill, field boundaries, ponds and features on the northern and eastern perimeter of the site;

9. Consideration of the provision of on-site renewable energy schemes to help meet the energy requirements of the development;

10. Provision of flood mitigation:

i. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;

ii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance including re-profiling land;

iii. where appropriate incorporation of Sustainable Drainage Systems (SuDS);

11. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;

12. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan (IDP), for:

    i. provision of new and improved highway infrastructure;

    ii. contributions to additional primary healthcare provision;

    iii. new and improved social infrastructure;

    iv. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;

13. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.

6.51 Development of Land East of Newark will be within the triangular shaped area of land to the east of Newark town centre, bounded by Barnby Road to the south, the A1 to the east, and the edge of the Beacon Hill developments and the south facing slope to the north as shown on the Proposals Map. The development will create a sustainable urban extension to the Sub-Regional Centre of Newark with residential uses and a local centre providing a new primary school, local retailing and services for new residents.

Development Requirements and Phasing

6.52 The development will be delivered in phases to link with the existing roads serving the Beacon Hill residential development. The local centre, which will include a new primary school, local retailing and services including facilities for 2 GPs (on site if required, otherwise through off site contribution to support expansion of existing healthcare facilities), is positioned between phases 1 and 2 to facilitate easy access from both phases and create sustainable neighbourhoods.

6.53 There will be no access to or from the site from Barnby Road to avoid any increased use of the 2 level crossings over the East Coast Mainline. Land south of Barnby Road has been excluded from the Strategic Site because it is not required to provide green infrastructure in relation to the scale of built development envisaged in this location within the plan period.

6.54 Improvements to the highway network will be funded by a mixture of CIL, developer contribution and other public sector funding.

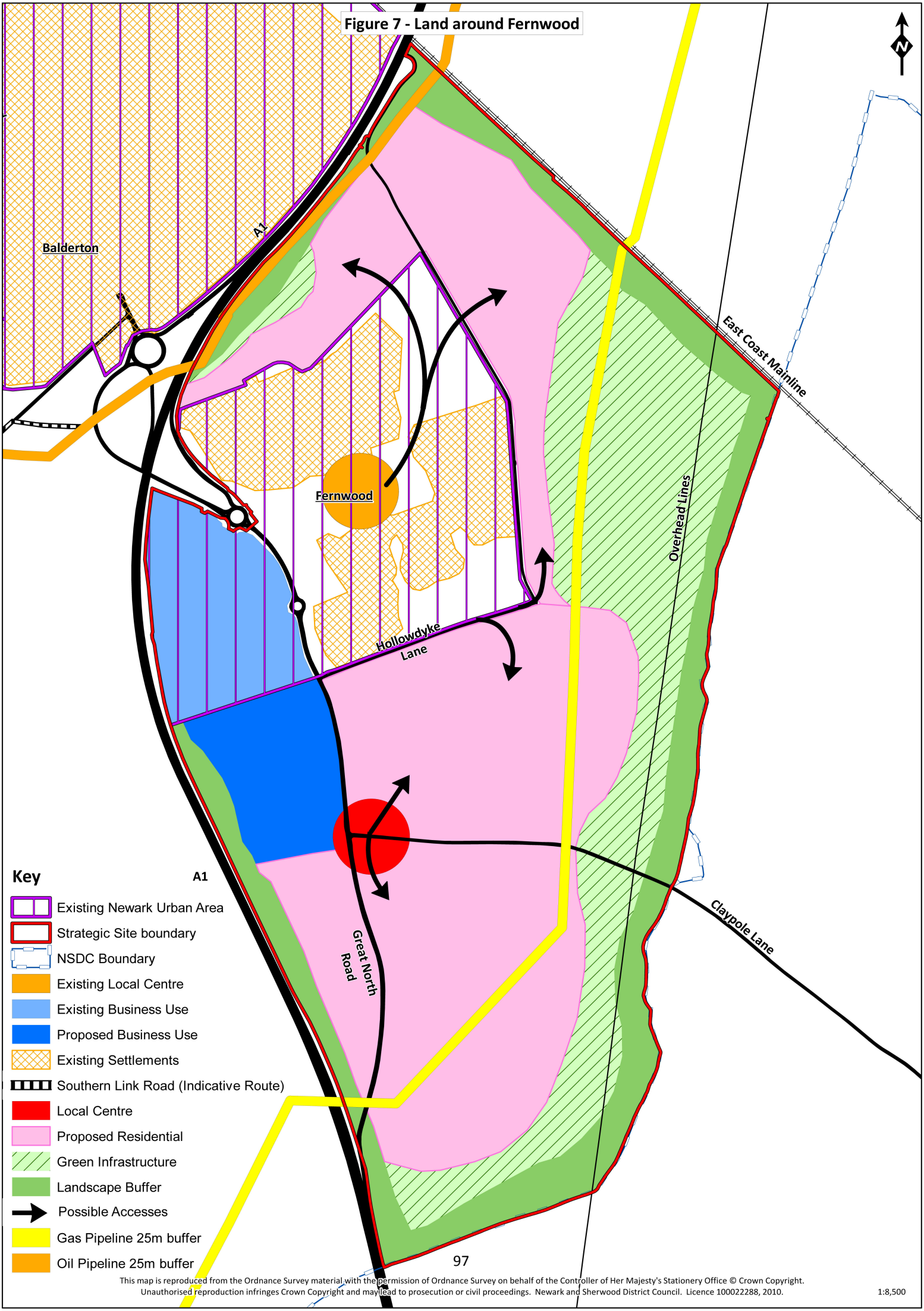
6.55 Open space requirements for the site will be provided in line with the Developer Contributions & Planning Obligations SPD.

6.56 The Council is in discussion with developers for this site, who are working up detailed plans for its development with a view of submitting a planning application and masterplan for the site in 2017. As part of this developers will prepare a detailed appraisal of the site.

6.57 Development of this site will be carried out in phases and the necessary infrastructure as set out in the IDP, will be provided in tandem with development in line with Spatial Policy 6. It is anticipated that all 1000 dwellings will be delivered within the plan period.

6.58 Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.

Figure 7 - Land around Fernwood



This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Newark and Sherwood District Council. Licence 100022288, 2010.

1:8,500

NAP 2C Land around Fernwood

This area, as shown on the Proposals Map, is identified as a strategic site for housing (in the region of 3,200 dwellings); employment development (15 hectares) including provision of a high quality, landscaped B1 Business Park for individual regional and national HQ and high tech businesses; a local centre, comprising retail, service, employment and community uses; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 7 - Land around Fernwood.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in phases to be accompanied by appropriate provision of infrastructure and facilities, and in accordance with the highway improvements, which will be influenced by the detailed Transport Assessment for the site;

2. Seeking to achieve average density levels of 30-50 dwellings per hectare, with higher levels in areas of greatest accessibility in and adjacent to the local centre;

3. Affordable housing will be provided in line with Core Policy 1;

B Employment

4. Development will take place to the south of the existing B1 permission as shown on Figure 7 - Land around Fernwood and Employment (Business) uses will be preferred including the development of an element of the site for a high quality, landscaped B1 Business Park for individual regional and national HQ and high tech businesses; however non B use employment opportunities will be considered where they comply with Core Policy 6 and the other policies of the development plan and do not end up forming the majority of uses on the employment allocation.

C Local Centre

5. Provision of the new local centre, including provision of a new primary school and facilities for 3 GPs (if required on site), as shown on Figure 7 - Land around Fernwood shall be constructed as an integral part of residential development to ensure the creation of sustainable neighbourhoods at the earliest opportunity;

D General

6. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:

    i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing developments to the north and its relationship with surrounding countryside;

ii. Transport Assessment;

iii. Environmental Impact Assessment;

iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;

v. Retail Impact Assessment, to consider the implications of the local centres on existing retail provision in Newark;

vi. Flood Risk Assessment;

7. Provision of transportation measures which:

i. maximise opportunities for sustainable travel and increasing non car use;

ii. achieve suitable access to local facilities;

iii. minimise the impact of the development on the existing transport network;

These will include:

iv. high quality passenger transport links to Newark and Balderton town centre;

v. safe, convenient pedestrian and cycle routes within and adjoining the development;

8. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework in line with Spatial Policy 8, including:

i. landscaping and structural planting throughout the development;

ii. buffer zones to the A1, the East Coast Mainline and site boundaries with the surrounding countryside;

iii. safeguarding and enhancement of the protected habitat of Shire Dyke which is designated as a LWS ;

iv. creation of quality open spaces, sports and playing fields;

v. improvements to existing spaces;

vi. links to the countryside beyond the site;

vii. enhancements to existing habitats and the local landscape;

viii. measures to mitigate any detrimental impact on environmental and built heritage features on and adjacent to the site in line with Core Policy 12;

9. Safeguarding of the lines of the oil and gas pipelines and electricity pylons, and of the Hazardous Installation Protection Zone around Balderfield Depot, whilst current operations remain;

10. Consideration of the provision of on-site renewable energy schemes to help meet the energy requirements of the development;

11. Provision of flood mitigation:

    i. residential development will not normally be permitted within the Environment Agency's Flood Zone 3;

    ii. development in Flood Zone 2 may be accepted where it incorporates appropriate flood mitigation measures in accordance with national guidance, including re-profiling land;

    iii. where appropriate incorporation of Sustainable Drainage Systems (SuDS);

12. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;

13. Provision of necessary infrastructure in relation to the progression of the development in accordance with the IDP, for:

    i. provision of new and improved highway infrastructure;

    ii. new and improved social infrastructure;

    iii. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;

14. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.

6.59 Development of land around Fernwood will be within the area bounded by the A1 to the south and west, the East Coast Mainline to the north east and the Shire Dyke to the east and west, which is also the boundary of the District's Council administration as shown on the Proposals Map. The development will, with the existing development, create a sustainable urban extension to the Sub-Regional Centre of Newark with residential and employment uses and a new local centre providing a new primary school.

Development Requirements and Phasing

6.60 The development will be delivered in phases. The wider development provides the opportunity to look at amalgamating the 1 form entry school requirement for the northern phase of the development with the existing Chuter Ede School.

6.61 Further phases extend the development to the south. A local centre, which will include a new primary school, local retailing and services including facilities for 3 GPs (on site if required, otherwise through off site contribution to support expansion of existing healthcare facilities), are positioned at the junction of Shire Lane and Great North Road, and opposite the proposed employment uses to create a sustainable neighbourhood in the southern part of the site.

6.62 Improvements to the highway network will be funded by a mixture of CIL, developer contribution and other public sector funding. The various highway improvements have been agreed as part of a comprehensive package agreed between the District Council, the County Council and the major developers.

6.63 Open space requirements for the site will be provided in line with the Developer Contributions & Planning Obligations SPD.

6.64 The Council is in discussion with developers for this site and consent has been granted for the southern portion (subject to the signing of a Section 106 legal agreement), an application for the northern portion is currently under consideration.

6.65 Development will be carried out in phases and the necessary infrastructure identified in the Infrastructure Delivery Plan (IDP) will be provided in tandem with development in line with Spatial Policy 6. It is anticipated that 2,095 dwellings will be delivered in the plan period.

6.66 Construction traffic generated by each phase of development and access to construction sites will be organised to ensure that any adverse impact on existing residents is minimised. It is envisaged that access to the highway network by construction vehicles in existing residential areas will be restricted and the use of temporary haul roads will be required where appropriate.

Newark Urban Area Sports and Leisure Facilities

6.67 The District Council has worked with Sport England to identify future sports need in areas of growth. One of the results of this work is that as Newark Urban Area will be the focus for growth in Newark & Sherwood, sports and recreation provision must be enhanced.

6.68 The newly built Newark Sports and Fitness Centre, off Bowbridge Road, provides a range of indoor exercise and leisure facilities. The proposed Newark Sports &

Community Village, off Elm Avenue, will offer a range of outdoor sports facilities. Together, the Sports and Fitness Centre and the Village will provide a focus for sport and recreation in Newark Urban Area and the wider Newark Area, suitable for a growing population. Enhancements to existing facilities, and new sports and leisure development, should address identified future sports needs and be in sustainable locations.

NAP 3

Newark Urban Area Sports and Leisure Facilities

The District Council will seek to improve sports and leisure facilities in Newark Urban Area. Such facilities should be accessible by a range of transport modes, including public transport and cycle routes, with good access both to the existing Newark Urban Area and the Strategic Sites.

Newark Southern Link Road

6.69 The provision of the new homes and new employment development within the Newark Urban Area over the plan period combined with the dualling of the A46 between Widmerpool and the Farndon roundabout to the south of Newark Urban Area is likely to create traffic congestion at a number of key links and junctions. This will lead to the displacement of vehicles to other more minor roads that are not designed to take higher levels of traffic or cater for through traffic.

6.70 The Newark Transport Study and associated traffic modelling indicated that the combination of the above factors will require the construction of a new single carriageway link road to the south of Newark between the A46 at Farndon and the A1 at Balderton. In addition, further works are also required at key roundabouts and junctions to relieve congestion at peak times.

6.71 The study illustrates that the provision of the Southern Link Road (SLR) would help reduce traffic flows on routes within Newark that are currently congested, including London Road, Beacon Hill Road and Farndon Road. This would benefit the town as a whole, including the Strategic Site at Land East of Newark. The Strategic Sites at Land South of Newark and Land around Fernwood are situated immediately adjacent to the line of the SLR and will therefore benefit from its provision, either by gaining direct site access from it, or by providing an alternative route for east-west traffic movements that would otherwise travel through the centre of Newark.

6.72 The first phase of the SLR, connecting Staple Lane to the south with the newly realigned Bowbridge Lane to the north, is now open to vehicles. The rest of the SLR will need to be constructed at an early stage of the development of the 3 Strategic Sites.

6.73 Due to the importance of the SLR to the delivery of the Core Strategy it is considered appropriate to promote its provision and prevent development that would hinder its implementation. Such an approach is consistent with guidance in the NPPF which states that local authorities should protect sites and routes which could be critical in developing infrastructure to widen transport choices for both passenger and freight movements.

6.74 The SLR and other highway improvements at key roundabouts and junctions are included within the Council's Infrastructure Delivery Plan (IDP) along with a programme for their implementation. Developers are responsible for the construction of the SLR, and the Local Enterprise Partnership, national government, Nottinghamshire County Council and the District Council are contributing funding.

NAP 4

Newark Southern Link Road

The District Council will require the provision of the Newark Southern Link Road linking the A46 at Farndon to the A1 at Balderton as identified indicatively on the Policies Map and on Figure 5. Planning permission will not be granted for any development which would inhibit the implementation of this scheme.

Southwell Area

6.75 The Southwell Area covers much of the southern central part of the District. At its heart Southwell provides an important focus as a Service Centre for the area with a Secondary School, Leisure Centre, town centre with a range of local independent shops and a market on Saturdays. The town also has a small supermarket and two industrial estates. Southwell is a distinctive town containing the Minster and associated diocesan administration, a wealth of historic buildings and a large Conservation Area. Whilst this may appear to give the town a timeless appeal, like any other community Southwell is a living one which is evolving to meet the needs of its citizens.

In October 2016 Newark and Sherwood District Council adopted the Southwell Neighbourhood Plan. This includes a Vision that comprises three elements:

- Building a Strong Community – ensuring that the community is supported by a strong social structure and appropriate infrastructure;

- Supporting a Vibrant Trading Environment – to develop the economic vibrancy of the town and its hinterland; and

- Delivering a Good Place to Live – Ensure the protection and enhancement of the natural and built environment and leisure facilities whilst allowing appropriate new development.

6.76 The District Council has carried out a Conservation Area Character Appraisal of Southwell's Conservation Area which was adopted as a Supplementary Planning Document in July 2005. The Appraisal reaches a series of conclusions regarding the protection of the Conservation Area; of particular concern is the need to ensure that its rural nature is preserved along with its landscape setting and the important open spaces both public and those associated with Prebendal houses within it. Beyond the Conservation Area to the east of the town is the Thurgarton Hundred Workhouse which is a National Trust property, and is one of the best preserved workhouses remaining in England; it is on a prominent ridgeline overlooking the Upton Road into the town.

6.77 Through the Town Centre and Retail Study (2016), it has been identified that the centre would benefit from additional leisure uses, increased and improved parking provision and the alleviation of traffic congestion. Whilst vacancies were, at the time of survey, below the national average it remains important that suitable proposals for re-use are supported.

SoAP 1

Role and Setting of Southwell

Promote Southwell's role as a Service Centre for the town and the surrounding area, protecting and enhancing the existing historic environment which makes the town attractive to residents and visitors. In order to achieve this the District Council and its partners will seek to:

- Encourage the retention of existing, and development of new, community facilities;

- Encourage the development of new business, local employment and housing, including affordable housing, to ensure Southwell is a sustainable place to live and work in line with the Spatial Strategy of the plan and the Southwell Neighbourhood Plan. Sites have been allocated to help meet this requirement in line with the requirements of Spatial Policy 9 with a particular requirement to consider the impact on the town's landscape setting;

- Promote a competitive and healthy Town Centre which is host to an appropriate composition of main Town Centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:

    - Managing retail and other main Town Centre use development in line with Core Policy 8, So/DC/1 and Policy DM11;

- Promoting the re-use of vacant and underused shops and other buildings within the Town Centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses;

- Supporting the opportunities to deliver additional leisure uses within the Town Centre;

- Seeking to secure additional car parking capacity which is either able to directly serve the Town Centre or alternatively relieve pressure on existing Town Centre parking facilities; and

- The District Council using the development management process and working proactively to attract and deliver new investment and/or development to realise the above.

- Protect and enhance the historic character of Southwell Conservation Area, ensuring that new development respects the form and function of the town and addresses the findings of the Southwell Conservation Area Character Appraisal SPD;

- Identify, protect and enhance the setting of Southwell, including the views of Southwell Minster, the ruins of the Archbishop's Palace and the Workhouse in line with Policy So/PV Southwell Protected Views and So/WH Thurgarton Hundred Workhouse;

- Promote the town as a destination for tourism and leisure activities encouraging events and festivals which attract visitors; and

- Seek to resolve traffic issues in the town and secure improved public transport provision including developing access to the 'Castle Line' rail services.

Brackenhurst Campus - Nottingham Trent University

6.78 Just to the south of Southwell lies the Brackenhurst Campus of Nottingham Trent University (NTU) which houses the School of Animal, Rural and Environmental Sciences. Brackenhurst has been a centre of Education and Training for more than 65 years, merging with Nottingham Trent University in April 1999. Since that time there has been significant investment in new teaching and accommodation buildings, and a new animal unit and veterinary nursing centre have opened. The School is a very important research centre and contributor to the local economy. There is potential to use this research excellence as a catalyst for local economic growth.

6.79 A memorandum of understanding (MoU) has been drawn up between NTU and the District Council. This establishes a partnership intended to support and direct the

continued improvement and sustainable development of the Brackenhurst Campus and its environs. Through design, technology and by meeting the day-to-day needs of students, the campus can become more energy efficient and reduce the need to travel. The MoU recognises that there is a mutually beneficial relationship between the success of the University and the success of the local economy. It identifies opportunities for enhancement and growth that will maintain Brackenhurst's position as a world leader in rural sciences, entrepreneurship and food production.

SoAP 2

Brackenhurst Campus - Nottingham Trent University

The District Council will work with Nottingham Trent University and other partners to:

- Support the development of new educational and research facilities and additional student accommodation at the Brackenhurst Campus.
- Encourage the development of businesses and companies locally which harness the education and research potential of the Campus.
- Ensure that new development does not detrimentally affect the setting of the Campus or the town of Southwell.

Nottingham Fringe Area

6.80 The area lies to the south west of the District within the Nottingham–Derby Green Belt and looks to Greater Nottingham for most of its services and jobs. The main settlement in the area is Lowdham, which provides a focus for day to day services and has a station on the Nottingham to Lincoln Railway Line.

6.81 The Core Strategy does not put forward specific policies for this area due to the major constraint on this area of the Nottingham-Derby Green Belt. The main purpose of Green Belt is to prevent urban sprawl by keeping land permanently open. National policy contains tight controls which restrict the type of development that can take place in such areas. Any proposals for development within this area would be considered against Spatial Policy 4A Extent of the Green Belt and 4B Green Belt Development and other policies in the Core Strategy and other elements of the development plan.

Sherwood Area

6.82 The Sherwood Area, as identified in the Core Strategy, is characterised by a wide and diverse range of landscapes including the heartland of the historic Sherwood Forest and the extensive parklands and large estates of the Dukeries. The area, rich with

historical, ecological and landscape features, is intrinsically linked to a number of historic themes including the internationally renowned Robin Hood legend. It also has a role to play in offering a variety of leisure and tourism activities within a natural setting.

6.83 One of the key environmental assets in the area is the internationally designated Birklands and Bilhaugh Special Area of Conservation (SAC). This supports a large remnant of ancient wood pasture and is central to the conservation and regeneration of wildlife throughout the area. Due to its location, it is subject to recreation pressure, which can damage the fragile habitat. Air pollution is a problem and has already caused a decrease in lichen diversity. In addition, the area also supports nationally important designations including Sites of Special Scientific Interest, and the regionally important Sherwood Forest Country Park, part of the wider the Sherwood Forest National Nature Reserve.

6.84 Tourism in this area is well established with many of the local businesses and villages using the association with the legend of Robin Hood and Sherwood Forest to their advantage, in addition to the Center Parcs complex which has been operating since 1987.

6.85 A key role of the Core Strategy is to protect and enhance the area's green infrastructure whilst balancing this against the promotion of tourism and recreation in the area.

Sherwood Forest Regional Park

6.86 The Sherwood Forest Trust proposes that a Regional Park is developed in the Sherwood Forest area. The potential area for the Regional Park covers much of the west of the District and extends into neighbouring Ashfield, Mansfield, Gedling and Bassetlaw Districts. It has long been the vision of both Nottinghamshire County Council and the District Councils to designate a Regional Park. The vision for the Regional Park is that 'by 2025, the Sherwood Forest area will be locally, nationally and internationally recognised as an area of outstanding natural significance and cultural heritage where vibrant communities, economic regeneration and environmental enhancement thrive together in this inspiring natural setting.' In 2009, the Sherwood Forest Regional Park Board was set up, bringing together key organisations from across the region, including the District Council who were committed to seeing the development of the Park. In 2014, The Sherwood Forest Trust was given an agreed brief to work on behalf of the Board to turn the concept of the Sherwood Forest Regional Park into a reality.

6.87 Given that much of the heart of Sherwood Forest is within the District, a Regional Park could have a significant effect on the future of the area and could provide a number of opportunities. Such impacts and opportunities were identified in a 2007 study which was commissioned to look at the feasibility of establishing a Regional Park for Sherwood Forest and include:

- Creating opportunities to enhance the local environment and improve recreation on the back of regeneration and other forms of economic development;
- Providing a framework for rural businesses to thrive;
- Improving the appeal of the area to visitors and investors, helping to attract and retain talented people, leading to improved economic performance and stability in the areas; and
- Improving the health and well being of local people.

6.88 It is recognised that the Regional Park will also put pressure on the built and natural environmental assets and that due to its location many visitors may be reliant on the private car to access the area which would impact on congestion and air quality. It will therefore be important for the body tasked with implementing the Regional Park to ensure that such impacts are mitigated against.

ShAP 1

Sherwood Area and Sherwood Forest Regional Park

The District Council will work with its partners to maintain and enhance the ecological, heritage and landscape value of the Sherwood Area whilst promoting sustainable and appropriate leisure, tourism and economic regeneration. This will be achieved by:

- Ensuring the continued delivery of the conservation aims and objectives of the Birklands & Bilhaugh Special Area of Conservation and preventing development which would have an adverse impact on this area;
- Ensuring that development does not have a detrimental impact on national, regional, county and locally designated sites;
- Supporting the development of a Sherwood Forest Regional Park and working with the body responsible for its delivery;
- Improving recreation and tourism facilities within Sherwood Forest. Proposals for such development will be required to comply with Core Policy 7 Tourism, Core Policy 12 Biodiversity and Green Infrastructure, Policy DM7 Biodiversity and Green Infrastructure, Policy DM8 Development in the Open Countryside and:

    - Clearly demonstrate that that there will be no harm to the Special Area of Conservation;
    - Implement mitigation measures to reduce the impact on the natural environment;
    - Promote access by a range of transport modes including public transport and, where appropriate, ensure integration between car parking and cycling facilities.

6.89 Whilst Policy ShAP 1 applies to the Sherwood Area of the District as identified in the Core Strategy, as noted above, the Regional Park will cover a wider area; therefore this policy will apply to the whole area which is designated as the Sherwood Forest Regional Park within Newark and Sherwood District.

The Role of Ollerton & Boughton

6.90 Ollerton & Boughton acts as a service centre to a large local population, both in the town and the surrounding Sherwood Area. Over the plan period it is anticipated that the town will see the provision of new housing, employment and associated facilities that will help regenerate the area and reinforce Ollerton's role as the main centre within the Sherwood Area.

6.91 The main focus for services is Ollerton Town Centre. The Town Centre is made up of two main shopping streets, which have a number of retail and financial services, community facilities and Ollerton & Boughton Town Hall. At one end of this area is an Asda store and the town's Library and at the other is the Sherwood Energy Village which includes a Tesco supermarket and petrol station. The development of the Sherwood Energy Village has encouraged new businesses into the town. Vacancy levels within the Town Centre have been recorded as being high. A significant concentration of vacancy was identified within the Forest Centre with the facility not currently functioning as a successful retail space. The District Council will therefore promote positive action, through the re-use of vacant and underused shops and other buildings within the Town Centre, and seek to secure the redevelopment of vacant sites for appropriate main Town Centre uses.

6.92 Linkages between the Tesco and Asda stores and the Town Centre have been identified as poor, despite only being located short distances away. Consequently to encourage the making of linked trips, and boost the health of the centre, the District Council supports the creation of improved linkages to the Town Centre. In line with the allocation policy the Masterplan for OB/Re/1 will be required to consider how the site can contribute towards improved linkages between Tesco / Forest Road and Sherwood Drive / Forest Road. The potential for the allocation to also form part of a comprehensive redevelopment of the wider area will also be explored, potentially incorporating the underused Forest Centre and land within the ownership of Ollerton Town Council.

6.93 Through the centre's health check a limited leisure service offer has been recorded. With half of the provision consisting of hot food take-aways, and there being only one café and no public house. The District Council will support opportunities to attract leisure uses operators, particularly those falling within the A3 'restaurant and

café' and A4 'drinking establishments' use classes to strengthen its overall vitality and viability.

6.94 The District Council will support the bringing forward of improvement schemes which will enhance both the quality of the centre's offer and environment. Recognising the benefits that strategic stakeholder driven intervention could make in addressing some of the centre's weaknesses, and to help realise the opportunities present, the District Council will support the exploration of an updated Ollerton Town Centre Strategy. The critical role which the District Council can play, in working with partners (such as Ollerton Town Council) to provide strategic direction to the management of the centre in order to deliver objectives is recognised.

6.95 To ensure that Ollerton maintains and enhances its role as a Service Centre within the Sherwood Area of the District the following policy approach will be taken:

ShAP 2

Role of Ollerton & Boughton

The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Ollerton & Boughton as a sustainable settlement for its residents and the wider Sherwood Area. This will be achieved by:

- Promoting new housing and employment opportunities within the town
- Providing new and improved community infrastructure appropriate to the size and function of the town including additional primary and secondary school places and healthcare facilities; and
- Securing the resolution of traffic and transport issues in and around the town including those identified within the IDP such as:
    - A614/A6075/A616 Ollerton Roundabout junction.

The District Council will work with partners to promote a competitive and healthy town centre which is host to an appropriate composition of main town centre uses, proves to be resilient and adaptive to change and is able to thrive and grow over the plan period. This will be achieved through:

- Securing improved public transport linkages between Ollerton Town Centre and the surrounding Sherwood Area.
- Managing retail and other main town centre use development in line with Core Policy 8, Policy DM11 and OB/DC/1;
- Seeking to improve comparison retail representation within the town centre, promoting a healthier balance between convenience and comparison retail

uses. Proposals which would contribute towards achieving this balance will therefore be supported;

- Supporting the creation of improved linkages between the Tesco and Asda sites and the town centre. In line with its site allocation policy the Masterplan for OB/Re/1 should consider how the site can contribute towards improved linkages between Tesco / Forest Road and Sherwood Drive / Forest Road. The potential for the allocation to form part of a comprehensive redevelopment of the wider area should be explored, incorporating the underused Forest Centre and other land within the ownership of Ollerton Town Council.

- Supporting the opportunities to deliver additional leisure uses within the Town Centre, particularly those falling within the A3 'restaurant and café' and A4 'drinking establishments' use classes;

- Promoting the re-use of vacant and underused shops and other buildings within the town centre, and securing the redevelopment of vacant sites for appropriate main Town Centre uses;

- Supporting the delivery of improvement schemes which enhance the quality of the town centre's offer and environment. In order to assist the identification, planning and delivery of schemes the production of an updated Ollerton Town Centre Strategy will be explored; and

- The District Council using the development management process and working proactively to attract and deliver new investment and/or development to realise the above.

The Role of Edwinstowe

6.96 Edwinstowe has a role both as an important service centre for local people and as a tourist centre within Sherwood Forest as it is the location of of the Sherwood Forest National Nature Reserve which contains the legendary 'Major Oak.' There are significant nature conservation assets in locations around the village and a number of important historic landscapes in the vicinity. Center Parc's is located to the south of village.

6.97 Until recently the village was the location of Thoresby Colliery one of the last working deep coal mines in England. Its closure in July 2015, has led to a significant regeneration site in the heart of Sherwood Forest coming forward for re-development. ShAP 4 sets out in detail the considerations the developers will need to address, however it will be important that any proposals help to promote and strengthen the role of Edwinstowe as a service centre.

6.98 Principally the impacts will be felt on existing infrastructure, in particular education, health and transport. The IDP identifies the various likely requirements in Appendix D. The improvements to Ollerton Roundabout will be particularly important to ensure that future development can be accommodated. The impacts on existing centres and the network of green infrastructure and nature conservation assets will also need to be carefully managed.

ShAP3

Role of Edwinstowe

The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Edwinstowe as a sustainable settlement for its residents, visitors and tourists. This will be achieved by:

- Promoting new housing and employment opportunities within the existing village and comprehensive mixed used development on the former Thoresby Colliery in line with ShAP 4;
- Providing new and improved community infrastructure appropriate to the size and function of the town, including additional primary and secondary school places and healthcare facilities;
- Supporting the development of sustainable tourist facilities and attractions in line with ShAP 1, Core Policy 7 and Core Policy 12;
- Protecting and enhancing the biodiversity and nature conservation assets around Edwinstowe;
- Securing the resolution of traffic and transport issues in and around the town including those identified within the IDP such as the A614/A6075/A616 Ollerton Roundabout junction; and
- Ensuring that the provision of new retail and other Main Town Centre uses included as part of the Thoresby Colliery development do not undermine the vitality and viability of existing centres. The scale and function of any new retail development should therefore be restricted to that necessary to meet the day-to-day needs of the development.

Land at Thoresby Colliery

6.99 The development of the former Thoresby Colliery site will be on land at the former pit head and the fields between it and Ollerton Road with a mixed use scheme for housing, employment and leisure uses along with the necessary infrastructure, both on and off site to support the sustainable development of the site. As currently conceived the scheme will contain:

- 800 dwellings
- 10 hectares of employment land

- A redeveloped pit head area which will be the focus of new leisure facilities
- Provision of a new primary school
- Public Open Space and Green Infrastructure

Given the location there are numerous considerations in relation to the allocation.

6.100 Firstly the nature conservation aspects must be address. The site lies close by the Birklands and Bilhaugh Special Area of Conservation and the Sherwood Forest National Nature Reserve alongside the Cockglode Wood Local Nature Reserve and other local nature conservation assets. The developer promoting the scheme is engaged in significant restoration of the area to the north of the pithead, which will see the 140 hectares of reclaimed spoil heaps returned to heathland and other natural habitats.

6.101 Developments within this area should not put additional strain on the Special Area of Conservation (SAC)/National Nature Reserve (NNR). The Council's Developer Contributions & Planning Obligation SPD states that in the context of the Birklands and Bilhaugh SAC the terms SANGS refers to:

- Sites that are freely accessible to people living within 5km of the SAC that provide an alternative to the SAC for regular (i.e. more than once a week) walking and dog walking;
- Sites that provide natural space (using the definition above);
- Sites should include some provision for car parking but also be accessible on foot.
- Sites provide the opportunity for multi-functional sites that also enhance biodiversity

Wherever possible emphasis will be placed on the provision of such open space within the development site.

6.102 Therefore the provision of Sustainable Alternative Natural Green Space (SANGS) will be required alongside and in addition to the restored heathland to provide a network of green infrastructure which exists to serve day to day recreation needs e.g. dog walking.

6.103 The area suitable for redevelopment is restricted by the already agreed restoration plan of the spoil heaps. New built development will be restricted to the core area around the pit head and the fields to the south.

6.104 The restoration of the spoil heaps to a range of natural habitats including heathland means that ground nesting birds will be attracted to the area. Therefore measures will need to be included within the proposals to manage pet predation. Consideration will have to be given to impact on the SAC and other nature

conservation assets of any potential air pollution from the new development, in particular Nitrogen Oxide. This may well require on going monitoring of the impacts of the development. The proposed Air Quality SPD proposed in Core Policy 12 will assist in addressing this particular issue. The proposal along with all other elements of the plan has been subject a Habitat Regulation's Assessment screening process. As part of any application an assessment of the impact on the SAC and other nature conservation assets will be required.

Character, Setting and Heritage

6.105 The allocation sits on the edge of the village of Edwinstowe on the main road to Ollerton. Until recently the site and indeed the immediate area was dominated by the fully operational Thoresby Colliery, both the pit head area and the spoil heaps which are in the north of the site.

6.106 The Thoresby site is an early 20th century colliery; the first shafts were sunk in 1925-8. It was the first all-electric mine, the first to have fully mechanised coal production and also the first to achieve an annual saleable output of more than a million tons of coal. Historic England note that "A large number of its original buildings survive and this includes the large brick-built group surrounding the shaft mouths".

6.107 Currently in progress as part of the restoration project, the spoil heaps are being reshaped and restored to heathland. The area around the pit head is identified as the heart of the new community and as such a number of the colliery buildings are proposed to be reused for community and leisure uses. It will be important to ensure that a proper assessment and recording of the historic value of the buildings is carried out, both to inform the process of identifying which buildings should be retained and to provide a comprehensive historic record.

6.108 Heritage Assets in the wider area are principally the two conservation areas of Edwinstowe and Ollerton, and the listed buildings within them; including in Edwinstowe the Grade I St Mary's Church and the Grade II* Ollerton Hall in Ollerton. An assessment of the anticipated impact of the proposed development and the extent of affect to the two Conservation Areas, and the listed buildings or their settings will be required. It should be noted that Thoresby Hall and Historic Park & Garden (both Grade 1 Listed) lie to the north of the site, however significant re-profiled former spoil heaps restored as natural habitats will lie between it and the area which is to be developed. Furthermore two heritage assets (a local interest building opposite the site and a Grade II Listed Farm House further down the Maun valley will need to be considered as part of any submission. The District Council has carried out a Heritage Impact Assessment as part of the process of allocation following advice from Historic England.

6.109 As part of the process of site assessment the Council has sought landscape and visual impact advice from Via East Midlands (Nottinghamshire County Council Highways as was) they note that "The proposal would result in a substantial change to existing landscape character and landscape character anticipated from the completion of the consented restoration scheme. The mixed use development will result in a substantial impact on landscape character and is likely to be visually intrusive, particularly to users of Ollerton Road and recreational users of the restored tip site."

6.110 A number of recommendations are proposed to mitigate against the magnitude of the impact of the new development. These are:

- The retention and potential enhancement of some existing landscape elements (shelter belt north of Ollerton Road, tree and scrub along former mineral line) to mitigate against visual impact
- The maintenance and reinstatement of former field hedge boundaries
- The setting of the new development within a woodland matrix with substantial buffering of existing and proposed restored semi natural landscapes.

6.111 The provision of SANGs compliant open space, alongside the strategic planting and woodland required to mitigate the impact of the new development will require a strategic landscape & green infrastructure framework to be drawn up to accompany any planning application.

Infrastructure

6.112 The Infrastructure Delivery Plan (IDP) identifies a range of infrastructure requirements to support the development of the site.

- **Green Infrastructure –** as mentioned in the character, setting and heritage above the strategic framework must be prepared to set out the landscape and green infrastructure approaches to be used on site. This will include the provision of SANG compliant open space alongside the more traditional play areas for children and young people. Increased provision of sports pitches will also be required as part of this development.
- **Education –** the provision of a 1 form entry primary school on site.
- **Healthcare –** The requirement to provide for additional healthcare will either be on site or a contribution to expanding the existing Major Oak Health Centre within Edwinstowe.
- **Highways Infrastructure –** detailed transport impacts will need to be considered as part of a Transport Assessment to accompany any application, but a substantial upgrade will need to be made to the junction of the A614, A616 and the A6075 - Ollerton Roundabout.

Access

6.113 Access will be via the main Colliery entrance and the secondary employment led entrance. Providing linkages through the site via green infrastructure and making the provision for a link road to provide access to the Sherwood Forest National Nature Reserve Visitor Centre and car park. The site needs to facilitate access to existing natural and semi-natural green space that surround it.

Housing

6.114 It is proposed by the developers to deliver 800 houses on the site. A scheme of this size will be required to reflect the identified housing need in this part of the District. This would include an element of supported living accommodation, which is proposed by the developers. The Council would expect the development to meet the requirements of Core Policy 1.

6.115 Clearly viability will be a key issue in the consideration of the deliverability of affordable housing and required infrastructure. The Developers are delivering significant remediation as part of the requirement of the Colliery permissions, but the Council is clear that this should not be counted in the viability of the scheme unless it can be demonstrated that the costs are additional to what they are required via the remediation permissions.

Employment & Community Centre

6.116 The site will contain two distinct elements of employment use:

- 10 hectares of commercial development at the south east corner of the site via the secondary access onto Ollerton Road; and
- a mixed use 'heart of the community' or community centre which will be the principal focus for community facilities and leisure provision within the new development around the former pit area.

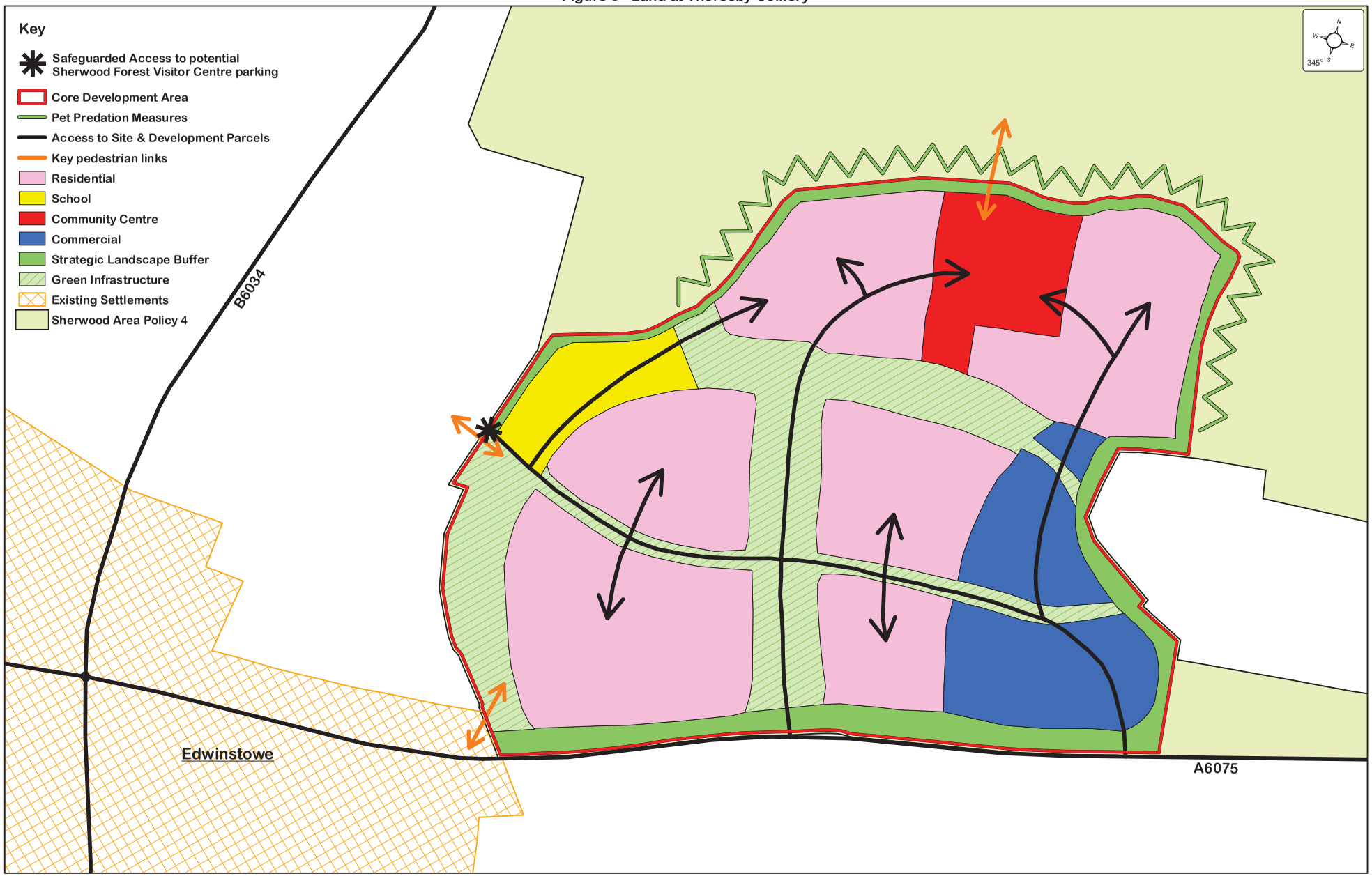
6.117 In retail terms the community centre should not compete in function and scale with the nearby district centres of Edwinstowe and Ollerton and should be restricted to that which is necessary to meet the day-to-day needs of the development.

6.118 The 10 hectares of commercial development is anticipated to be within the B use class of development, other uses will be permitted within this area however leisure uses should normally be located in the community centre. The District Council is keen to see the commercial development progressed alongside the residential development and will seek to secure this through appropriate methods.

6.119 Redeveloping the Colliery site will bring much needed jobs and housing; however careful consideration of the impact on Edwinstowe and the wider Sherwood Area will be required. Significant nature conservation and infrastructure requirements will

need to be addressed as part of any planning application and taking all these considerations into account the following policy approach is taken:

Figure 8 - Land at Thoresby Colliery



© Crown Copyright and database right 2017 Ordnance Survey. Licence 100022288. Scale: 1:4,500 Date: 11/01/2017 Author: charlesl

ShAP 4 Land at Thoresby Colliery

This area, as shown on the Policies Map, is identified as a strategic site for housing (in the region of 800 dwellings); employment land uses (B uses: 10 hectares); a community centre, comprising leisure and community uses along with retail to meet local needs; and associated green, transport and other infrastructure. The distribution of proposed uses is indicatively illustrated on Figure 8 - Land at Thoresby Colliery. Built development will be focussed on the core development area illustrated on Figure 8.

Development will be subject to the following requirements:

A Housing

1. Development to be undertaken in phases to be accompanied by appropriate provision of infrastructure, and also in accordance with the timing of the completion of improvements to Ollerton Roundabout and other highway improvements which will be influenced by the detailed Transport Assessment for the site;

2. Seeking to achieve density levels which strike a balance between efficient use of land and the green infrastructure and nature conservation requirements of the site;

3. Affordable housing will be provided in line with the Core Policy 1;

B Employment & Community Centre

4. Development of 10 hectares of B use employment will take place in the south east corner of the site as shown on Figure 8 - Land at Thoresby Colliery. Other appropriate uses will be permitted within this area however leisure uses should normally be located in the community centre;

5. A mixed use community centre which will be the principal focus for community facilities and leisure provision within the new development around the former pit head area. In retail terms the community centre should not compete in function and scale with the nearby district centres of Edwinstowe and Ollerton and should be restricted to that which is necessary to meet the day-to-day needs of the development.

C Nature Conservation

6. Consideration of the impacts of the proposals on the nature conservation assets of Sherwood Forest through a Habitat Regulations Screening Assessment and an Environmental Impact Assessment.

7. Provision of Sustainable Alternative Natural Greenspace within the core development area as part of the provision of green infrastructure.

8. Measures to address potential pet predation on restored heathland to the north of the core development area.

9. Proposals to monitor air quality in and around the site and a framework for addressing any future issues which may be identified through such monitoring.

D General

10. Submission as part of planning applications by the developers of comprehensive development details, explanation and assessments, including:

    i. Masterplan for the whole site to facilitate a comprehensive scheme, its integration with existing and consented development in Edwinstowe and its relationship with surrounding countryside;

    ii. Transport Assessment;

    iii. Environmental Impact Assessment;

    iv. Green Infrastructure Framework to illustrate how the development will maximise opportunities to enhance the environment;

    v. Retail Impact Assessment, to consider the implications of the proposed retail element on the existing District Centres of Edwinstowe and Ollerton if the scheme proposals are greater than the retail impact thresholds in Core Policy 8;

    vi. Flood Risk Assessment;

    vii. Heritage Impact Assessment, which should include assessment and recording of the historic value of the buildings in and around the pit head to inform the process of identifying which buildings should be retained and to provide a comprehensive historic record.

    viii Coal Mining Risk Assessment or equivalent report addressing any potential coal mining legacy issues

11. The Master Plan and Green Infrastructure Framework will set design principles for the site which will:

    i. seek to maintain and where possible reinstate former field hedge boundaries;

    ii. set development within a woodland matrix with more substantial buffering of existing and proposed restored semi natural landscapes;

    iii. secure the necessary Sustainable Alternative Natural Greenspace.

12. Provision of transportation measures which:

    i. maximise opportunities for sustainable travel and increasing non car use;

    ii. achieve suitable access to local facilities;

    iii. minimise the impact of the development on the existing transport network;

These will include:

iv. improvements to passenger transport links to nearby communities;

v. safe, convenient pedestrian and cycle routes within and adjoining the development;

vi. Safeguarding of a route for alternative vehicular access to the new Sherwood Forest Visitor Centre;

13. Provision of Green Infrastructure in accordance with an agreed Green Infrastructure Framework and in line with Spatial Policy 8, including:

i. landscaping and structural planting throughout the development;

ii. creation of quality open spaces, sports and playing fields;

iii. improvements to existing spaces;

iv. links to the countryside beyond the site;

v. enhancements to existing habitats and the local landscape;

vi. measures to mitigate any detrimental impact on environmental and heritage assets on and adjacent to the site, including listed buildings, scheduled ancient monuments other archaeological features and designated biodiversity areas;

14. Consideration of the provision of on-site renewable energy schemes to help meet the energy requirements of the development;

15. Provision of on-site water management including where appropriate incorporation of Sustainable Drainage Systems (SuDS);

16. Investigation and mitigation by the developer of any contamination within the site through agreed remediation techniques;

17. Provision of necessary infrastructure phased in relation to the progression of the development in accordance with the Infrastructure Delivery Plan, for:

i. provision of new and improved highway infrastructure;

ii. new and improved social infrastructure including the provision of a primary school on site and enhancement to local primary healthcare either on site or as part of the expansion of existing local facilities;

iii. new and improved utilities infrastructure in conjunction with the Statutory Utilities and their roles and responsibilities including BT Open Reach (and any successor organisation) in meeting their Fibre To The Premises commitment;

18. Provision of contributions for local infrastructure, including facilities and services that are essential for development to take place or which are needed to mitigate the impact of development at the site or neighbourhood level will be secured through Planning Obligations utilising the Developer Contributions & Planning Obligations SPD in line with Spatial Policy 6.

Mansfield Fringe Area

6.120 The settlements in the Mansfield Fringe Area are all closely related to Mansfield Sub-Regional Centre, in terms of jobs, public transport and other facilities. Various parts of the utilities infrastructure are also connected to systems in Mansfield. In economic terms the Mansfield Fringe Area has some of the highest unemployment levels in the District and relatively high levels of long term unemployment (NOMIS 2011).

6.121 Of the three former mines in the area, only the Blidworth Colliery site is being redeveloped, as an industrial estate. An element of the site remains allocated due to part completion and part that has planning permission. The redevelopment of the Rufford Colliery, Rainworth site could well be impacted upon by the prospective Special Protection Area which could emerge in the area. The District Council, the site owners of the Clipstone Colliery site and other interested groups are involved in detailed discussion relating to the redevelopment of the site.

MFAP1

Mansfield Fringe Area

The Core Strategy seeks to promote the Service Centres of Rainworth and Clipstone and the Principal Village of Blidworth as sustainable settlements for their residents, promoting new housing and employment opportunities and the provision of new community infrastructure appropriate to their size. Improved public transport links into Mansfield, to access the facilities of the Sub-Regional Centre will also be sought.

The District Council will seek the redevelopment of key regeneration sites in the Mansfield Fringe Area to aid the development of the area.

The District Council will work in partnership with Mansfield District Council and relevant infrastructure providers to ensure the timely delivery of new infrastructure in the Fringe area.

Appendix A Glossary

Glossary

Term	Description
Affordable Housing Definitions	Taking into consideration the details of the Housing White Paper (2017) in the Core Strategy the Council sets out the definition of affordable housing as housing that is provided for sale or rent to those whose needs are not met by the market (this can include housing that provides a subsidised route to home ownership). Traditionally affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provision to remain at an affordable price for future eligible households (in perpetuity) or for any subsidy/receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. **Affordable Housing Definitions by Products:** • **Social rented housing** is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. • **Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). • **Affordable home ownership** (commonly termed Intermediate housing) is housing that meets the following criteria: housing that is provided for sale and rent at a cost above social rent, but below market levels. Eligibility is determined with regard to local incomes and local house prices. These can include Shared Ownership, equity loans, other low cost homes for sale and intermediate rent (including Rent to Buy housing.) Further definition can be given for:

Affordable Housing Definitions (Continued)	▪ **Starter homes** is housing as defined in Sections 2 and 3 of the Housing and Planning Act 2016 and any subsequent secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-taking. Local planning authorities should also include income restrictions which limit a person's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London). ▪ **Discounted market sales** housing is housing that is sold at a discount of at least 20 per cent below local market value. Eligibility is determined with regard to local incomes and local house prices. It should include provisions to remain at a discount for future eligible households. Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes.
Allocations & Development Management DPD	A Newark & Sherwood District planning policy document that forms part of the Local Plan/LDF and was adopted on 16th July 2013. This document sets out allocations of land for new housing, employment and other development in the District's main settlements. It also contains development management policies that are used in the consideration of planning applications.
Annual Monitoring Report (AMR)	A report that monitors the effectiveness of the policies within the Local Development Framework, and progress towards the delivery of its objectives. It also sets out details of the amount of residential, employment and other development within the District.
Brownfield	Land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Brownfield land is also sometimes referred to as 'Previously Developed Land'
Community (or Public Engagement)	This is defined by the Royal Town Planning Institute as 'actions and processes taken or undertaken to establish effective relationships with individuals or groups so that more specific interactions can then take place'. (Compare with Community (or Public) involvement).

Community Infrastructure Levy (CIL)	CIL is a levy that the Council charges on new developments in the District. The levy is collected by the District Council to fund specific highway projects and secondary education provision as detailed in the CIL Regulation 123 List.
Community Right to Build Orders	Under neighbourhood planning legislation, a Community Right to Build Order can be used to grant planning permission for development schemes (see 'Neighbourhood planning).
Core Strategy DPD	A Newark & Sherwood District planning policy document that forms part of the Local Plan/LDF and was adopted on **/**/***. This document sets out the spatial policy framework for delivering the development and change needed to realise the District Council's vision for the District up to 2033.
Development Plan Document (DPD)	A document setting out the plan for the development of the local area, drawn up by the District Council in consultation with the community and subject to independent examination. Both the Allocations & Development Management DPD and the Core Strategy DPD are examples
Duty to Cooperate	The Localism Act and the National Planning Policy Framework (NPPF) places a duty on local planning authorities and other bodies to cooperate with each other to address strategic issues relevant to their areas. The duty requires ongoing constructive and active engagement on the preparation of development plan documents and other activities relating to the sustainable development and use of land, in particular in connection with strategic infrastructure.
Evidence Base	The information and data gathered by a Council to justify the 'soundness' of a Local Development Document, including information on the physical, economic, and social characteristics of the area.
Examination	Once any Development Plan Document has been consulted upon, the Local Planning Authority must submit it to the Government to test that the document is sound. An Inspector leads the examination and carries out the test, hearing the various arguments surrounding the plan. These will either take place in a discussion format or in a formal hearing session.
Five Year Land Supply	Local Planning Authorities must ensure that there is a continuous 5 year supply of deliverable sites available for housing at any point in time. This supply of sites must be monitored on an annual basis, usually through the Annual Monitoring Report (AMR).
Greenfield	Land not previously used for built development

Green Belt Villages	Refers to those settlements located within the Nottinghamshire-Derby Green Belt. Such locations are split between those defined by a settlement boundary inset into the Green Belt and those 'washed over' by the designation with no boundary defined.
Green Infrastructure	Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.
Housing Market Area	Defines a geographical area within which most people in the local community look for their housing. Influenced by where most people live and work, visit family and friends, and go to school, college and other facilities.
Housing Trajectory	The Housing Trajectory illustrates in graphic or chart form the expected rates of housing delivery for the Plan period. The Trajectory is updated on a regular basis to reflect actual performance and revise projections needed to achieve the housing
Infrastructure	The basic facilities which connect and service development and which are necessary for development to happen. It may also include the 'social infrastructure' that is necessary to service development and provide sustainable communities and possibly non-physical support services such as local advice and training. Such provision is often dealt with in Planning Obligations.
Infrastructure Delivery Plan	The Infrastructure Delivery Plan identifies what additional infrastructure is required to support the development set out in the Local Development Framework, and in particular the Core Strategy. Also set out is when and where they will be needed, approximate costs for provision and the organisations involved.
Inspector's Report	A report written by a Planning Inspector about the planning issues debated at the independent examination of a Development Plan Document or considered through an exchange of written representations, the findings of which are binding.

Integrated Impact Assessment and Habitat Regulations Assessment (IIA and HRA)	The Integrated Impact Assessment (IIA) is one of the requirements of the Plan Review and in particular the Core Strategy. The IIA integrates Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA), Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). Sustainability Appraisals (SA) are a requirement of the Planning and Compulsory Purchase Act 2004 and Strategic Environmental Assessments (SEA) are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment Regulations for Plans and Programmes (July 2004). The EqIA is a way of demonstrating the District Council is fulfilling the requirements of the Public Sector Equality Duty contained in section 149 of the Equality Act 2010. HIA is a recognised process for considering the health impacts of plans and undertaking this type of assessment is widely seen as best practice.
Key Diagram	Illustrates the spatial element of policies of the Spatial Strategy.
Local Development Document (LDD)	Forms part of the Local Development Framework and includes Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and the Statement of Community Involvement (SCI).
Local Development Framework (LDF)	This is a set of documents that contain the policies that will shape how the District develops. These documents include the Core Strategy DPD, the Allocations and Development Management DPD, the Policies Map and a number of Supplementary Planning Documents.
Local Development Scheme (LDS)	Sets out the Program for the preparation of the Local Development Documents (LDDs).
Local Enterprise Partnership (LEP)	LEP's are locally owned partnerships between local authorities and businesses. They play a central role in deciding local economic priorities and undertaking activities to drive economic growth and create local jobs. D2N2 is the LEP for Derbyshire and Nottinghamshire.
Local Plan	In this District, this phrase refers to the Core Strategy DPD and the Allocations & Development Management DPD. Taken together, these documents form the plan for the future development of the District. Along with Supplementary Planning Documents (SPDs) and other documents, the Local Plan makes up the Local Development Framework.

Local Planning Authority (LPA)	A public authority with responsibility for carrying out certain planning functions for a particular area. The District Council is the Local Planning Authority (LPA) for Newark & Sherwood, and is an example of a non-metropolitan district council. Other types of LPAs in England include London borough councils, metropolitan borough councils and unitary authority councils.
Localism Act 2011	The Localism Act 2011 was intended to give more power to councils and to local communities. The Duty to Co-operate, the Community Infrastructure Levy and new rights to create Neighbourhood Plans were all introduced by this Act.
National Planning Policy Framework (NPPF)	This document sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in the preparation of planning documents and when considering planning applications.
National Planning Policy Guidance (NPPG)	The National Planning Policy Guidance (NPPG) adds further context to the NPPF (See above), together with the NPPF it sets out what the Government expects of local authorities.
Neighbourhood Forum	Neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes. It is the role of the local planning authority to agree who should be the neighbourhood forum for the neighbourhood area.
Neighbourhood planning	Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Once 'Made' a Neighbourhood Plan becomes a part of the development plan. The District Council has a duty to assist interested councils and communities in producing their Neighbourhood Plans, and part of this is the requirement to set out which policies are 'strategic'. This is because Neighbourhood Plans must be prepared in line with a local planning authority's strategic policies. For the purposes of Neighbourhood Planning it is considered that all policies are Strategic under the teams of the NPPF.

Neighbourhood plan (or neighbourhood development plan)	A plan prepared by a Parish Council or Neighbourhood Forum for a particular area. It may set out planning policies, describe aims for an area or allocate sites for a particular kind of development. A neighbourhood plan may focus on a single topic or address a wide range of issues. Any policies must conform to wider local and national policies. The plan cannot affect planning decisions that have already been taken, and it cannot be used to prevent development. Neighbourhood plans will be subject to an independent examination and must gain a more than 50% 'yes' vote in a public referendum to come into force.
Other Villages in Newark and Sherwood	Refers to the grouping of villages below the Principal Villages, which are not individually identified in the Settlement Hierarchy. Spatial Policy 3 Rural Areas applies.
Participation	The extent and nature of activities undertaken by those who take part in public or community involvement.
Policies Map	Illustrates the policies and proposals of the Local Development Framework.
Public Consultation and Participation	Refers to consultation and participation with stakeholder groups, including the Local Strategic Partnership, Town and Parish Councils, community groups, the Government and other statutory consultees, alongside a range of consultation events for the general public including a number of roadshows.
Self-Build and Custom Build	The Self-build and Custom Housebuilding Act 2015 requires each relevant local authority to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area in order to build houses for those individuals to occupy as homes. This guidance accompanies the Self-build and Custom Housebuilding Register Regulations 2016.
Service Centres	Refers to the District's fairly large settlements below the Sub-Regional Centre of Newark in the Settlement Hierarchy. These locations either serve large rural areas or grew to support coal mining communities and possess a wide range of services.
Settlement Hierarchy	Divides the communities of the District into distinct levels to form a hierarchy of settlements that is based on assessments of sustainability. Defines those settlements which are central to the delivery of the Spatial Strategy.
Soundness	To be considered sound, a Development Plan Document (DPD) must be justified and effective. This means that it must be founded on robust and credible evidence and be the most appropriate strategy, and also it must be deliverable, flexible and able to be monitored.

Southern Link Road (SLR)	A road linking the A46 at Farndon and the A1 at Balderton providing access and support to the different phases of residential and industrial development on Land South of Newark, as well as the residential and B1 developments at Land around Fernwood. The road will also alleviate traffic congestion and increase capacity on roads around Newark.
Spatial Planning	Refers to the shift from a narrow and regulatory land use planning regime to a wider and more inclusive spatial planning system embodied by national level policy, the Regional Spatial Strategy and Local Development Framework. Spatial planning is concerned with places, how they function and relate together, with the objective of securing the best achievable quality of life for all in the community without wasting resources or adversely affecting the environment. Policy will be developed that can impact on land use for example by influencing the demands on, or needs for, development, but which is not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.
Spatial Vision	A description of how an area will be changed by the end of a plan period (often 10 – 15 years).
Statement of Community Involvement (SCI)	Sets out the standards which the District Council intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all Local Development Documents and in significant Development Control Decisions, and also how these standards will be achieved.
Strategic Environmental Assessment (SEA)	An assessment of the environmental impacts of the policies and proposals of the LDF. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those
Strategic Housing Market Assessment (SHMA) and Employment Land Forecasting Study (ELFS)	The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to use a proportionate evidence base. Each LPA should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals. In accordance with these requirements Housing and Employment Studies have been produced. The Housing Market Needs Assessment sets out the objectively assessed housing need for the District. The Employment Land Forecasting Study identifies future employment land needs and guides economic development over the plan period.

Sub-Regional Centre	Newark is defined as a Sub-Regional Centre This definition applies to settlements which have been identified for their ability to perform a complementary role to the Principal Urban Areas and have been selected on the basis of their size, the range of services they provide, and their potential to accommodate further growth.
Submission	Once any Development Plan Document has been consulted upon, it must be submitted to the Government so that it can be tested for soundness (see also Soundness of a Development Plan Document). The Submission Development Plan Document is effectively a draft of what the final document will look like.
Supplementary Planning Document (SPD)	A document that provides detailed guidance on the interpretation and implementation of adopted policies, but cannot introduce new policies. SPDs can be material considerations

Sustainable Development (SD)	Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF (see National Planning Policy Framework) quotes the UK Sustainable Development Strategy 'Securing the Future' setting out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. The NPPF continues: 'There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles: ● an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure; ● a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and ● an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy'.
Urban Boundary	A boundary around Newark Urban Area or a Service Centre which defines where, in principle, development may be allowed.
Village Envelope	A boundary around a village (or part of a village), usually quite tightly drawn, within which development might, in principle, be allowed.

Appendix B

Strategic Framework

The Council continues to use the themes of People, Place, Prosperity and Public Service as themes to frame its strategic priorities. These themes are used to illustrate the impact of four groups of strategic priorities:

- Homes
- The Economy
- Safety and Cleanliness
- Healthiness

Theme -Homes

Strategic Objective

- Develop more affordable housing by making maximum use of Section 106 contributions, by acquiring or developing new homes, by reducing the number of empty homes, by bringing forward brownfield land and by recognising that different models and definitions of 'affordable housing' could increase the scope and choice in housing
- Develop a mixed provision of affordable homes which includes starter homes serving the needs of younger people, families with young children and homes for older people
- Increase the availability of supported housing and extra care, ensuring that these choices are extended as widely as possible
- Establish a development company to act as a vehicle for new housing developments
- Develop our lettings policies to maximise support for local people
- Review the Council's own stock and land to encourage appropriate growth and development
- Ensure that planning policies include scope for small-scale development in villages and smaller settlements where the community are in support Provide support and signposting to relevant support services and agencies
- Prevent homelessness wherever we can and support which help people manage and prevent indebtedness
- Review the way in which all council policies and services support the most vulnerable in our community

Theme –The Economy

Strategic Objectives

- Facilitate events which improve access to jobs and apprenticeships for local people

- Directly engage with schools and colleges on training choices, careers advice and business brokerage
- Develop a scheme of business ambassadors
- Review of the Community Infrastructure Levy to ensure that jobs creation and economic investment are not deterred, including a review of the '123' list and Infrastructure Development Plan
- Support inward investment activities, most especially 'warm leads' and consider direct investment to create appropriate step-up and incubator units
- Improve the promotion of tourism including the development of online and printed media - merge
- Stimulate the development (and coordination) of the Sherwood Forest Regional Park and major projects with the Sherwood Forest Trust and partners
- Support lobbying and feasibility studies to bring the Robin Hood Line into use
- Support and lobby for plans to improve the A46, the associated junctions and roundabouts and , the Newark Southern Link Road
- Support the creation of 'travel to work' solutions to connect people to employment opportunities
- Develop the role and impact of the National Civil War Centre
- Work to bring coherence to heritage and landscape strategies and forums for the Sherwood Forest area
- Review our strategies to promote tourism and the visitor economy so that they are integrated with heritage and landscape strategies and develop measures to retain and disperse visitors within the district
- Support the roll-out of broadband into all communities
- Work to secure a solution to bring forward the redevelopment of the Robin Hood Hotel in Newark and Ollerton Hall

Theme -Safety and Cleanliness

Strategic Objectives

- Review the use, location and investment in CCTV
- Counter and reduce anti-social behaviour
- Carry out preventative work through Family Intervention Programmes to reduce the impact of costly and entrenched social problems
- Tackle fly-tipping and dog-fouling and encourage reporting and a robust approach to prosecuting offenders
- Encourage a greater engagement with Neighbourhood Watch, Community Contracts and Safer Neighbourhood Groups
- Actively support community litter-picks, reporting of litter nuisance and replace bins where this can help to reduce littering

- Roll-out a Garden Waste collection across the district
- Continue to devolve services to local communities and review residual service delivery options
- Review policies to ensure that S106 contributions are used effectively
- Support flood prevention schemes at a local level
- Develop a programme of Neighbourhood Studies to support community renewal
- Review Conservation Area Character Appraisals (CACAs) and Management Plans (CAMPs), and update where necessary

Theme - Healthiness

- Develop the district's leisure centres managed through Active4Today to encourage sustainable activity and increase leisure activity across the district
- Work to deliver the Playing Pitch Strategy across the District and develop a strategy to ensure there is adequate provision in all areas, including alternative activity provisions where necessary
- Ensure that Sports Hub proposals for the Newark area are linked to and complementary to all other sports and leisure provision
- Engage with and scrutinise the effectiveness of the Clinical Commissioning Groups and NHS Trusts which serve the District
- Support and participate in policy development to address improved public health and ensure that health promotion and illness prevention activities are supported through the activities of the Council, Active4Today and Newark & Sherwood Homes

In addition, there are a number of corporate priorities which will shape the way in which the Council operates over the coming four years including:

- The commitment to the Community Covenant and specifically the way it shapes the Council's approach to priorities around our lettings policy and support, advice and sign-posting activities
- The need to review central and support services as some activities are reduced or moved into other delivery vehicles
- The ability to increase the range of digital service delivery
- The scope to increase collaboration with neighbouring councils

Appendix C Housing and Employment Figures

Table 1 Housing Requirements 2013 to 2033

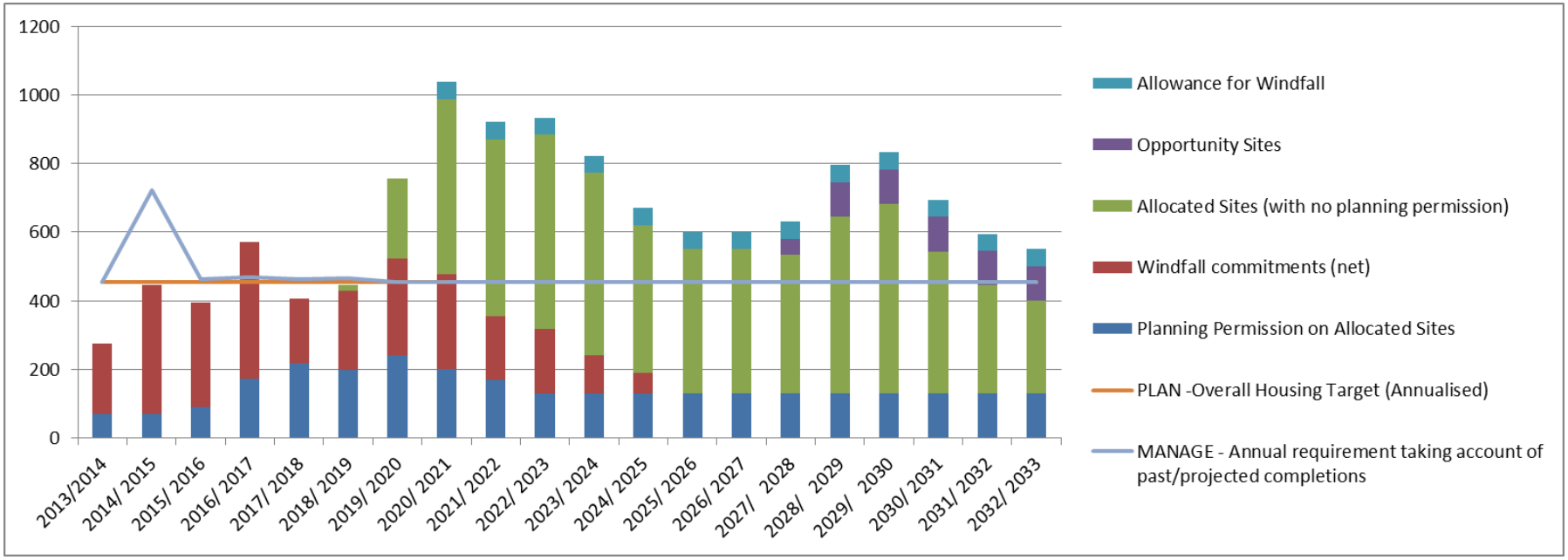
Settlement	% Distribution	Plan Review Preferred Approach Requirement (2013-2033)	Net Completions 01/04/2013 - 31/03/2017	Commitments as at 01/04/2017	Plan Review Residual Approach Requirement as at April 2017
Sub Regional Centre - Newark Urban Area	**60% Overall**	5284	711	3770 (1587 of which may not be delivered during the Plan Period)	803 (2390 with dwellings that may not be delivered during the Plan Period)
Service Centres	**30% Overall**	**2641**	**668**	**1215**	**758**
Ollerton & Boughton	30% of Service Centres	793	246	403	144
Rainworth	10% of Service Centres	264	89	98	77
Southwell	10% of Service Centres	264	72	72	120
Clipstone	25% of Service Centres	660	223	497	-60
Edwinstowe	25% of Service Centres	660	38	145	477
Principal Villages	**10% Overall**	**880**	**187**	**388**	**305**
Bilsthorpe	30% of Principal Villages	264	66	22	176
Blidworth	20% of Principal Villages	176	4	35	137
Collingham	20% of Principal Villages	176	38	158	-20

Farnsfield	24% of Principal Villages	211	77	155	-21
Lowdham	1% of Principal Villages	9	0	7	2
Sutton on Trent	5% of Principal Villages	44	2	11	31
Totals for Settlements		**8805**	**1566**	**5373**	**1866**
Rest of the District*		274	103	171	0
District Total		9079	1669	5544	1866 (3453)
Notes: *Requirement Figure for District = 9080 – Completions and Commitments at April 2016 in Settlements not in this scenario (274) gives a District Requirement of 8806. (Note figures do not sum due to rounding.)					
The residual number of houses to find for each settlement is based on the following calculation: Requirement for settlement – Number of Net Completions and Commitments in the Settlement.					
The residuals to be found for each settlement do not include any applications approved after 01/04/2017.					

Table 2 – Employment Land Requirement 2013 to 2033

Area	**Overall employment land to be provided (In hectares)**
Newark Area	51.9
Southwell Area	4.5
Nottingham Fringe Area	0.1
Sherwood Area	16 .2
Mansfield Fringe Area	10.4
Total	**83.1**

Illustrative Housing Trajectory Chart



Appendix D

Public Transport and Highway Infrastructure Required for Delivery of the Newark and Sherwood Core Strategy

Location	Improvement	Timescales	Cost	Funding (F) / Delivery (D) Responsibility
Public Transport Schemes				
District Wide	Smarter Choices e.g. Travel Plans etc.	Consistent with Development	TA	Developer (F) / NCC- LTP (F) Sustrans (F&D)
District Wide	On / Off site cycling / walking infrastructure	Consistent with Development	TA	Developer (F), NCC-LTP (F&D)
District Wide	Bus network / infrastructure improvements	Consistent with Development	TA	Section 106 -Developer (F)
Highway Junctions Outside of Newark Urban Area				
A1 Overbridge widening, Fernwood, Newark	Widening of the A1 Overbridge	Consistent with development	£5,200,000	CIL/Other Public Contribution (F) NCC (D)
A46 Newark Bypass – Upgrade(s)	Upgrade to 'expressway standard'	Post 2020	To be determined	DFT, RIS 2 Funding (F) Highways England (D)
Land East of Newark	Local Transport Infrastructure Improvements (to be defined following detailed analysis)	Consistent with Development	To be defined following detailed analysis as part of planning application	Section 106 – Developer (F) Developer (D)

Land South of Newark	Local Transport Infrastructure	2021	Circa £50,000,000	Section 106 –Developer Government, LEP NSDC (F) Developer (D)
Land around Fernwood	Local Transport Infrastructure Improvements	Consistent with Development	£4,700,000	Section 106 – Developer (F) Developer (D)
A46(T)/A113 Drove Lane (A46 Winthorpe Roundabout) Winthorpe	Grade Separated Junctions	Post 2020	£3,600,000	DFT, RIS 2 Funding (F) Highways England (D)
Kelham Bypass, Kelham	New Bridge over the River Trent and a Bypass to the Village	Consistent with Development	£15,000,000	33% CIL, 67% D2N2 LEP (F) NCC (D)
A6097/A612 Junction at Lowdham	Junction improvements and Signal Control	Consistent with Development	£1,500,000	CIL/Other Public Contribution (F) NCC (D)
A614/C1 Junction - 'White Post' Roundabout, Farnsfield	Junction Improvements	Consistent with Development	£600,000	CIL/Other Public Contribution (F) NCC (D)
A614/Mickledale Lane Junction, Eakring	Junction Improvements	Consistent with Development	£300,000	CIL/Other Public Contribution (F) NCC (D)
A614/A6097 Junction, Oxton	Junction Improvements	Consistent with development	£1,500,000	CIL/Other Public Contribution (F) NCC (D)
A614/C13 Eakring Road Junction	Speed Reduction Measures	Consistent with Development	£120,000	CIL/Other Public Contribution (F) NCC (D)
A614/A6075/A616 Ollerton Roundabout junction	Roundabout Improvement	Consistent with Development	£5,000,000	Section 106/Other Public Contribution (F) NCC (D)

Junctions Within Newark Urban Area				
London Road/ Portland Street, Newark	Signal Control	Consistent with development	£60,000	CIL /Other Public Contribution (F) NCC (D)
Barnby Gate / Sherwood Avenue Junction Newark	Signal Control	Consistent with Development	£60,000	CIL/Other Public Contribution (F) NCC (D)
Lincoln Road/ Brunel Drive Junction, Newark	Junction Improvements	Consistent with Development	£300,000	CIL/Other Public Contribution (F) NCC (D)
Lincoln Road/ Northern Road Junction, Newark	Signal Control	Consistent with Development	£240,000	CIL/Other Public Contribution (F) NCC (D)
Castle Gate / Lombard Street Junction, Newark	Junction Improvements	Consistent with Development	£300,000	CIL/Other Public Contribution (F) NCC (D)
Beacon Hill Road/ Northern Road Junction, Newark	Signal Control	Consistent with Development	£144,000	CIL/Other Public Contribution (F) NCC (D)
Sleaford Road/ Friary Road Junction, Newark	Junction Improvements	Consistent with Development	£300,000	CIL/Other Public Contribution (F) NCC (D)
Queens Road/ North Gate Junction, Newark	Junction Improvements	Consistent with Development	£240,000	CIL/Other Public Contribution (F) NCC (D)
Northern Road/Brunel Drive Junction, Newark	Signal Control	Consistent with Development	£500,000	CIL/Other Public Contribution (F) NCC (D)
Infrastructure Required for Delivery of the Newark and Sherwood Core Strategy- Newark, Balderton and Fernwood				
Infrastructure Area	**Infrastructure Detail**	**Trigger**	**Cost**	**Funding (F) / Delivery (D) Responsibility**

Education	Provision of 813 Primary School Places (Equivalent to 2 x 2FE)	Consistent with Development	£9,312,915	Section 106 –Developer (F) NCC (D)
	Provision of 1,499 Secondary School Places	Consistent with Development	£25,872,740	DfE/EFA (F) NCC (D)
GP Practices/Health Facilities	New/expanded GP Practices	Consistent with Development	£7,904,000	Section 106 –Developer (F) NHS/NSCCG (D)
Leisure	Newark Sport and Community Village	Consistent with Development		NSDC, Section 106 - Developer Contributions (F) YMCA (D)
Southwell				
Education	88 New Secondary School Places	Consistent with Development	£1,518,880	CIL (F) NCC (D)
Ollerton & Boughton				
Education	Provision of 196 Primary School Places (New 1FE Primary School is likely to be required)	Consistent with Development	£2,245,180	S106 Developer (F) NCC (D)
	444 New Secondary School Places	Consistent with Development	£7,663,440	CIL (F) NCC (D)

GP Practices/Health Facilities	New/Expand GP Practices	Consistent with development	£888,250	Section 106 –Developer (F) NHS NSCCG (D)

Edwinstowe				
Education	Provision of 155 Primary School Places (New 1.SFE is likely to be required between Clipstone and Edwinstowe)	Consistent with Development	£1,775,525	S106 Developer (F) NCC (D)
Clipstone				
Education	Provision of 168 Primary School Places (New 1.SFW Primary School is likely to be required between Clipstone and Edwinstowe)	Consistent with Development	£1,924,440	S106 Developer (F) NCC (D)
GP Practices/Health Facilities	Expand GP Practices	Consistent with Development	£760,000	Section 106 Developer (F) NHS NSCCG (D)
Rainworth				
Education	84 New Secondary School Places	Consistent with Development	£1,449,840	CIL (F) NCC (D)

District Wide				
Leisure	Libraries – Provision of Additional Library Stock.	Consistent with Development	£621,379	Section 106-Developer (F) NCC (D)
Landfill	3.6 million cubic metres non-hazardous landfill capacity required within the County to meet future demands that the District will contribute towards.	By 2022/23	N/A	NCC (F) NCC (D)
Energy from Waste	200,000 tonnes of extra EfW capacity is required within the County to meet future Commercial and Industrial needs that the District will contribute towards.	By 2033	N/A	NCC (F) NCC (D)
Municipal Recycling and Composting	182,000 tonnes per annum extra recycling and composting capacity required within the County to meet future demands that the District will contribute towards.	By 2033	N/A	

Water Supply	Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required)	Consistent with development	N/A	Developer (F) Severn Trent Water/Anglian Water (D)
Gas	Local land connections to strategic infrastructure	Consistent with development	N/A	Developer (F) National Gas Grid (D)
Electricity	Local land connections to strategic infrastructure	Consistent with development	N/A	Developer (F) National Grid (D)
Tele-communications	FTPI for all developments of 100+ dwellings	Consistent with development	N/A	BT Open Reach (D)
Waste Water	Water company charges for: connecting to the existing networks, requisitioning new assets and contributing to wider network reinforcement (where required)	Consistent with development	N/A	Developer (F) Severn Trent Water/Anglian Water (D)

Flood Defences	Local measures to reduce the causes and impacts of flooding. Identified and delivered as part of individual developments.	Consistent with development	N/A	Developer (F) Developer (D)
Green Infrastructure	Green infrastructure to be provided by developments in areas with shortfalls and negative change sin provision as a result of planned growth. Costs to be identified at planning application stage and new Green Infrastructure delivered and funded by developers as an integral part of developments.	Consistent with development	N/A	Developer (F) Developer (D)

Other Locations				
Education	Provision of 188 Primary School Places across the District.	Consistent with Development	£2,153,540	Section 106 – Developer (F) NCC (D)
	41 New Secondary School Places	Consistent with Development	£707,660	CIL (F) NCC (D)
GP Practices/Health Facilities	Expand GP Practices across the District	Consistent with Development	£1,729,000	S106 –Developer (F) NHS NSCCG (D)

Appendix E

Replaced Core Strategy Policies

Policy	Description	Amended, Replaced, New
Spatial Policies		
Spatial Policy 1	Settlement Hierarchy	Amended
Spatial Policy 2	Spatial Distribution of Growth	Amended
Spatial Policy 3	Rural Areas	Amended
Spatial Policy 4A	Extent of the Green Belt	Amended
Spatial Policy 4B	Green Belt Development	Amended
Spatial Policy 5	Delivering the Strategy	Amended
Spatial Policy 6	Infrastructure for Growth	Amended
Spatial Policy 7	Sustainable Transport	Amended
Spatial Policy 8	Protecting and Promoting Leisure and Community Facilities	Amended
Spatial Policy 9	Selecting Appropriate Sites for Allocation	Amended
Core Policies		
Core Policy 1	Affordable Housing Provision	Amended
Core Policy 2	Rural Affordable Housing	Amended
Core Policy 3	Housing Mix, Type and Density	Amended
Core Policy 4	Gypsies & Travellers –New Pitch Provision	Amended
Core Policy 5	Criteria for Considering Sites for Gypsies & Travellers and Travelling Showpeople	Amended
Core Policy 6	Shaping our Employment Profile	Amended
Core Policy 7	Tourism Development	Replaced
Core Policy 8	Retail & Town Centres	Amended
Core Policy 9	Sustainable Development	Amended
Core Policy 10	Climate Change	Amended
Core Policy 10A	Local Drainage Designations	New
Core Policy 11	Rural Accessibility	Amended
Core Policy 12	Biodiversity and Green Infrastructure	Amended
Core Policy 13	Landscape Character	Replaced
Core Policy 14	Historic Environment	Amended
Area Policies		
Area Policy NAP 1	Newark Urban Area	Amended
Area Policy NAP 2A	Land South of Newark	Amended
Area Policy NAP 2B	Land East of Newark	Amended
Area Policy NAP 2C	Land around Fernwood	Amended
Area Policy NAP 3	Newark Urban Area Sports and Leisure	Amended

	Facilities	
Area Policy NAP 4	Newark Southern Link Road	Amended
Area Policy SoAP 1	Role and Setting of Southwell	Amended
Area Policy ShAP 1	Sherwood Area and Sherwood Forest Regional Park	Amended
Area Policy ShAP 2	Role of Ollerton & Boughton	Amended
Area Policy ShAP 3	Role of Edwinstowe	New
Area Policy ShAP 4	Land at Thoresby Colliery	New

Appendix F - Monitoring of the Core Strategy

Review and monitoring are key aspects of the Government's approach to the planning system. They are crucial to the successful delivery of the spatial vision and spatial objectives set out in the Core Strategy. Monitoring will indicate what impact the policies are having in respect of national and local policy targets and other specific targets set out in the LDF, and whether policies need reviewing because they are not working as intended or require amendment in light of revisions to national policy.

The formal monitoring of the Core Strategy and other Development Plan Documents will take the form of an Annual Monitoring Report (AMR) which gives an overview of the progress being made in all areas, separate more detailed monitoring reports are produced for housing, employment and retail for the same period. The monitoring period is the previous financial year (i.e. the Annual Monitoring Report for 2016/17 will assess progress between 1st April 2016 and 31st March 2017.

Targets have been developed to measure the direct effects of the policies on achieving the targets. These include national and local indicators. The monitoring requirements for each of the Core Strategy policies are set out in the tables below.

Key:

NSDC = Newark and Sherwood District Council
DPD = Development Plan Documents
LDD = Local Development Documents

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
SP1 SP2	1, 2, 3, 5, 6, 7, 9, 11 and 12	NSDC Developers Landowners	Core Strategy Policies Allocations & Development Management DPD Affordable housing SPD Development Management Process	Adoption of Allocations & Development Management DPD Net Additional Dwellings per annum Percentage of net additional dwellings in Sub-Regional Centre, Service Centres and Principal Villages (as set out in SP2) Where the five year land supply position falls below 5 years for a period of two consecutive years, the LPA will seek to assist the owners of the Opportunity sites to unlock delivery. Measures could include securing alternative sites for the existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site,	Adoption of Plan Review – Amended Allocations & Development Management DPD by Autumn 2018 To maintain a minimum 5 year housing land supply To seek to achieve the appropriate levels of growth in the Sub-Regional Centre, Service Centres and Principal Villages, on average, over a rolling five year period. To deliver the approach to the Spatial Strategy

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
				consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.	
SP3	1, 2, 3, 4, 5, 6, 9 and 10	NSDC Developers Landowners	Core Strategy Policies Allocations & Development Management DPD Affordable housing SPD Development Management Process	Adoption of Allocations & Development Management DPD Availability of local services and facilities. Completions of rural affordable housing New employment, tourism and other rural diversification uses. Change in areas of biodiversity importance	Adoption of Plan Review – Amended Allocations & Development Management DPD by Autumn 2018 Minimise net loss of local services and facilities To increase rural affordable housing To increase appropriate employment, tourism and other rural diversification uses. No net loss in areas of biodiversity importance
SP4B	1, 2, 3, 4 and 8	NSDC RSLs	Core Strategy Policies Affordable housing	Completions of rural affordable housing in the villages set out in SP4B	To increase affordable housing in the villages set out in SP4B, where it is needed

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
		Landowners	SPD Development Management Process	Use of SP4B to refuse inappropriate development	To maintain the Green Belt for the purposes for which it was designated
SP5	1, 2, 5, 6, 7, 9, 11 NAO 1	NSDC NCC Developers Infrastructure Providers	Core Strategy Development Management Process	Planning Permission granted for the three Strategic Sites Where the five year land supply position falls below 5 years for a period of two consecutive years, the LPA will seek to assist the owners of the Opportunity sites to unlock delivery. Measures could include securing alternative sites for the existing use, granting Permission in Principle on brownfield sites, seeking Government funding to assist in the release of the site, consider purchasing the site on behalf of the Council's Development Company or Compulsory Purchase.	Planning permission granted by 2018/19 To deliver the approach to the Spatial Strategy
SP6	1, 3, 6, 7, 9 and 13	NSDC	Core Strategy	Monitor implementation of Appendix D schemes	Achieve infrastructure development in line with the

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
		NCC Developers Infrastructure Providers	Allocations & DM DPD Developer Contributions (SPD) Strategic Infrastructure Tariff - CIL Charging Schedule	Delivery of local infrastructure detailed as part of the Allocations & Development Management DPD.	triggers and timescales set out in Appendix D Detailed monitoring of local infrastructure to be established through the Allocations and Development Management DPD
SP7	1, 2, 3, 5, 6, 7, 9, 11, 12 and 14	NSDC NCC HA Network Rail Public Transport Provides	Core Strategy Allocations & DM DPD Nottinghamshire Local Transport Plan	Percentage of households within 40 minutes public transport time of a GP, Hospital, Primary School, Secondary School, Employment, Major Retail Centre Modal shift to non- car modes of transport	Optimise the percentage of households within 40 minutes public transport time of a GP, Hospital, Primary School, Secondary School, Employment and Major Retail Centre Transport trends will be monitored through the Nottinghamshire Local Transport Plan.
SP8	1, 3, 6, 7, 9 and 13	NSDC NCC Local Communities	Core Strategy Allocations & DM DPD	Loss/Gain/improvement of Community Facilities	To minimise the net loss of leisure and community facilities within the District.
CP1	1, 3, 6 and 8	NSDC	Core Strategy	Gross affordable housing completions	To achieve 30% Affordable Housing of new development on

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
		RSLs Developers	Affordable housing SPD Development Management Process		qualifying sites. To seek to achieve the following tenure mix of Affordable Housing across the District, on average, over a rolling five year period: 60% social rented/affordable rented housing 40% affordable home ownership products
CP2	1, 2, 3 and 8	NSDC RSLs Developers	Core Strategy Affordable housing SPD Development Management Process	Completions of rural exceptions housing	To increase rural affordable housing
CP3	1, 2, 3 and 8	NSDC RSLs Developers	Core Strategy Allocations & DM DPD	Average density of new dwellings completed District wide Average density of new dwellings completed on the three strategic sites No of bedrooms in new	To achieve an average minimum density of 30 dwellings per hectare To achieve an average density between 30 to 50 dwellings per hectare three strategic sites To secure appropriate housing mix,

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
				dwellings delivered	type and density in accordance with the site monitoring requirements of the Allocations & DM DPD
CP4	1, 2, 3, 6 and 8	NSDC RSLs	Core Strategy Allocations & DM DPD	Net additional pitches gypsy and travellers	Adoption of Plan Review – Amended Allocations & Development Management DPD by Autumn 2018 To make provision for sufficient pitches to meet identified need
CP5	1, 2, 3, 4, 6 and 8	NSDC	Core Strategy Allocations & DM DPD	Adoption of Allocations & Development Management DPD Use of CP5 in the determination of Planning Applications Net additional pitches gypsy and travellers	Adoption of Plan Review – Amended Allocations & Development Management DPD by Autumn 2018 To make provision for sufficient pitches to meet identified need
CP6	1, 2, 3, 5, 6, 7, 9, 12, 13 and 14	NSDC NCC Developers	Core Strategy Allocations & DM DPD	Amount of additional employment floorspace by type Amount of employment	Minimise the net loss of high quality employment sites to other uses. To maintain a supply of ready to

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
		Employers Education Providers	Local Economic Strategy	floorspace on previously developed land Employment land available – by type	develop sites (either allocated or with planning permission) to meet future needs.
CP7	1, 2, 4, 5, 9 and 12	NSDC Developers	Core Strategy Allocations & DM DPD	Visitor numbers to the District No. of tourist facilities and attractions provided No. of additional hotel rooms granted planning permission and completed	To increase visitor numbers to the district To increase the number of tourist facilities and attractions provided To increase the number of additional hotel rooms granted planning permission and completed
CP8	1, 2, 3, 5, 6, 7, 9, 12,	NSDC Developers	Core Strategy Allocations & DM DPD	Planning permission and completions of retail and other town centre uses Losses of retail and other town centre uses Diversity of uses by number and type in centres Number of vacant premises in defined centres	To increase the vitality and viability of the Town Centre, District Centres and Local Centres

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
CP9	1, 3, 4, 6, 7, 8, 9, 10, 11, and 12	NSDC Developers	Core Strategy Development Management Process	Use of Policy CP9 in the determining of planning applications Implementation of Sustainable Drainage Systems (SUD)s	Promote sustainable design as part of the Development Management Process Increase the number of developments with SUDs
CP10	1, 3, 4, 7, 10 and 11	NSDC NCC Developers Community groups	Core Strategy Nottinghamshire and Nottingham Waste LDDs Development Management Process	Provision of new renewable energy Number of planning permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds	To increase the amount of appropriate renewable energy installed in the District. No permissions granted contrary to the advice of the Environment Agency on flooding and water quality grounds
CP10A	1, 3, 4, 6, 7, 8, 9, 10, 11, and 12	NSDC Developers	Core Strategy Development Management Process	Use of Core Policy 10A in the determining of planning applications	Promote local drainage standards as part of the Development Management process. To produce a Local Drainage Supplementary Planning Document by 2019/20
CP11	1, 2, 3, 9, 11, 12 and 14 NAO3	NSDC NCC Public Transport Providers	Core Strategy Local Transport Plan Nottinghamshire Bus Strategy	Percentage of households in rural areas within 800 metres or 13 minutes walk of an hourly bus service Loss/gain of community facilities in rural areas	Optimise accessibility to services in rural areas Minimise loss of existing community facilities

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
CP12	1, 2, 3, 4, 6, 9, 10 and 14	NSDC NCC Notts Wildlife Trust Landowners Developers	Nottinghamshire Local Biodiversity Action Plan Green Infrastructure Strategy Nature Conservation Strategy Allocations & DM DPD	Monitoring of nature conservation and biodiversity and green infrastructure projects Change in areas of biodiversity importance	Protect and enhance existing biodiversity and nature conservation Secure improvements to the Green Infrastructure network No net loss in areas of biodiversity importance To work with partners and produce an Air Quality Supplementary Planning Document by 2019/20
CP13	1 and 4	NSDC Developers	Core Strategy Landscape Character Assessment SPD	Change of condition and sensitivity of NSDC Landscape Policy Zones – a review of the assessment after 5 years.	Maintain or improve the condition and sensitivity of the Landscape Policy Zones
CP14	1, 3, 4, 7, 10, 11 and 12	NSDC NCC English Heritage	Core Strategy Allocations & Development Management DPD Conservation Area Character Proposals	Number of Conservation Areas Number of Conservation Areas with up to date Conservation Area Character Appraisals and Management Plans.	No net loss of number of Conservation Areas in the District 34% of total Conservation Areas designated to have an up to date Conservation Area Character Appraisals 20% of total Conservation Areas

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
					designated to have an up to date Conservation Area Management Plan
				Number of Heritage Assets on the At Risk Register	No increase to the number of Heritage Assets on the At Risk Register
NAP1	1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13 and 14 NAO1 and NAO2	NSDC NCC Newark Town Council Developers Service Providers	Core Strategy Allocations & Development Management DPD Development Management Process Strategic Infrastructure Tariff - CIL Charging Schedule Nottinghamshire Local Transport Plan Newark Conservation Area	Net Additional Dwellings per annum Employment Land Available – by type Amount of additional employment floorspace by type Diversity of uses by number and type in Newark Town Centre Planning permission and completions of retail and other town centre uses.	To seek to achieve 60% of housing completions in the Sub-Regional Centre, over a rolling five year period. Detailed employment monitoring targets to be established as part of the Allocations and Development Management DPD To increase the vitality and viability of Newark Town Centre

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
			Character Appraisal	Monitor implementation of Appendix D schemes Delivery of local infrastructure detailed as part of the Allocations & Development Management DPD.	Achieve infrastructure development in line with the triggers and timescales set out in Appendix D Detailed monitoring of retail, town centre uses and local infrastructure to be established through the Allocations and Development Management DPD
NAP2 A/B/C	1, 2, 3, 5, 6, 7, 8 and 10 NAO1	NSDC Developers Infrastructure Providers	Core Strategy Development Management Process	Submission of Planning applications Net Additional Dwellings per annum Average density of new dwellings completed on the three strategic sites Gross affordable housing completions Mix of tenure of new	Planning permission granted for the strategic sites by 2018/19 To develop the three strategic sites in line with the figures in the Housing Trajectory included at Appendix C To achieve an average density between 30 to 50 dwellings per hectare on the three strategic sites over a rolling five year period: To achieve 30% Affordable Housing of new development on qualifying sites. To seek to achieve the following

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
				affordable housing	tenure mix of Affordable Housing, on average, over a rolling five year period: 60% social rented/affordable rented housing 40% affordable home ownership products
				Amount of additional employment floorspace by type Employment land available – by type on the strategic sites	To develop 65ha of employment land over the plan period
				Planning permission and completions of retail and local community uses.	To be developed in accordance with Masterplan approved as part of planning permission.
NAP3	6 and 7 NAO1	NSDC	Core Strategy Allocations & Development Management DPD Development Management Process	Identification of site/s for a new Leisure Centre for Newark Urban Area through the Allocations & Development Management DPD	Secure development of new sports and leisure facilities in Newark

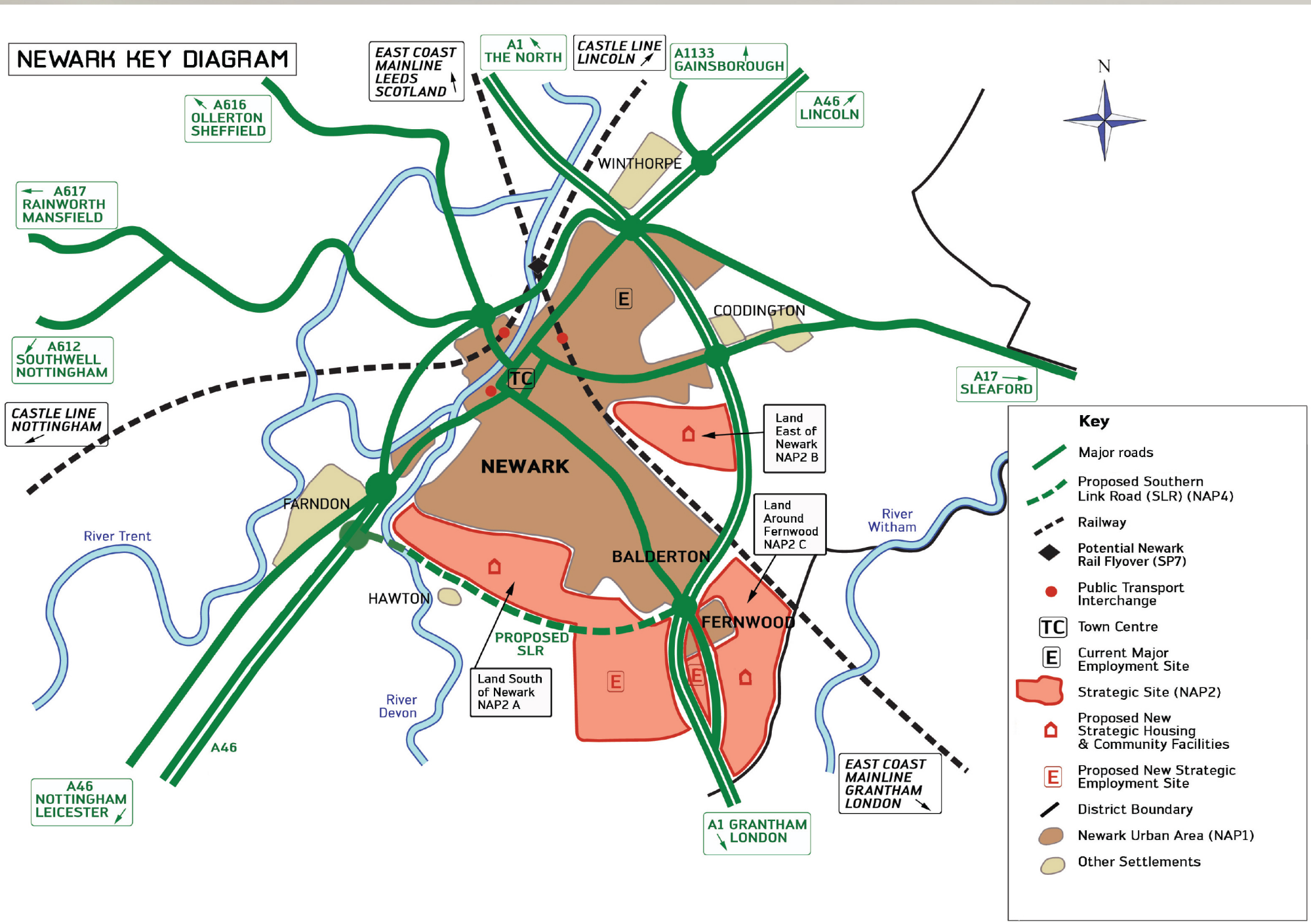
Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
NAP4	6, 7 and 9 NAO1	NSDC NCC Developers	Core Strategy Development Management Process	Planning permission granted for development of the Southern Link Road (SLR) Progress of delivery of the SLR	To deliver the SLR. Timetable to be established through detailed Transport Assessments which are required for the strategic sites
SoAP1	1, 2, 3, 4, 5, 6, 9, 10 and 12 SoAO1	NSDC Developers	Core Strategy Allocations & DM DPD Southwell Conservation Area Character Appraisal SPD Nottinghamshire Local Transport Plan Development Management Process	Net Additional Dwellings per annum Amount of additional employment floorspace by type Employment land available – by type Planning Permission and Completions for retail and community uses Use of CP14 to refuse planning permission for development which fails to protect or enhance the setting of Southwell	Detailed monitoring of housing, employment, retail and local infrastructure delivery to be established through the Allocations and Development Management DPD/ in accordance with appendix D To protect and enhance the setting of Southwell
SoAP2	4, 5, 6, 13 and 14 SoAO1 and	NSDC Nottingham Trent University	Core Strategy Allocations & DM DPD	Planning Permissions related to Brackenhurst Campus	To support the sustainable development of Nottingham Trent University – Brackenhurst Campus

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
	SoAO2	Developers	Development Management Process		
ShAP1	1, 4, 5, 9, 11 and 14 ShAO1, ShAO3 and ShAO4	NSDC NCC Regional Park Board Sherwood Forest Trust	Core Strategy Allocations & DM DPD Vision Statement for Sherwood Forest Regional Park Regional Park Strategy and Action Plan	Production of Regional Park Strategy and Action Plan Planning permissions and completions of tourist Development	Designation of a Sherwood Forest Regional Park and Publication of the Regional Park Strategy and Action Plan by end of 2020. Increase appropriate recreation and tourism facilities in the Sherwood Area
ShAP2	1, 2, 3, 4, 5, 6, 9, 10, 12 and 14 ShA01 and ShA02	NSDC NCC Developers	Core Strategy Allocations & DM DPD Nottinghamshire Local Transport Plan	Net Additional Dwellings per annum Planning Permission and Completions for employment, retail and community facilities Delivery of infrastructure as detailed in appendix D	To seek to achieve 30% of housing completions in the defined Service Centres, over a rolling five year period. Detailed monitoring of housing, employment, retail and local infrastructure delivery to be

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
					established through the Allocations & Development Management DPD, To decrease traffic congestion and improve public transport
ShAP 3	1, 2, 3, 4, 5, 6, 9, 10, 12 and 14 ShA01 and ShA02	NSDC NCC Developers	Core Strategy Allocations & DM DPD	Net Additional Dwellings per annum Planning Permission and Completions for employment, retail and community facilities Delivery of infrastructure as detailed in appendix D	To seek to achieve 25% of housing completions in the defined Service Centres, over a rolling five year period. Detailed monitoring of housing, employment, retail and local infrastructure delivery to be established through the Allocations & Development Management DPD, To decrease traffic congestion and improve public transport
ShAP4	1, 2, 3, 4, 5, 6, 8, 9, 10, 12 and 14 ShA01 and ShA02	NSDC Developers Infrastructure Providers	Core Strategy Development Management Process	Submission of Planning applications Net Additional Dwellings per annum Gross affordable housing completions	Planning permission granted for the strategic site by end of 2017/18 To develop the strategic site in line with the figures in the Housing Trajectory included at Appendix C

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
				Mix of tenure of new affordable housing Amount of additional employment floorspace by type Employment land available – by type on the strategic sites Planning permission and completions of retail and local community uses.	To achieve 30% Affordable Housing of new development on qualifying sites. To seek to achieve the following tenure mix of Affordable Housing, on average, over a rolling five year period: 60% social rented/affordable rented housing 40% affordable home ownership products To develop 10 ha of employment land over the plan period To be developed in accordance with Masterplan approved as part of planning permission. To work with partners and produce an Air Quality SPD by 2019/2020
MFAP1	1, 2, 3, 5, 6, 9, 12 and 14	NSDC	Core Strategy	Net Additional Dwellings per annum	To seek to achieve 10% of housing completions in the defined Service

Policy	Strategic/(Area Objectives)	Responsible Agency	Implementation	Indicators	Target
	MFA01 and MFA02	NCC Developers Infrastructure Providers	Allocations & DM DPD Nottinghamshire Local Transport Plan		Centres in Rainworth and 25% in Clipstone, over a rolling five year period. 20% of the Principal Villages completion should be in Blidworth over a rolling five year period.
				Planning Permission and Completions for employment and community facilities along with proposals for key regeneration sites	Detailed monitoring of employment, community facilities and key regeneration sites to be established through the Allocations and Development Management DPD
				Delivery of infrastructure as detailed in Appendix D	To improve the provision of education, health and utilities within the Mansfield Fringe Area.


NEWARK KEY DIAGRAM
EAST COAST MAINLINE LEEDS SCOTLAND
A1 THE NORTH
CASTLE LINE LINCOLN
A1133 GAINSBOROUGH
A46 LINCOLN
A616 OLLERTON SHEFFIELD
A617 RAINWORTH MANSFIELD
A612 SOUTHWELL NOTTINGHAM
CASTLE LINE NOTTINGHAM
A17 SLEAFORD
WINTHORPE
CODDINGTON
NEWARK
FARNDON
BALDERTON
HAWTON
FERNWOOD
River Trent
River Witham
River Devon
PROPOSED SLR
A46
A46 NOTTINGHAM LEICESTER
EAST COAST MAINLINE GRANTHAM LONDON
A1 GRANTHAM LONDON
Land East of Newark NAP2 B
Land Around Fernwood NAP2 C
Land South of Newark NAP2 A
E
TC
N
Key
Major roads
Proposed Southern Link Road (SLR) (NAP4)
Railway
Potential Newark Rail Flyover (SP7)
Public Transport Interchange
Town Centre
Current Major Employment Site
Strategic Site (NAP2)
Proposed New Strategic Housing & Community Facilities
Proposed New Strategic Employment Site
District Boundary
Newark Urban Area (NAP1)
Other Settlements